

Drake University

Facilities Condition Assessment FY24



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Objective



The Facilities Condition Assessment (FCA) is a multi-disciplinary review of the various systems of the campus and facilities to provide findings and recommendations regarding deficiencies. This analysis develops a comprehensive picture of physical conditions and the functional performance of the buildings and infrastructure providing an estimate of component system replacement and renewal costs for 63 buildings totaling approximately 2,009,557 square feet and approximately 150 acres of campus.

The primary objectives of this assessment are to determine the condition of the facilities and to quantify the costs associated with continuing to maintain and repair them. A FCA is not a static document, but rather an improvement plan which complements the priorities of the university and guiding the analysis for good decision capital project options, including renovation or modernization. The findings of the FCA can determine a Facilities Condition Index (FCI) for the buildings that quantifies and prioritizes deferred maintenance and capital renewal projects for planning purposes.

FCA Goals:

- ~ Provide an inspection of all facilities identifying physical and functional deficiencies
- ~ Reduce risk associated with failed systems
- ~ Improve service quality and customer (students, faculty, staff) satisfaction
- ~ Lower utility, maintenance, and replacement costs
- ~ Satisfy regulatory and compliance requirements
- ~ Forecast future deferred maintenance and capital renewal needs
- ~ Identify energy conservations and sustainability measures
- ~ Eliminate conditions that are potentially damaging to property

Terms and Definitions

Deferred Maintenance

Backlog of maintenance, repair, or unaccomplished maintenance. Generally the estimated cost of maintenance and repair needed to correct current observed deficiencies to bring a facility up to a minimum acceptable condition.

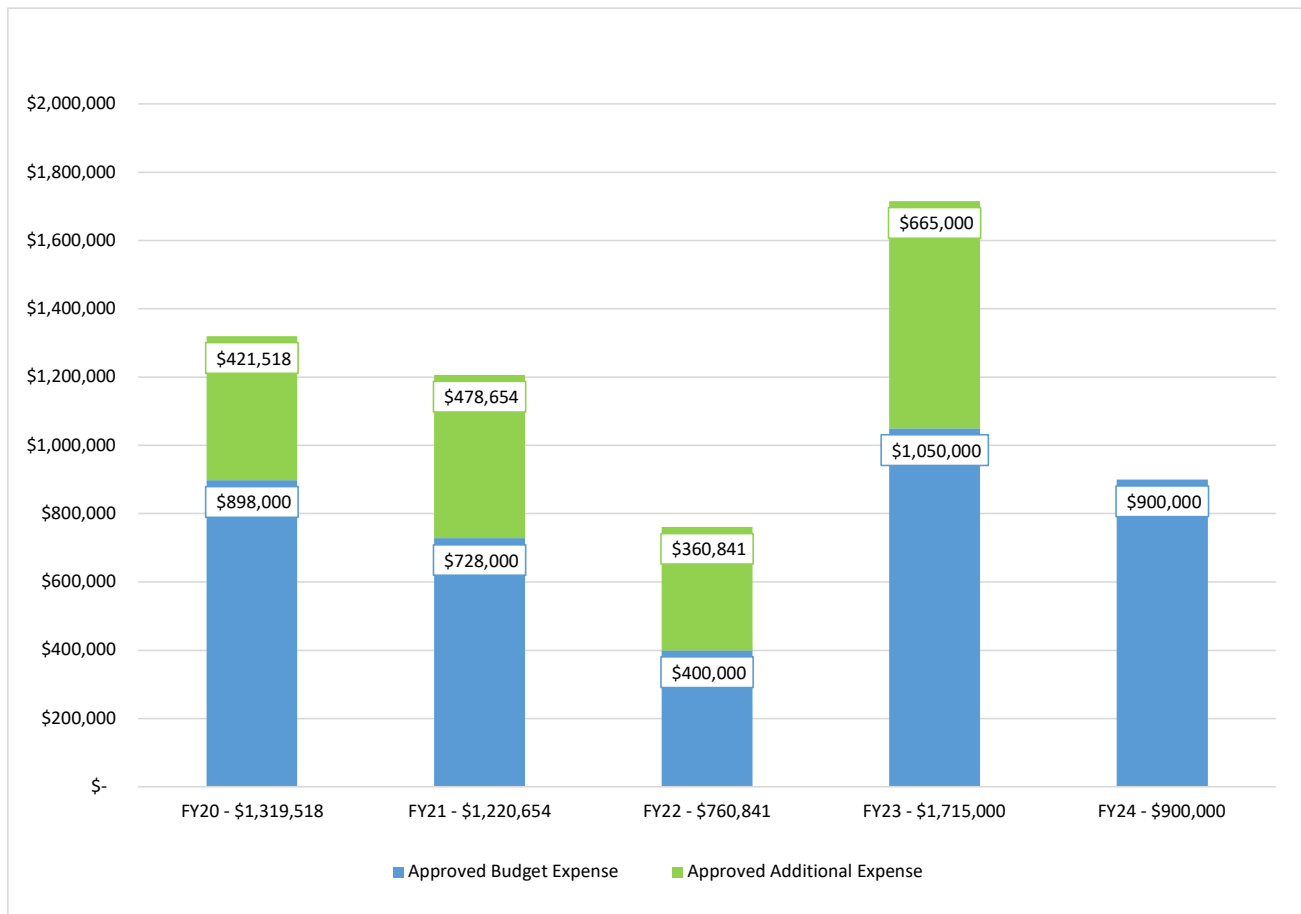
Capital Renewal

Buildings and infrastructure are made up of systems and components with life cycles that require replacement on a periodic basis. Life cycle replacements vary by the physical nature of buildings and usage. These factors influence the rate at which a building deteriorates through normal aging.

Current Replacement Value

Replacement costs to replace a structure at its current pre-loss condition. This report uses a \$375/square foot estimated figure for reconstruction.

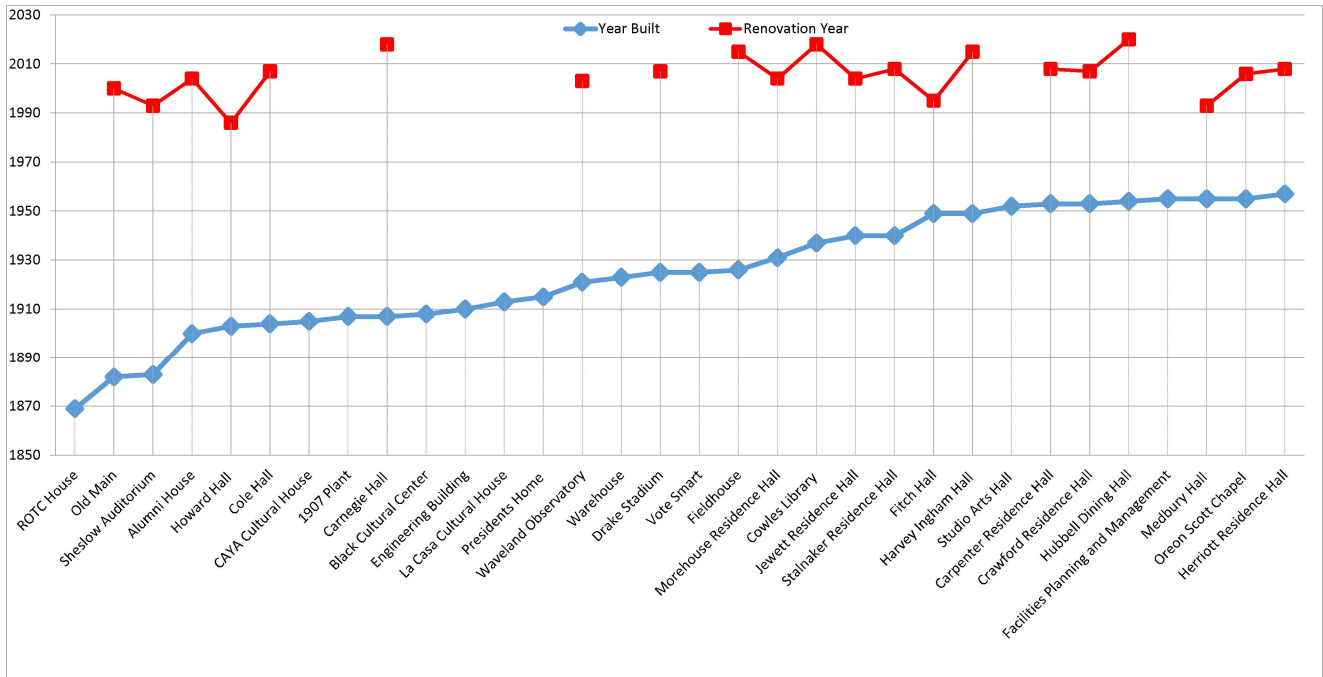
Deferred Maintenance/Capital Renewal Approved Budgets



Deferred Maintenance/Capital Renewal Plan

	Building Name	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
1	1907 Plant	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ 10,000	\$ 17,500
2	Aliber Hall	\$ -	\$ -	\$ 25,000	\$ 22,700	\$ 135,000	\$ 699,500	\$ 882,200
3	Alumni House	\$ -	\$ 10,000	\$ 15,000	\$ 65,000	\$ 25,000	\$ -	\$ 115,000
4	American Republic Student Health Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,500	\$ 71,500
5	Bell Center	\$ -	\$ 42,000	\$ 218,300	\$ 100,250	\$ 278,000	\$ 1,143,000	\$ 1,781,550
6	Black Cultural Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
7	Bright-Beckwith Boathouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Glazer Burt Boys & Girls Club	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Campus General	\$ 595,000	\$ 1,110,500	\$ 2,064,900	\$ 1,738,000	\$ 2,099,500	\$ 2,910,000	\$ 10,517,900
10	Campus Suites at Dogtown	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 36,000
11	Carnegie Hall	\$ -	\$ 40,000	\$ 90,000	\$ 130,000	\$ 204,000	\$ 845,000	\$ 1,309,000
12	Carpenter Residence Hall	\$ 230,000	\$ 45,000	\$ -	\$ 15,000	\$ 155,500	\$ 749,958	\$ 1,195,458
13	Cartwright Hall Law School	\$ -	\$ 40,000	\$ 25,000	\$ 125,000	\$ -	\$ 375,000	\$ 565,000
14	CAYA Cultural House	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,500	\$ 37,500
15	Cline Atrium	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
16	Cline Hall	\$ 15,000	\$ 214,250	\$ 134,000	\$ 145,000	\$ 70,000	\$ 600,000	\$ 1,178,250
17	Cole Hall	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 340,000	\$ 360,000
18	Collier-Scripps Hall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Cowles Library	\$ -	\$ 33,000	\$ 253,500	\$ 460,000	\$ 100,000	\$ 319,000	\$ 1,165,500
20	Crawford Residence Hall	\$ -	\$ 4,000	\$ 290,000	\$ -	\$ 100,000	\$ 554,000	\$ 948,000
21	Dial Computer Center	\$ -	\$ 12,000	\$ 200,000	\$ 55,500	\$ 54,000	\$ 20,000	\$ 341,500
22	Drake Stadium	\$ 10,000	\$ 50,000	\$ 218,000	\$ 2,683,000	\$ 181,000	\$ 183,500	\$ 3,325,500
23	Engineering Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	Facilities Planning and Management	\$ 7,500	\$ 65,000	\$ -	\$ 25,000	\$ -	\$ 2,500,000	\$ 2,597,500
25	Fieldhouse	\$ -	\$ 18,200	\$ 20,000	\$ 500,000	\$ -	\$ 2,019,330	\$ 2,557,530
26	Fitch Hall	\$ -	\$ 7,000	\$ 50,000	\$ 145,000	\$ 103,500	\$ 170,000	\$ 475,500
27	Forest Avenue Plant	\$ 3,000	\$ 15,000	\$ 75,000	\$ -	\$ 65,000	\$ -	\$ 158,000
28	Goodwin-Kirk Residence Hall	\$ -	\$ 59,000	\$ 487,000	\$ 167,000	\$ 298,000	\$ 788,000	\$ 1,799,000
29	Harkin Center	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
30	Harmon Fine Arts Center	\$ 290,000	\$ 751,000	\$ 230,000	\$ 145,000	\$ 496,600	\$ 4,895,696	\$ 6,808,296
31	Harvey Ingham Hall	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ -	\$ 110,000	\$ 210,000
32	Herriott Residence Hall	\$ 40,000	\$ 4,000	\$ 200,000	\$ 140,000	\$ -	\$ 638,000	\$ 1,022,000
33	Howard Hall	\$ -	\$ -	\$ 16,250	\$ 47,500	\$ -	\$ 1,433,828	\$ 1,497,578
34	Hubbell Dining Hall	\$ -	\$ 6,000	\$ 78,000	\$ 230,000	\$ -	\$ 170,000	\$ 484,000
35	Jewett Residence Hall	\$ 70,000	\$ 13,400	\$ 198,000	\$ 41,000	\$ 10,000	\$ 3,350,000	\$ 3,682,400
36	Knapp Center	\$ 196,000	\$ -	\$ 308,000	\$ 95,000	\$ 45,000	\$ 595,000	\$ 1,239,000
37	La Casa Cultural House	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,500	\$ 63,500
38	Legal Clinic	\$ -	\$ 45,000	\$ 122,000	\$ 50,000	\$ 49,000	\$ 76,000	\$ 342,000
39	Medbury Hall	\$ -	\$ -	\$ 25,000	\$ 20,000	\$ 40,000	\$ 427,000	\$ 512,000
40	Meredith Hall	\$ 35,000	\$ -	\$ 60,000	\$ -	\$ 30,000	\$ 851,000	\$ 976,000
41	Morehouse Residence Hall	\$ -	\$ 429,500	\$ 182,500	\$ 45,000	\$ 35,000	\$ 3,567,419	\$ 4,259,419
42	Occupational Therapy Center	\$ -	\$ -	\$ 12,000	\$ 20,000	\$ -	\$ -	\$ 32,000
43	Old Main	\$ 20,500	\$ 15,000	\$ 25,000	\$ 195,500	\$ 126,500	\$ 955,540	\$ 1,338,040
44	Olin Hall	\$ 160,000	\$ 130,000	\$ 55,000	\$ 30,000	\$ -	\$ 12,989,165	\$ 13,364,165
45	Olmsted Center	\$ -	\$ -	\$ 87,600	\$ 160,000	\$ 15,500	\$ 1,321,858	\$ 1,584,958
46	Opperman Law Library	\$ -	\$ 20,000	\$ -	\$ -	\$ 200,000	\$ 120,000	\$ 340,000
47	Oreon Scott Chapel	\$ -	\$ -	\$ 30,000	\$ 10,000	\$ 15,000	\$ -	\$ 55,000
48	Paper Warehouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
49	Presidents Home	\$ -	\$ 47,000	\$ 45,000	\$ 25,000	\$ 50,000	\$ -	\$ 167,000
50	Ross Residence Hall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,589,450	\$ 1,589,450
51	ROTC House	\$ -	\$ -	\$ -	\$ 10,000	\$ 7,000	\$ -	\$ 17,000
52	Science Connector Building	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
53	Sheslow Auditorium	\$ -	\$ -	\$ 120,000	\$ 75,000	\$ -	\$ 40,000	\$ 235,000
54	Shivers Basketball Practice Facility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
55	Stalnaker Residence Hall	\$ -	\$ 4,000	\$ -	\$ 350,000	\$ -	\$ 867,000	\$ 1,221,000
56	Studio Arts Hall	\$ -	\$ 125,000	\$ 15,100	\$ 32,000	\$ 57,000	\$ 405,000	\$ 634,100
57	Tennis Center	\$ -	\$ 200,000	\$ 208,000	\$ 25,000	\$ 20,000	\$ 60,000	\$ 513,000
58	Turner Jazz Center	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
59	Vote Smart	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
59	Warehouse	\$ -	\$ -	\$ 300,000	\$ -	\$ 10,000	\$ 45,000	\$ 355,000
60	Waveland Observatory	\$ -	\$ 20,000	\$ 600,000	\$ -	\$ -	\$ -	\$ 620,000
		\$ 1,683,000	\$ 3,598,350	\$ 7,229,150	\$ 8,158,450	\$ 5,081,100	\$ 48,961,744	\$ 74,711,794

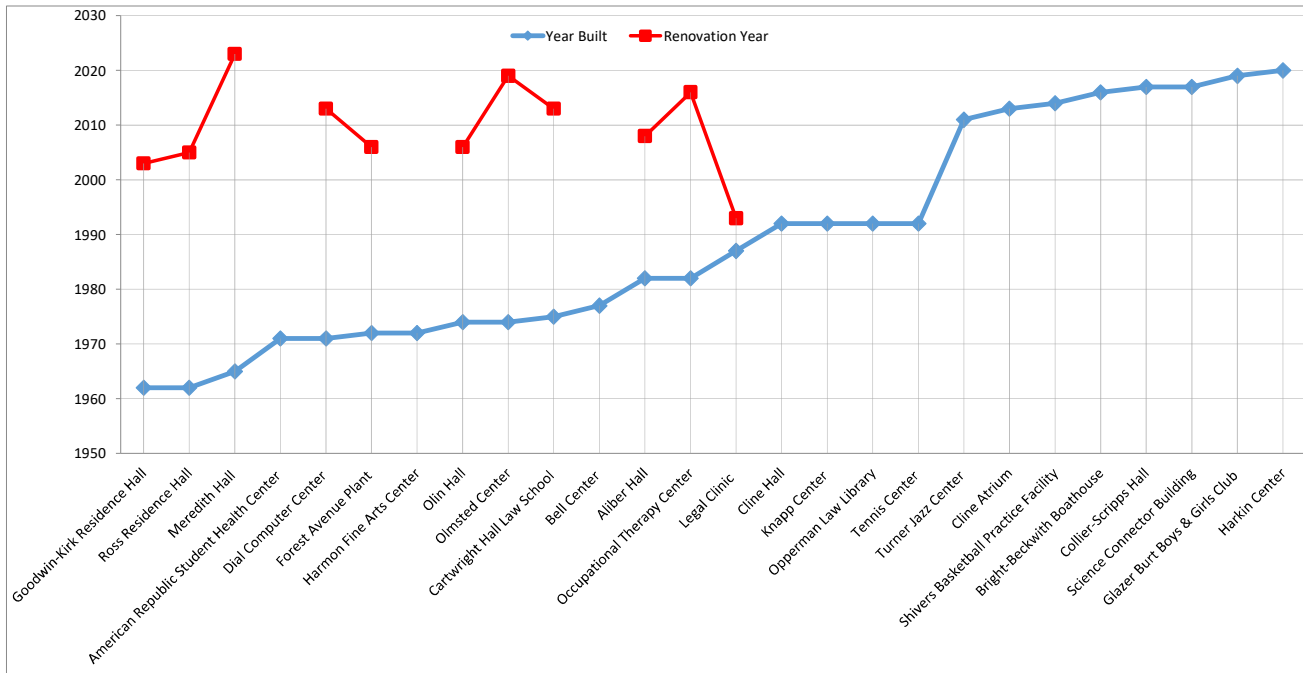
Campus Building Construction Timeline



Building	Year Built	Renovated
ROTC House	1869	
Old Main	1882	2000
Sheslow Auditorium	1883	1993
Alumni House	1900	2004
Howard Hall	1903	1986
Cole Hall	1904	2007
CAYA Cultural House	1905	
1907 Plant	1907	
Carnegie Hall	1907	2018
Black Cultural Center	1908	
Engineering Building	1910	
La Casa Cultural House	1913	
Presidents Home	1915	
Waveland Observatory	1921	2003
Warehouse	1923	
Drake Stadium	1925	2007
Paper Warehouse	1925	

Building	Year Built	Renovated
Vote Smart	1925	
Fieldhouse	1926	2015
Morehouse Residence Hall	1931	2004
Cowles Library	1937	2018
Jewett Residence Hall	1940	2004
Stalnaker Residence Hall	1940	2008
Fitch Hall	1949	1995
Harvey Ingham Hall	1949	2015
Studio Arts Hall	1952	
Carpenter Residence Hall	1953	2008
Crawford Residence Hall	1953	2007
Hubbell Dining Hall	1954	2020
Facilities Planning and Management	1955	
Medbury Hall	1955	1993
Oreon Scott Chapel	1955	2006
Herriott Residence Hall	1957	2008

Campus Building Construction Timeline



Building	Year Built	Renovated
Goodwin-Kirk Residence Hall	1962	2003
Ross Residence Hall	1962	2005
Meredith Hall	1965	2023
American Republic Student Health Center	1971	
Dial Computer Center	1971	2013
Forest Avenue Plant	1972	2006
Harmon Fine Arts Center	1972	
Olin Hall	1974	2006
Olmsted Center	1974	2019
Cartwright Hall Law School	1975	2013
Bell Center	1977	
Aliber Hall	1982	2008
Occupational Therapy Center	1982	2016
Legal Clinic	1987	1993
Cline Hall	1992	
Knapp Center	1992	
Opperman Law Library	1992	
Tennis Center	1992	
Turner Jazz Center	2011	
Cline Atrium	2013	
Shivers Basketball Practice Facility	2014	
Bright-Beckwith Boathouse	2016	
Collier-Scripps Hall	2017	
Science Connector Building	2017	
Glazer Burt Boys & Girls Club	2019	
Harkin Center	2020	

Facilities Condition Index (FCI)

Facilities Condition Index Ratings:




Excellent	0% - 2%
Good	2% - 5%
Fair	5% - 10%
Poor	> 10%

The Facility Condition Index (FCI) is a nationally recognized facility management benchmark used to objectively assess the current and projected condition of a building. The index is expressed as a ratio which compares the cost of deferred maintenance plus capital renewal deficiencies to the Current Replacement Value (CRV) of the building; generally the higher the FCI percentage, the poorer the condition of the building.









$$\text{FCI Ratio} = \frac{\text{Deferred Maintenance} + \text{Capital Renewal}}{\text{Current Replacement Value}} = \frac{\$74,711,794}{\$803,822,800}$$

$$\text{FCI} = 9.29\%$$

Deferred Maintenance/Capital Renewal Costs:

DM		\$ 67,560,778
CR		\$ 7,151,016
Total		\$ 74,711,794

Deferred Maintenance/Capital Renewal by Major Systems:

HVAC		29%
Interior		23%
Exterior		26%
Electrical		7%
Elevator		4%
Roof		5%
Plumbing		3%
Site Improvements		3%

FCI Campus Buildings

	Building	FCI	
EXCELLENT 25%	Bright-Beckwith Boathouse	0.00%	Excellent: 0% - 2% Good: 2% - 5% Fair: 5% - 10% Poor: > 10%
	Collier-Scripps Hall	0.00%	
	Engineering Building	0.00%	
	Glazer Burt Boys & Girls Club	0.00%	
	Shivers Basketball Practice Facility	0.00%	
	Harkin Center	0.07%	
	Science Connector Building	0.13%	
	Cline Atrium	0.21%	
	Campus Suites at Dogtown	0.30%	
	Turner Jazz Center	0.61%	
	Occupational Therapy Center	0.72%	
	Vote Smart	0.81%	
	Harvey Ingham Hall	1.11%	
	Paper Warehouse	1.67%	
	Opperman Law Library	1.70%	
GOOD 25%	1907 Plant	2.06%	
	Hubbell Dining Hall	2.32%	
	Tennis Center	2.47%	
	ROTC House	2.77%	
	Knapp Center	2.82%	
	Cowles Library	3.02%	
	Warehouse	3.18%	
	Goodwin-Kirk Residence Hall	3.27%	
	Sheslow Auditorium	3.35%	
	Cartwright Hall Law School	3.55%	
	Black Cultural Center	3.65%	
	Legal Clinic	3.88%	
	Meredith Hall	4.02%	
	Aliber Hall	4.65%	
	Presidents Home	4.69%	
FAIR 24%	La Casa Cultural House	5.10%	
	American Republic Student Health Center	5.39%	
	Olmsted Center	5.40%	
	Forest Avenue Plant	5.70%	
	CAYA Cultural House	6.05%	
	Herriott Residence Hall	6.21%	
	Stalnaker Residence Hall	6.35%	
	Crawford Residence Hall	6.69%	
	Alumni House	6.81%	
	Drake Stadium	7.13%	
	Carpenter Residence Hall	7.29%	
	Oreon Scott Chapel	7.74%	
	Fitch Hall	8.82%	
	Cline Hall	9.82%	
	POOR 26%	Fieldhouse	
Cole Hall		10.98%	
Old Main		11.43%	
Dial Computer Center		11.80%	
Medbury Hall		12.38%	
Ross Residence Hall		12.76%	
Harmon Fine Arts Center		13.50%	
Carnegie Hall		14.79%	
Bell Center		17.08%	
Studio Arts Hall		18.09%	
Howard Hall		19.74%	
Jewett Residence Hall		20.68%	
Morehouse Residence Hall		25.38%	
Olin Hall		43.31%	
Facilities Planning and Management		46.11%	

FCI Specific Building Breakdown

Academic		FCI	
EXCELLENT	Collier-Scripps Hall	0.00%	Excellent: 0% - 2% Good: 2% - 5% Fair: 5% - 10% Poor: > 10%
	Science Connector Building	0.13%	
	Cline Atrium	0.21%	
	Turner Jazz Center	0.61%	
	Occupational Therapy Center	0.72%	
	Harvey Ingham Hall	1.11%	
	Opperman Law Library	1.70%	
GOOD	Cowles Library	3.02%	
	Cartwright Hall Law School	3.55%	
	Legal Clinic	3.88%	
	Meredith Hall	4.02%	
	Aliber Hall	4.65%	
FAIR	Fitch Hall	8.82%	
	Cline Hall	9.82%	
POOR	Medbury Hall	12.38%	
	Harmon Fine Arts Center	13.50%	
	Carnegie Hall	14.79%	
	Oreon Scott Chapel	17.08%	
	Studio Arts Hall	18.09%	
	Howard Hall	19.74%	
	Olin Hall	43.31%	

Administration		FCI	
EXCELLENT	Engineering Building	0.00%	Excellent: 0% - 2% Good: 2% - 5% Fair: 5% - 10% Poor: > 10%
	Glazer Burt Boys & Girls Club	0.00%	
	Harkin Center	0.07%	
	Vote Smart	0.81%	
	Paper Warehouse	1.67%	
	1907 Plant	2.06%	
GOOD	Hubbell Dining Hall	2.32%	
	ROTC House	2.77%	
	Warehouse	3.18%	
	Sheslow Auditorium	3.35%	
	Black Cultural Center	3.65%	
	Presidents Home	4.69%	
FAIR	La Casa Cultural House	5.10%	
	American Republic Student Health Center	5.39%	
	Olmsted Center	5.40%	
	Forest Avenue Plant	5.70%	
	CAYA Cultural House	6.05%	
	Alumni House	6.81%	
POOR	Cole Hall	10.98%	
	Old Main	11.43%	
	Dial Computer Center	11.80%	
	Facilities Planning and Management	46.11%	

Athletics		FCI	
EXCELLENT	Bright-Beckwith Boathouse	0.00%	Excellent: 0% - 2% Good: 2% - 5% Fair: 5% - 10% Poor: > 10%
	Shivers Basketball Practice Facility	0.00%	
	Tennis Center	2.47%	
	Knapp Center	2.82%	
FAIR	Drake Stadium	7.13%	
	Bell Center	7.74%	
	Fieldhouse	10.74%	

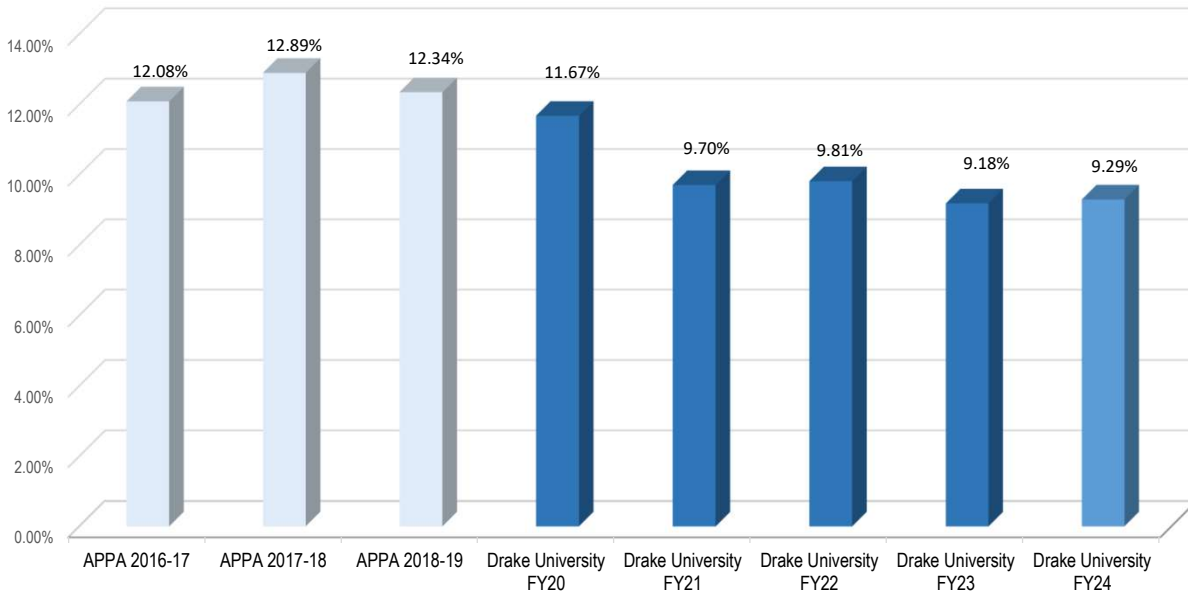
Residence Halls		FCI	
EXCELLENT	Campus Suites at Dogtown	0.30%	Excellent: 0% - 2% Good: 2% - 5% Fair: 5% - 10% Poor: > 10%
	Goodwin-Kirk Residence Hall	3.27%	
FAIR	Stalnaker Residence Hall	6.35%	
	Herriott Residence Hall	6.21%	
	Crawford Residence Hall	6.69%	
	Carpenter Residence Hall	7.29%	
	Ross Residence Hall	12.76%	
	Jewett Residence Hall	20.68%	
Morehouse Residence Hall	25.38%		

APPA Comparisons

Each year APPA creates a survey for institutions to participate and provide a representative set of statistics about their facilities in education. Information from that Facilities Performance Indicators report was used to compare Drake's Facility Condition Index (FCI) to other institutions over the years. For the 2018-19 report, there were 42 private and 213 public institutions that participated. Of those, 89 respondents were from the MAPPA region (Illinois, Indiana, Iowa, Michigan, Minnesota, Ohio, and Wisconsin).

	APPA 2016-17	APPA 2017-18	APPA 2018-19	Drake University FY20	Drake University FY21	Drake University FY22	Drake University FY23	Drake University FY24
# of Participants	267	254	255	-	-	-	-	-
Gross Square Ft.	4,415,764	3,405,391	3,234,820	2,007,453	2,014,302	1,979,902	1,982,927	2,009,557
CRV per GSF	\$396.61	\$390.88	\$431.69	\$300.00	\$350.00	\$375.00	\$375.00	\$400.00
FCI (%)	12.08%	12.89%	12.34%	11.67%	9.70%	9.81%	9.18%	9.29%

Facility Condition Index



1907 Plant



Year Built	1907
Architect	Unknown
Address	2610 Carpenter Avenue
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	2,128
Remodel Date	0
Fire Sprinkler System	No
Deferred Maintenance	\$ 17,500
Capital Renewal	\$ -
Total	\$ 17,500
Current Replacement Value	\$ 851,200
Facility Condition Index	2.06%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
HVAC	Replace 5 HP heating water circulating pump	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ 7,500
ROOF	Recoated concrete surface	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
DEFERRED MAINTENANCE		\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ 10,000	\$ 17,500

Aliber Hall



Year Built 1982
 Architect Bussard Dikis
 Address 2847 University Avenue
 Roof Installation Date 9/21/2004
 Roof Warranty Length 10 years
 Gross Square Footage 47,400
 Remodel Date 2008
 Fire Sprinkler System Yes - lower level only

Deferred Maintenance \$ 679,500
 Capital Renewal \$ 202,700
 Total \$ 882,200
 Current Replacement Value \$ 18,960,000

Back-up Generator: 1982 Onan diesel 12 kW for exit lighting and sump pumps

Facility Condition Index 4.65%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Replace 1982 Onan 12 KW diesel generator used for life safety and sump pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
ELEVATOR	Passenger-20043913: Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000
EXTERIOR	Power wash, repair and tuck point brick and concrete north stairs repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,500	\$ 87,500
HVAC	AHU 5 fan plumbing and replacement	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
HVAC	Replace central station air handling unit and conversion from pneumatic to digital data control (DDC) controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,000	\$ 116,000
HVAC	Replace heating/cooling booster pump serves fans 3, 4, & 5 \$10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOF	Replace self-ballasted roof warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,000	\$ 226,000
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 579,500	\$ 679,500

INTERIOR	Replace carpet on 3rd floor in offices and hallways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000
INTERIOR	Repair of wall coverings in stairwells and 208 suite area	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
INTERIOR	Replace carpet rooms 205(A-D) and 208 (A-E) @ 2,313 sf	\$ -	\$ -	\$ -	\$ 22,700	\$ -	\$ -	\$ 22,700
INTERIOR	Paint Interior hallways and stairways	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000
CAPITAL RENEWAL		\$ -	\$ -	\$ 25,000	\$ 22,700	\$ 35,000	\$ 120,000	\$ 202,700

Alumni House



Year Built 1900
 Architect Unknown
 Address 2700 University Avenue
 Roof Installation Date -
 Roof Warranty Length -
 Gross Square Footage 4,224
 Remodel Date 2004
 Fire Sprinkler System No

Deferred Maintenance \$ 115,000
 Capital Renewal \$ -
 Total \$ 115,000
 Current Replacement Value \$ 1,689,600

Facility Condition Index 6.81%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Replace concrete stairs and railings on north side	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
EXTERIOR	Replace stair railings and concrete walk on east side along 26th Street	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
EXTERIOR	Streetscape sidewalk and planting improvements along University Avenue	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
EXTERIOR	Repair concrete stairs on east and north sides	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
ROOF	Replace roof warranty expired @ 2100 sf	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
DEFERRED MAINTENANCE		\$ -	\$ 10,000	\$ 15,000	\$ 65,000	\$ 25,000	\$ -	\$ 115,000

American Republic Student Health Center



Year Built 1971
 Architect Charles Herbert & Associates
 Address 3116 Carpenter Avenue
 Roof Installation Date 6/25/2020
 Roof Warranty Length 15 years
 Gross Square Footage 3,316
 Remodel Date 0
 Fire Sprinkler System No

Deferred Maintenance \$ 55,000
 Capital Renewal \$ 16,500
 Total \$ 71,500
 Current Replacement Value \$ 1,326,400

Facility Condition Index 5.39%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Replace 25 medium opening windows with insulated models due to age, frame fatigue and energy consumption.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
EXTERIOR	Improvements to building for Public Safety to include back-up generator and minor interior renovations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	\$ 55,000
INTERIOR	Replace vinyl tiles and carpet due to wear and aesthetics	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,500	\$ 16,500
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,500	\$ 16,500

Bell Center



Year Built 1977
 Architect Wilkins, Bussard & Dikis
 Address 1421 27th Street
 Roof Installation Date 3/31/2009
 Roof Warranty Length 10 years
 Gross Square Footage 57,561
 Remodel Date 0
 Fire Sprinkler System No

Deferred Maintenance \$ 1,663,150
 Capital Renewal \$ 118,400
 Total \$ 1,781,550
 Current Replacement Value \$ 23,024,400

Facility Condition Index 7.74%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Replace damaged electrical distribution panels in the pool filter room due to corrosion	\$ -	\$ -	\$ -	\$ 17,250	\$ -	\$ -	\$ 17,250
EXTERIOR	Regrade area outside south pool wall for better drainage away from building	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
EXTERIOR	Rebuild retaining brick walls at west entrance due to leaning and settling	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
EXTERIOR	Repair the brick walls near west entrance	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
EXTERIOR	Add heat cables to downspouts to prevent ice buildup	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
EXTERIOR	Upgrade pool access door hardware sw corner of building	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
HVAC	Complete the installation of the Metasys building automation system (BAS) to monitor and control energy usage	\$ -	\$ -	\$ -	\$ -	\$ 53,000	\$ -	\$ 53,000
HVAC	Replace 5 HP pool make-up water pump due to age, performance and energy consumption	\$ -	\$ -	\$ -	\$ 7,000	\$ -	\$ -	\$ 7,000
HVAC	Steam reduction station	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
HVAC	Replace 3 (1/2 HP) exhaust propeller fans gym roof north end	\$ -	\$ -	\$ -	\$ 11,000	\$ -	\$ -	\$ 11,000
HVAC	Replace condensate return lines that lead back to boilers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000
HVAC	Installation of RTU units in gym to provide cooling	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ -	\$ 225,000
HVAC	Installation of 12 destratification zoo fans model H25-EC, 4 per basketball court to move air around gym	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
INTERIOR	Replace swimming pool (conceptual estimate only same size and shape as current one)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
INTERIOR	Remove/replace worn and damaged aluminum panel, splined, ceiling panels at pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,000	\$ 53,000
ROOF	Replace roof between Bell and Knapp @ 1100 sf	\$ -	\$ -	\$ 19,400	\$ -	\$ -	\$ -	\$ 19,400
ROOF	Replace roof middle section Bell @ 2500 sf @ 13.50/sf	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ 35,000
DEFERRED MAINTENANCE		\$ -	\$ 25,000	\$ 136,900	\$ 80,250	\$ 278,000	\$ 1,143,000	\$ 1,663,150

INTERIOR	Replace carpet in admin offices	\$ -	\$ 17,000	\$ -	\$ -	\$ -	\$ -	\$ 17,000
INTERIOR	Refresh paint to interior walls	\$ -	\$ -	\$ 26,400	\$ -	\$ -	\$ -	\$ 26,400
INTERIOR	Branding of entrance wall with graphic	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000
INTERIOR	Replace and paint gym ceiling	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
INTERIOR	Lockers replacement	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
INTERIOR	Installation of cameras in gym and workout rooms for monitoring by front desk	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
CAPITAL RENEWAL		\$ -	\$ 17,000	\$ 81,400	\$ 20,000	\$ -	\$ -	\$ 118,400

Black Cultural House



Year Built 1908
 Architect Unknown
 Address 1149 28th Street
 Roof Installation Date -
 Roof Warranty Length -
 Gross Square Footage 2,737
 Remodel Date 0
 Fire Sprinkler System No

Deferred Maintenance \$ 40,000
 Capital Renewal \$ -
 Total \$ 40,000
 Current Replacement Value \$ 1,094,800

Facility Condition Index 3.65%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Repair and replace cracked walk and entrance stairway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
PLUMBING	Replace water service to building due to age	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
ROOF	Replacement of roof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000

Bright-Beckwith Boathouse



Year Built 2016
 Architect Simonson and Associates
 Address 1300 Prospect Road
 Roof Installation Date 7/1/2017
 Roof Warranty Length 10 years
 Gross Square Footage 7,000
 Remodel Date 0
 Fire Sprinkler System No

Deferred Maintenance \$ -
 Capital Renewal \$ -
 Total \$ -
 Current Replacement Value \$ 2,800,000

Facility Condition Index 0.00%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ROOF	No deficiencies - Installed in 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	DEFERRED MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Gregory and Suzie Glazer Burt Boys & Girls Club



Year Built	2019
Architect	Shive Hattery and Associates
Address	2500 Forest Avenue
Roof Installation Date	7/1/2019
Roof Warranty Length	20 years
Gross Square Footage	21,015
Remodel Date	
Fire Sprinkler System	Yes
Deferred Maintenance	\$ -
Capital Renewal	\$ -
Total	\$ -
Current Replacement Value	\$ 8,406,000
Facility Condition Index	0.00%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-# :No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOF	No deficiencies - Installed in 2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Campus General



Drake Founded 1881
Acres (approximately) 150

Deferred Maintenance \$ 10,352,900
Capital Renewal \$ 165,000
Total \$ 10,517,900

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Install new MV cables from Herriott switch #15 to Olmsted handhole due to condition of wire	\$ -	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ 85,000
ELECTRICAL	Installation of fire alarm monitoring UL listed communicators \$3,300/bldg 28 buildings	\$ -	\$ -	\$ 92,400	\$ -	\$ -	\$ -	\$ 92,400
ELECTRICAL	Install natural gas back-up generator for the quads	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ 125,000
ELECTRICAL	Install motion sensors for all exhaust bath fans in residence halls	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
ELECTRICAL	Install new wiring feeding exterior pedestrian lights around Old Main, Cowles Library and Meredith	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
EXTERIOR	Replace concrete sidewalk trip hazards and concrete stair treads - specific locations	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000
EXTERIOR	Security blue light camera replacements	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 40,000
EXTERIOR	Repair/Replace the 9 Code Blue Security units on campus	\$ -	\$ 8,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ -	\$ 41,000
EXTERIOR	Phase II - steam pipe repair and landscape restoration. Cole Hall courtyard hardscape and landscape replacements creating seating areas	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
HVAC	Repair manhole steam trap, piping and valves that failing and leaking at Bell Center, HI, and Fitch. Future years for other manholes on the steam distribution system	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000
HVAC	Replace piping in steam line near Bell Center courtyard and add sump pump	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
HVAC	Replace chill water valves that are no longer functioning in underground system	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 40,000
HVAC	Replace steam and condensate lines that fail affecting underground steam system	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
HVAC	Installation of Building Automation System (BAS) non-proprietary dashboard software \$7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	Purchase of 700 ton chiller at FOHP and design fees \$520,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	Installation of 700 ton chiller at FOHP, controls, design fees, and building modifications \$636,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	Additional costs associated with chiller installation project \$390,000 at FOHP for overall budget of \$1,546,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	Manifold existing condenser pumps - Modus estimate \$25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	Controls upgrades for boilers both 800HP and 340HP - Modus estimate \$150,000	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000
HVAC	Replace pumps for chillers at FOHP - Modus estimate	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000
HVAC	Revise chilled water to primary and secondary loop for west side system - Modus estimate	\$ -	\$ 430,000	\$ -	\$ -	\$ -	\$ -	\$ 430,000
HVAC	Add 2 additional chiller pumps at FOHP - Modus estimate	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000
HVAC	Verify differential pressure and temperature sensor accuracy - Modus estimate	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
HVAC	Rebuild economizers for 800HP boiler at FOHP - ROI ~ under 2 years	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000
HVAC	Rebuild economizers for 350HP boiler at FOHP ROI ~ under 2 years	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000
HVAC	Upgrade burners for FOHP boilers ROI @ 7 - 10 years - Modus estimate	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ 325,000
HVAC	Installation of flow sensors to buildings per building on west chilled water loop	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 30,000
HVAC	Refurbish FOHP boilers - Modus estimate each	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
HVAC	Installation of 800 gallon chilled water holding tank for FAC eastside loop	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
HVAC	Repair leak in 1992 480-ton Trane centrifugal chiller CH-2 at FAC so it can still be used as back-up for east side loop before it can be replaced	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
HVAC	Replace 1992 480-ton Trane centrifugal chiller CH-2 at FAC used as back-up for east side loop with 500 ton Maglev chiller with VFP drives, redundancy pumps, and updated controls	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,200,000
HVAC	Install new air-cooled chiller for spring/fall cooling - Modus estimate	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000
HVAC	Current 2004 boilers at plant include B-1 and B-2: both 800 horsepower fire-tube boilers, (used during winter-seasonal) and B-3: 350-horsepower fire-tubed boiler, (used during non-winter-seasonal). Project is to expand FOHP with additional 800HP boiler - Modus estimate \$680,000 or to replace an existing one	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000
HVAC	Replace 700 ton chiller at FOHP with maglev and replace cooling tower	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
HVAC	Installation of flow sensors to buildings per building on east chilled water loop	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 24,000
HVAC	Implementation of non-proprietary DDC controllers for BAS in buildings	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 100,000
HVAC	Installation of sub-meters and flow sensors to measure a building's electrical, chilled water, steam, and domestic water for analyzing energy usage per building cost	\$ -	\$ 36,500	\$ 36,500	\$ 36,500	\$ 36,500	\$ -	\$ 146,000

Campus General (cont)



HVAC	N+1 Pumping on FAC Chillers	\$ -	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ 135,000
HVAC	Install 2 variable speed drives for chiller pumps at FAC	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ 120,000
HVAC	Replace 1991 700-ton Trane centrifugal chiller at Knapp Center used as back-up for west side loop \$1m	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTERIOR	Security interior building camera replacements	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 20,000
PLUMBING	Removal of water service connection at IM Fields not used	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
SITE IMPROVEMENTS	Ash trees removal due to emerald Ash bore 18 being treated, 92 untreated and other hazard tree removals	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 80,000
SITE IMPROVEMENTS	Lot 1 -Phase 2 - HMA 2"overlay, concrete curb and crack repairs, and landscaping	\$ 405,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,000
SITE IMPROVEMENTS	Lot 3 Knapp North- 24,315 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ 62,000	\$ -	\$ 62,000
SITE IMPROVEMENTS	Lot 4 Tennis -76308 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ 190,000	\$ -	\$ -	\$ 190,000
SITE IMPROVEMENTS	Lot 6 Legal West 7,040 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000
SITE IMPROVEMENTS	Lot 7 Legal East -13,224SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000
SITE IMPROVEMENTS	Lot 9 FAC North 1,600 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,000
SITE IMPROVEMENTS	Lot 14 Old Main Sheslow 1,100SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ 3,000
SITE IMPROVEMENTS	Olmsted Lot 16 -68,723 SF -HMA 2"overlay, 15% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,000	\$ 178,000
SITE IMPROVEMENTS	Lot 17 Facilities - 38,673 SF -HMA 2"overlay, 15% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
SITE IMPROVEMENTS	Lot 18 South Studio Arts 16,143 SF -HMA 2"overlay, 15% curb and crack repairs	\$ -	\$ -	\$ -	\$ 42,000	\$ -	\$ -	\$ 42,000
SITE IMPROVEMENTS	Lot 18 North West Stadium 38,526 SF -HMA 2"overlay, 15% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
SITE IMPROVEMENTS	Lot 20 Aliber West 12,498 SF -HMA 2"overlay, 10% curb and crack repairs -Completed in PCC 2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,000	\$ 33,000
SITE IMPROVEMENTS	Lot 21 GK South 9,000 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ 24,000	\$ -	\$ 24,000
SITE IMPROVEMENTS	Lot 22 Crawford 3,100 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ 8,500	\$ -	\$ -	\$ 8,500
SITE IMPROVEMENTS	Lot 24 Harkin West 54,014 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
SITE IMPROVEMENTS	Lot 24A 32,456 SF - Concrete paved in 2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,000	\$ 42,000
SITE IMPROVEMENTS	Lot 25 Sprout Garden 41,256 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ 110,000
SITE IMPROVEMENTS	Lot 27 Ross South 7,550 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
SITE IMPROVEMENTS	Lot 26 Ross North 7,550 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
SITE IMPROVEMENTS	Lot 28 Health Center 10,990 SF -HMA 2"overlay, 20% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
SITE IMPROVEMENTS	Lot 32 OT 5,527 SF -HMA 2"overlay, 10% curb and crack repairs PCC Lot repaired in 2016. Add PCC ADA Ramp on west sidewalk	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000
SITE IMPROVEMENTS	Lot 34 GK West Lot and 30th Street 40,000 SF -HMA 2"overlay, 10% curb and crack repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
SITE IMPROVEMENTS	Stadium Fields IQ Irrigation Controller 42 zones	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
SITE IMPROVEMENTS	IM Fields IQ Irrigation Controller 20 zones	\$ -	\$ -	\$ -	\$ 9,000	\$ -	\$ -	\$ 9,000
SITE IMPROVEMENTS	Wifvat Plaza IQ Irrigation Controller 33 zones	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ 12,000
SITE IMPROVEMENTS	Irrigation installation on Club Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
SITE IMPROVEMENTS	Brick and concrete repair for Wifvat Plaza	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 100,000
SITE IMPROVEMENTS	Repair broken water line that feeds the waterfall for the reflection pool	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
SITE IMPROVEMENTS	Update reflecting pool underground filtration system	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
SITE IMPROVEMENTS	28th Street permeable paver repairs 20 areas	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ 90,000
SITE IMPROVEMENTS	Retaining wall repairs: Olin, Knapp, Stadium, Softball	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 30,000
SITE IMPROVEMENTS	Stair and rail replacements and repairs Knapp, FAC, GK, Quads	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 80,000
SITE IMPROVEMENTS	Helmick Commons landscape and hardscape improvements at steam manhole	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
SITE IMPROVEMENTS	Flower Pot Replacement and hanging basket hardware	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ 8,000
SITE IMPROVEMENTS	South of Cline - juniper bed landscape renovation	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000
SITE IMPROVEMENTS	Morehouse Hall east side landscape improvements	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
SITE IMPROVEMENTS	Irrigation valve and decoder replacement	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ 24,000
SITE IMPROVEMENTS	Pole barn recycle and waste dumpster area improvements	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
DEFERRED MAINTENANCE		\$ 595,000	\$ 1,100,500	\$ 2,049,900	\$ 1,683,000	\$ 2,044,500	\$ 2,880,000	\$ 10,352,900
EXTERIOR	Site furniture, picnic and moveable tables, solar umbrellas, bike racks	\$ -	\$ 10,000	\$ 15,000	\$ 25,000	\$ 25,000	\$ -	\$ 75,000
INTERIOR	Update classroom with new carpet and furniture @ \$28/lf (similar to Bright College renovations) Need location and specifics	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 90,000
CAPITAL RENEWAL		\$ -	\$ 10,000	\$ 15,000	\$ 55,000	\$ 55,000	\$ 30,000	\$ 165,000

Campus Suites at Dogtown



Year Built	1987
Architect	Unknown
Address	1140 24th Street
Roof Installation Date	-
Roof Warranty Length	0
Gross Square Footage	29,656
Remodel Date	0
Fire Sprinkler System	Yes
Deferred Maintenance	\$ 36,000
Capital Renewal	\$ -
Total	\$ 36,000
Current Replacement Value	\$ 11,862,400

Single Rooms	52
Total Rooms	52
Total Beds	52

Facility Condition Index 0.30%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20346276: no deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	Replacement of student room PTAC units with ones that can bring in fresh air, several each year	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 36,000
ROOF	No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 36,000

Carnegie Hall



Year Built 1907
 Architect Proudfoot & Bird
 Address 2511 University Avenue
 Roof Installation Date 1/21/1994
 Roof Warranty Length 10 years
 Gross Square Footage 22,119
 Remodel Date 2018
 Fire Sprinkler System No

Deferred Maintenance \$ 1,086,000
 Capital Renewal \$ 223,000
 Total \$ 1,309,000
 Current Replacement Value \$ 8,847,600

Facility Condition Index 14.79%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20043799: Door Operator Upgrade, Modernization	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ 100,000	\$ 140,000
EXTERIOR	Replace existing south entrance door, transom framing, sidelights, and door hardware door	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
EXTERIOR	Power wash, repair, tuck-point and seal exterior brick and mortar		\$ -	\$ -	\$ -	\$ 56,000	\$ -	\$ 56,000
EXTERIOR	Replace windows due to age, broken seals and energy consumption	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 150,000	\$ 300,000
HVAC	Replace all fan coil units that can no longer be repaired economically and install building automation system (BAS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000
INTERIOR	Replace acoustical ceiling tile and upgrade lights to LED in rooms 204, 201, & 207	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ 60,000
INTERIOR	Renovate bathrooms on the third floor	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ 40,000
ROOF	Replace roof due to age, and wear. Roof warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,000	\$ 195,000
DEFERRED MAINTENANCE		\$ -	\$ 40,000	\$ 90,000	\$ 130,000	\$ 106,000	\$ 720,000	\$ 1,086,000

INTERIOR	Replace vinyl and ceramic tile along with carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000
INTERIOR	Repair & paint public entries, common spaces, classrooms, offices and hallways	\$ -	\$ -	\$ -	\$ -	\$ 98,000	\$ -	\$ 98,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ -	\$ 98,000	\$ 125,000	\$ 223,000

Carpenter Residence Hall



Year Built 1953
 Architect Saarinen, Swanson & Saarinen
 Address 2900 Forest Avenue
 Roof Installation Date 3/3/1998
 Roof Warranty Length 10 years
 Gross Square Footage 40,988
 Remodel Date 2008
 Fire Sprinkler System Yes

Deferred Maintenance \$ 530,500
 Capital Renewal \$ 664,958
 Total \$ 1,195,458
 Current Replacement Value \$ 16,395,200

Single Rooms 21
 Double Rooms 75
 Triple Rooms 11
 Tour Rooms (1 Single, 1 Double) 2
 Total Rooms 109
 Total Beds 207

Facility Condition Index 7.29%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20296792: Vandal Proof Fixtures, Modernization	\$ -	\$ -	\$ -	\$ -	\$ 15,500	\$ 125,000	\$ 140,500
EXTERIOR	Replace retaining wall north side of lower level rooms	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
EXTERIOR	Exterior masonry, add brick head joint vents, replace defaced brick, reopen existing masonry weeps, install stainless steel drip above and below steel c-channel, and remove/replace sealant at select windows based on Quad drawings	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000
EXTERIOR	Prep exterior metal channel, prime with epoxy primer and finish with urethane	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
EXTERIOR	Sandblast free standing fire exit railings, prime with epoxy primer and finish with urethane; hand clean stairs, railings, columns, and landings, prime with epoxy and finish with urethane	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
INTERIOR	Patch and paint walls and ceilings, two coats; paint dorm room side of door frames - 21 singles, 76 doubles, 10 triples	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000
INTERIOR	Patch and paint walls and ceilings, two coats in stairwells	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
ROOF	Replace roof over entrance @ 170 sf	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
ROOF	Replace roof warranty expired 2008 @ 9798 sf	\$ -	\$ -	\$ -	\$ -	\$ 140,000	\$ -	\$ 140,000
DEFERRED MAINTENANCE		\$ 230,000	\$ 5,000	\$ -	\$ 15,000	\$ 155,500	\$ 125,000	\$ 530,500

INTERIOR	Asbestos removal and carpet replacement room 115 @ 145 sf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,958	\$ 1,958
INTERIOR	RHC apartment, office, and restroom updates with furniture and kitchen appliance replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
INTERIOR	Replace vinyl tile and rolled carpet in hallways due to age, wear and aesthetics	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,000	\$ 235,000
INTERIOR	Replace lobby, laundry, and study room furniture	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000
INTERIOR	Kitchen cabinets, counter, and appliances updates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
INTERIOR	Replace all student rooms carpet with LVT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343,000	\$ 343,000
CAPITAL RENEWAL		\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 624,958	\$ 664,958

Cartwright Hall Law School



Year Built 1975
 Architect Edward L Barnes
 Address 2608 Forest Avenue
 Roof Installation Date 8/24/2009
 Roof Warranty Length 10 years
 Gross Square Footage 39,827
 Remodel Date 2013
 Fire Sprinkler System Yes

Deferred Maintenance \$ 565,000
 Capital Renewal \$ -
 Total \$ 565,000
 Current Replacement Value \$ 15,930,800

Facility Condition Index 3.55%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20043843:Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
ELEVATOR	Passenger-20043843: Install a large car/doors for easier access of carts servicing Kern Commons if possible	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
EXTERIOR	Grind out hairline cracks in mortar joints, tuck-point, brick repair	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 75,000
EXTERIOR	Repair east windows to address water leaks	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
EXTERIOR	Replace windows east/west/north facades Windows resealed in 2019 on east and west. Needs to be done @ every 5 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000
ROOF	Replace roof warranty 2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ 40,000	\$ 25,000	\$ 125,000	\$ -	\$ 375,000	\$ 565,000

CAYA Cultural House



Year Built	1905
Architect	Unknown
Address	1155 28th Street
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	1,550
Remodel Date	0
Fire Sprinkler System	No
Deferred Maintenance	\$ 32,500
Capital Renewal	\$ 5,000
Total	\$ 37,500
Current Replacement Value	\$ 620,000
Facility Condition Index	6.05%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Handicap ramp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500
EXTERIOR	Foundation repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
ROOF	Replacement of roof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,500	\$ 32,500
INTERIOR	Replace aged and worn carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000

Cline Atrium



Year Built 2013
 Architect Holabird & Root
 Address 2802 Forest Avenue
 Roof Installation Date 7/5/1905
 Roof Warranty Length -
 Gross Square Footage 12,030
 Remodel Date 0
 Fire Sprinkler System No

Deferred Maintenance \$ 10,000
 Capital Renewal \$ -
 Total \$ 10,000
 Current Replacement Value \$ 4,812,000

Facility Condition Index 0.21%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
INTERIOR	LED light replacements for Atrium space	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
ROOF	No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000

Cline Hall



Year Built	1992
Architect	Henningson, Richardson, Durham
Address	2802 Forest Avenue
Roof Installation Date	6/1/2002
Roof Warranty Length	10 years
Gross Square Footage	30,000
Remodel Date	0
Fire Sprinkler System	No
Deferred Maintenance	\$ 1,055,750
Capital Renewal	\$ 122,500
Total	\$ 1,178,250
Current Replacement Value	\$ 12,000,000

Back-up Generator: 2012 Kohler diesel 125 kW for exit lighting, lab refrigerators/-80 freezers, sump pumps, and lighting on Helmick Commons

Facility Condition Index 9.82%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Install electrical connections from generator to refrigerators and freezers in labs throughout the building that are not currently on back-up power	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
ELECTRICAL	Upgrade 9 lab hoods	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000
ELECTRICAL	Upgrade building lab exhaust system	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000
ELEVATOR	Passenger-20043868: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Replace concrete stairs at SE entrance	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
EXTERIOR	Replace lower floor east entrance exterior doors and hardware	\$ -	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ 6,500
EXTERIOR	Replace seals of windows on east and south faces of the building due to leaks	\$ -	\$ -	\$ -	\$ 70,000	\$ 70,000	\$ -	\$ 140,000
EXTERIOR	Repair of foundation drain along the north façade to ensure drains are sloped properly and wall is waterproofed	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ 35,000
HVAC	Replace fin tube heat above entrance and along the facade or classroom 206 that failed	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
HVAC	Replace 5 HP heating/cooling water circulating pump to assist in chilled water through building	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ 8,000
HVAC	Replace outdated pneumatic HVAC controls with digital data control (digital data control (DDC)) and install VFD's on exhaust system for improved control/monitoring and energy conservation	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 150,000
INTERIOR	Replace skylight over SE stairwell	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
INTERIOR	Replace stair tread in SE stairwell	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
PLUMBING	Install secondary lift station sewage pump with controls for back-up	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
ROOF	Replace roof section around skylight that is failing @ 250 sf ballasted EPDM	\$ -	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ 6,250
ROOF	Replace middle section around HVAC Units @ 7200 sf ballasted EPDM	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000
DEFERRED MAINTENANCE		\$ 15,000	\$ 207,750	\$ 118,000	\$ 145,000	\$ 70,000	\$ 500,000	\$ 1,055,750
INTERIOR	New finishes in Auditorium 206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
INTERIOR	Replace carpet in admin offices room 101-116 @ 1,600 sf	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ -	\$ 16,000
INTERIOR	Removal of floor tiles in walkway between Cline and Fitch and polishing concrete	\$ -	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ 6,500
CAPITAL RENEWAL		\$ -	\$ 6,500	\$ 16,000	\$ -	\$ -	\$ 100,000	\$ 122,500

Cole Hall



Year Built	1904
Architect	Smith & Gage
Address	2509 University Avenue
Roof Installation Date	6/1/2001
Roof Warranty Length	10 years
Gross Square Footage	8,199
Remodel Date	2007
Fire Sprinkler System	No

Deferred Maintenance	\$ 340,000
Capital Renewal	\$ 20,000
Total	\$ 360,000
Current Replacement Value	\$ 3,279,600

Facility Condition Index 10.98%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Install new hydraulic passenger elevator (exterior shaft) 2 stop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
ROOF	Replace roof @ 4300 sf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000

INTERIOR	Add furniture office stations with doors in room 203 for staff private offices	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000

Collier-Scripps Hall



Year Built 2017
 Architect Holabird & Root and SVPA
 Address 2702 Forest Avenue
 Roof Installation Date 4/1/2017
 Roof Warranty Length 10 years
 Gross Square Footage 47,504
 Remodel Date 0
 Fire Sprinkler System Yes

Deferred Maintenance \$ -
 Capital Renewal \$ -
 Total \$ -
 Current Replacement Value \$ 19,001,600

Facility Condition Index 0.00%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-42592177: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOF	No deficiencies - Installed in 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Cowles Library



Year Built 1937
 Architect Proudfoot, Rawson & Brooks Borg
 Address 2725 University Avenue
 Roof Installation Date 10/8/2003
 Roof Warranty Length 10 years
 Gross Square Footage 96,621
 Remodel Date 2018
 Fire Sprinkler System Yes

Deferred Maintenance \$ 847,500
 Capital Renewal \$ 318,000
 Total \$ 1,165,500
 Current Replacement Value \$ 38,648,400

Back-up Generator: 1966 Onan diesel 15 kW for exit lighting and sump pumps

Facility Condition Index 3.02%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Dumbwaiter-20043949: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELEVATOR	Passenger-20043919: Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000
ELEVATOR	Wheel Chair Lift-20043956: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Power wash, repair masonry walls, tuck-point and seal		\$ -	\$ -	\$ -	\$ -	\$ 47,000	\$ 47,000
EXTERIOR	Add card reader to SW entrance door near loading dock	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ 8,000
EXTERIOR	Repair damaged tower copula fascia and paint	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
HVAC	Replace AHU 2 and 4 and upgrade to digital data controls	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
HVAC	Replace AHU 3 and 5 and upgrade digital data control controls	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000
HVAC	Replace 3 HP heating/cooling water circulating pumps	\$ -	\$ -	\$ 22,500	\$ -	\$ -	\$ -	\$ 22,500
INTERIOR	Waterproof and seal leaking basement walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 35,000
ROOF	Replace center roof warranty expired 7/31/2004	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
DEFERRED MAINTENANCE		\$ -	\$ 33,000	\$ 147,500	\$ 460,000	\$ -	\$ 207,000	\$ 847,500

INTERIOR	Replace vinyl sheet flooring with carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000
INTERIOR	Replace carpet on 2nd floor - Update costs and specific SF	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
INTERIOR	Breakdown carpet replacement into smaller specific spaces	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
INTERIOR	Replace carpet on lower floor - vestibule area completed Update price and SF	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
INTERIOR	Replace reach-in freezer in coffee shop	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000
CAPITAL RENEWAL		\$ -	\$ -	\$ 106,000	\$ -	\$ 100,000	\$ 112,000	\$ 318,000

Crawford Residence Hall



Year Built 1953
 Architect Saarinen, Swanson & Saarinen
 Address 1333 30th Street
 Roof Installation Date 4/1/1998
 Roof Warranty Length 10 years
 Gross Square Footage 35,405
 Remodel Date 2007
 Fire Sprinkler System Yes

Deferred Maintenance \$ 354,000
 Capital Renewal \$ 594,000
 Total \$ 948,000
 Current Replacement Value \$ 14,162,000

Single Rooms 21
 Double Rooms 56
 Triple Rooms 9
 Tour Rooms 0
 Total Rooms 86
 Total Beds 160

Facility Condition Index 6.69%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20275677: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Repair steel decking and paint railings/supports for walkway bridge and fire escape	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
EXTERIOR	Exterior masonry, add brick head joint vents, replace defaced brick, reopen existing masonry weeps, install stainless steel drip above and below steel c-channel, and remove/replace sealant at select windows based on Quad drawings	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ 90,000
EXTERIOR	Repair damaged exterior steel c-channel, cleaning and painting based on Quad drawings	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
INTERIOR	Patch and paint walls and ceilings, two coats; paint dorm room side of door frames - 21 singles, 56 doubles, 9 triples	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
INTERIOR	Patch and paint walls and ceilings, two coats in stairwells	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
ROOF	Replace roof over entrance @ 140 sf	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
ROOF	Replace roof warranty expired 2008 @ 6800 sf	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
DEFERRED MAINTENANCE		\$ -	\$ 4,000	\$ 250,000	\$ -	\$ 100,000	\$ -	\$ 354,000

INTERIOR	Replace vinyl tile and rolled carpet in hallways due to age, wear and aesthetics	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,000	\$ 235,000
INTERIOR	RHC apartment, office, and restroom updates with furniture and kitchen appliance replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
INTERIOR	Replace lobby, laundry, and study room furniture	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
INTERIOR	Kitchen cabinets, counter, and appliances updates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
INTERIOR	Replace all student room carpet with LVT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274,000	\$ 274,000
CAPITAL RENEWAL		\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 554,000	\$ 594,000

Dial Computer Center



Year Built 1971
 Architect Charles Herbert & Associates
 Address 2407 Carpenter Avenue
 Roof Installation Date 9/28/2012
 Roof Warranty Length 15 years
 Gross Square Footage 7,235
 Remodel Date 2013
 Fire Sprinkler System Yes

Deferred Maintenance \$ 321,500
 Capital Renewal \$ 20,000
 Total \$ 341,500
 Current Replacement Value \$ 2,894,000

Back-up Generator: 2010 Kohler diesel 200 kW for power to entire building

Facility Condition Index 11.80%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Replacement of fire suppression system and upgrade control system for server room	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000
EXTERIOR	Replace aged exterior steel doors including frames and hardware	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ 16,000
EXTERIOR	Power wash, repair masonry walls, tuck-point and seal brick	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
EXTERIOR	Replace windows due to frame, fatigue, age and energy leaks	\$ -	\$ -	\$ -	\$ -	\$ 38,000	\$ -	\$ 38,000
EXTERIOR	Replace skylight due to age	\$ -	\$ -	\$ -	\$ 5,500	\$ -	\$ -	\$ 5,500
HVAC	Replace central station air handling duct work throughout building providing fresh air intake	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
HVAC	HVAC upgrade using Kinne existing HVAC unit	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
HVAC	Replace 45,000 BTU gas fired boiler due to age, performance and energy consumption	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
ROOF	Roof warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ 12,000	\$ 200,000	\$ 55,500	\$ 54,000	\$ -	\$ 321,500
INTERIOR	Replace carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000

Drake Stadium



Year Built	1925
Architect	Proudfoot, Rawson & Sourers
Address	2719 Forest Avenue
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	116,650
Remodel Date	2007
Fire Sprinkler System	No
Deferred Maintenance	\$ 3,325,500
Capital Renewal	\$ -
Total	\$ 3,325,500
Current Replacement Value	\$ 46,660,000

Back-up Generator: 2006 Kohler diesel 150 kW for exit lighting and other electrical needs of the facility

Facility Condition Index 7.13%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Installation of hand dryers and electrical power in public restrooms	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ 30,000
ELECTRICAL	Install occupancy sensor in all enclosed spaces throughout the stadium	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ 8,000
ELEVATOR	Passenger-20262473: Fixtures are exposed to elements install Vandal proof fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,500	\$ 15,500
EXTERIOR	Replacement of synthetic field turf surface - installed FY16 est life @ 10 years	\$ -	\$ -	\$ -	\$ 1,250,000	\$ -	\$ -	\$ 1,250,000
EXTERIOR	Replacement of Mondo track surface - installed FY16 est life @ 10 years	\$ -	\$ -	\$ -	\$ 1,250,000	\$ -	\$ -	\$ 1,250,000
EXTERIOR	Replace scoreboard and run network cable for connection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
EXTERIOR	Replace throws netting on fields	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ 30,000
EXTERIOR	Tuck-point brick/mortar and expansion joint repairs	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 120,000
EXTERIOR	Repair / replace damaged concrete walkways and steps throughout facility		\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 120,000
EXTERIOR	Concrete steps repairs	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 80,000
EXTERIOR	Repaint surface coating of seating areas	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 80,000
EXTERIOR	Removed seating, seal penetrations to prevent leaks and reattach seating to front of concrete	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	\$ 120,000
EXTERIOR	Replace restroom doors and hardware throughout the stadium	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 32,000
EXTERIOR	Replace Meet Operations exterior door and hardware	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
EXTERIOR	Increase size of storm drain outside Meet Operations to handle rain events	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
INTERIOR	Apply coating to entire seating section above NE storage room for waterproofing	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
INTERIOR	Replace water cooled ice maker in the NE storage room used by trainers and for ice baths	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
INTERIOR	Upgrades to concessions	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 75,000
DEFERRED MAINTENANCE		\$ 10,000	\$ 50,000	\$ 218,000	\$ 2,683,000	\$ 181,000	\$ 183,500	\$ 3,325,500

Engineering Office



Year Built 1910
 Architect Unknown
 Address 1428 27th Street
 Roof Installation Date 6/30/2022
 Roof Warranty Length 10 years
 Gross Square Footage 4,064
 Remodel Date 0
 Fire Sprinkler System No

Deferred Maintenance \$ -
 Capital Renewal \$ -
 Total \$ -

Current Replacement Value \$ 1,625,600

Facility Condition Index 0.00%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ROOF	No deficiencies installed in 2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Facilities Planning & Management



Year Built 1955
 Architect Unknown
 Address 1422 27th Street
 Roof Installation Date -
 Roof Warranty Length -
 Gross Square Footage 14,082
 Remodel Date 0
 Fire Sprinkler System No

Deferred Maintenance \$ 2,597,500
 Capital Renewal \$ -
 Total \$ 2,597,500
 Current Replacement Value \$ 5,632,800

Facility Condition Index 46.11%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Replace windows	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
EXTERIOR	Replace overhead door in shop	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
EXTERIOR	Construction of a new 10,000 sf Facilities building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000
HVAC	Replace 2nd floor HVAC unit	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
ROOF	Seal roof panel seams and coat with elastomeric coating	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
DEFERRED MAINTENANCE		\$ 7,500	\$ 65,000	\$ -	\$ 25,000	\$ -	\$ 2,500,000	\$ 2,597,500

Fieldhouse



Year Built 1926
 Architect Proudfoot, Rawson & Sourers
 Address 2701 Forest Avenue
 Roof Installation Date 6/19/2020
 Roof Warranty Length 20 years
 Gross Square Footage 59,550
 Remodel Date 2015
 Fire Sprinkler System No

Deferred Maintenance \$ 2,489,030
 Capital Renewal \$ 68,500
 Total \$ 2,557,530
 Current Replacement Value \$ 23,820,000

Facility Condition Index 10.74%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Replace and upgrade electrical service, panel and distribution to outlets and receptacles. Includes panel, switches, outlets and wiring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
EXTERIOR	Replace windows with insulated energy efficient windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
EXTERIOR	Replace south alley entrance door and replace mullion on east entrance door	\$ -	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ 4,200
EXTERIOR	Power wash, tuck point and seal exterior brick and mortar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,550	\$ 87,550
INTERIOR	Replacement of the padding along the eastside of the turf field	\$ -	\$ 14,000	\$ -	\$ -	\$ -	\$ -	\$ 14,000
INTERIOR	Turf field replacement	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000
HVAC	Replace HVAC system	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,000	\$ 375,000
HVAC	Installation of building automation system (BAS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,280	\$ 95,280
HVAC	Replace radiators with fan coil models due to age and efficiency. Install 2 60 MBH unit heaters as part of this upgrade - chilled water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282,000	\$ 282,000
INTERIOR	Replace aged and stained ceiling tiles 2 x 2 suspended grid and tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,500	\$ 18,500
INTERIOR	Renovate restrooms (9)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
PLUMBING	Installation of a sewer back flow valve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
PLUMBING	Upgrade the domestic water and sanitary piping inside building including supply, waste and vent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,500	\$ 287,500
ROOF	no deficiencies - roof replaced 06/20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ 18,200	\$ -	\$ 500,000	\$ -	\$ 1,970,830	\$ 2,489,030
INTERIOR	Replace carpet in offices	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,500	\$ 48,500
INTERIOR	Replace approximately 125 stair treads with new rubber treads	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
CAPITAL RENEWAL		\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 48,500	\$ 68,500

Fitch Hall



Year Built 1949
 Architect Saarinen, Saarinen & Associates
 Address 2720 Forest Avenue
 Roof Installation Date 1/28/2002
 Roof Warranty Length 10 years
 Gross Square Footage 13,476
 Remodel Date 1995
 Fire Sprinkler System Yes

Deferred Maintenance \$ 265,500
 Capital Renewal \$ 210,000
 Total \$ 475,500
 Current Replacement Value \$ 5,390,400

Facility Condition Index 8.82%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Install panic and latching hardware on west entrance exterior doors	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ 7,000
EXTERIOR	Reseal existing windows on southwest side	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
EXTERIOR	Upgrade lab exhausts	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ 120,000
EXTERIOR	Power wash, repair and tuck point exterior brick and mortar	\$ -	\$ -	\$ -	\$ -	\$ 18,500	\$ -	\$ 18,500
ROOF	Replace roof over building warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ 110,000
DEFERRED MAINTENANCE		\$ -	\$ 7,000	\$ -	\$ 60,000	\$ 28,500	\$ 170,000	\$ 265,500
EXTERIOR	Paint exterior fascia of the building	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
INTERIOR	Replace cabinets and countertops in labs 201, 204, & 205	\$ -	\$ -	\$ 50,000	\$ 75,000	\$ 75,000	\$ -	\$ 200,000
CAPITAL RENEWAL		\$ -	\$ -	\$ 50,000	\$ 85,000	\$ 75,000	\$ -	\$ 210,000

Forest Avenue Heating Plant



Year Built	1972
Architect	Brooks-Borg
Address	2817 Forest Avenue
Roof Installation Date	2/5/2003
Roof Warranty Length	10 years
Gross Square Footage	6,932
Remodel Date	2006
Fire Sprinkler System	No
Deferred Maintenance	\$ 158,000
Capital Renewal	\$ -
Total	\$ 158,000
Current Replacement Value	\$ 2,772,800

Back-up Generator: 2009 Kohler diesel 150 kW
for pumps associated with boilers

Facility Condition Index 5.70%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Replace exterior double steel entry door, ventilation gate and hardware due to age, performance, safety, and security	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
HVAC	Replace domestic water feed pump for boilers	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
HVAC	Install 2 variable speed drives for chiller pumps \$115,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	Replace 50 HP water circulating pumps due to age, performance and energy consumption \$33,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	Replace 40 HP water circulation pumps due to age, performance and energy consumption \$35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOF	Installation of solar panels on the west side roof	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000
ROOF	Replaced warranty expired on original section of building that has ballast @ 3,250 sf	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ 65,000
DEFERRED MAINTENANCE		\$ 3,000	\$ 15,000	\$ 75,000	\$ -	\$ 65,000	\$ -	\$ 158,000

Goodwin-Kirk Residence Hall



Year Built	1962
Architect	Harry Weese & Associates
Address	1215 30th Street
Roof Installation Date	8/31/2016
Roof Warranty Length	10 years
Gross Square Footage	137,501
Remodel Date	2003
Fire Sprinkler System	Yes
Deferred Maintenance	\$ 1,053,000
Capital Renewal	\$ 746,000
Total	\$ 1,799,000
Current Replacement Value	\$55,000,400

Single Rooms	49
Double Rooms	6
Triple Rooms	6
Quad Rooms	99
Total Rooms	160
Total Beds	475

Facility Condition Index 3.27%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Install door alarms for all exterior doors that can be monitored by front desk	\$ -	\$ -	\$ -	\$ 14,000	\$ -	\$ -	\$ 14,000
ELEVATOR	Passenger-20043900: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELEVATOR	Dumbwaiter-20043980: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Caulking and sealing building façade/walks	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
EXTERIOR	Replace concrete walkways in courtyard	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
EXTERIOR	Replace loading dock doors, hardware, and add card access	\$ -	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ 9,000
EXTERIOR	Replace windows and update fin tubes in walkway bridge on Kirk Hall, other 2 walkways were done summer 2017	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -	\$ 65,000
EXTERIOR	Concrete foundation repair on ground floor to keep rain from entering through swale	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
EXTERIOR	Replace bay windows in student rooms due to steel rusting, windows failing, and insulation issues along brick façade. Replacing window blinds as well. One side of building per year	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000	\$ 600,000
HVAC	Installation of pumps and valves to control temperature of secondary chilled water loop through building, similar to the project at quads that was successful in regulating chilled water temperature and reducing humidity in student rooms while saving energy	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
HVAC	Replace outdated pneumatic HVAC controls with digital (digital data control (DDC)) for improved control / monitoring and energy conservation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000
PLUMBING	Replacement of building steam fired water heaters	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 100,000
ROOF	Replace warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ 59,000	\$ 330,000	\$ 124,000	\$ 100,000	\$ 440,000	\$ 1,053,000

EXTERIOR	Paint bay windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	\$ 55,000
INTERIOR	Replace carpet 1st, 2nd & 3rd floors (phased work 1 floor a year)	\$ -	\$ -	\$ 130,000	\$ -	\$ 130,000	\$ 130,000	\$ 390,000
INTERIOR	Ceiling tile replacement in lobby and throughout building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
INTERIOR	RHC apartment, office, and restroom updates with furniture and kitchen appliance replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
INTERIOR	Assistant RHC apartment, office, and restroom updates with furniture and kitchen appliance replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
INTERIOR	Replace window blinds in student rooms	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000	\$ 18,000	\$ 54,000
INTERIOR	Replace lobby furniture	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
INTERIOR	Replace laundry and study room furniture	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
INTERIOR	Mailbox lobby area remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000
INTERIOR	Installation of cameras at the entrances for monitoring by front desk	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
INTERIOR	Front desk area remodel	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
INTERIOR	Installation of functioning mailboxes	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
CAPITAL RENEWAL		\$ -	\$ -	\$ 157,000	\$ 43,000	\$ 198,000	\$ 348,000	\$ 746,000

Harkin Center



Year Built 2020
 Architect BDIM
 Address 2800 University Avenue
 Roof Installation Date 7/1/2020
 Roof Warranty Length 20 years
 Gross Square Footage 17,184
 Remodel Date
 Fire Sprinkler System Yes

Deferred Maintenance \$ 5,000
 Capital Renewal \$ -
 Total \$ 5,000
 Current Replacement Value \$ 6,873,600

Facility Condition Index 0.07%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Lighting controls for DIRTT walled offices on the northside of 2nd floor	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
ELEVATOR	Passenger-# :No deficiencies	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
HVAC	Installation of additional thermostat controllers for DIRTT walled offices that on the northside of the 2nd floor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOF	No deficiencies - roof installed in 2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000

Harmon Fine Arts Center



Year Built	1972
Architect	Harry Weese & Associates
Address	1310 25th Street
Roof Installation Date	2/5/2003
Roof Warranty Length	10 years
Gross Square Footage	126,071
Remodel Date	0
Fire Sprinkler System	No
Deferred Maintenance	\$ 6,499,256
Capital Renewal	\$ 309,040
Total	\$ 6,808,296
Current Replacement Value	\$ 50,428,400

Back-up Generator: 1972 Onan diesel 230 kW for exit lighting, sump pumps and sewer ejection pumps

Facility Condition Index 13.50%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Relocation of transformers outside of buildings and upgrade to handle additional loads	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000
ELECTRICAL	Generator: Replace 230 KW diesel generator and transfer switch originally installed in 1972 that provides back-up power for life safety, sump pumps and sewer ejection pumps with natural gas one.	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ 220,000
ELEVATOR	Wheel Chair Lift-20202765: No Deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELEVATOR	Center Stage Lift-20043881: No Deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELEVATOR	Passenger North-20043999: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELEVATOR	Passenger South-20043906: Power Unit Replacement - Modernization	\$ 33,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 133,000
ELEVATOR	Wheel Chair Lift-20239148: No Deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Additional concrete repairs on eastside of arcade	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
EXTERIOR	Replace north dock exterior steel entry and roll-up doors	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000
EXTERIOR	Replace roof access door on 4th floor north end and repair steel lintel and brick façade	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
EXTERIOR	Structural engineer review of brick façade to determine issues that need repair	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
EXTERIOR	Tuck pointing of brick façade and installation of control joints	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 200,000
EXTERIOR	Replace damaged masonry parapet wall	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
EXTERIOR	Replace buildings windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,172,256	\$ 1,172,256
HVAC	Replace AHU S1, S2, R3 and R4 - 24000 cfm, modular build, cooling coils, heating coils, filter section, outside air and conversion from pneumatic to digital data control (DDC) controls - due to age, performance and energy consumption	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,873,000	\$ 1,873,000
HVAC	Replace AHU PAH South and North- 1000 cfm, modular build, cooling coils, heating coils, filter section, outside air and conversion from pneumatic to digital data control (DDC) controls - due to age, performance and energy consumption	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390,000	\$ 390,000
HVAC	Clean HVAC ductwork and reheats coils	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000

Harmon Fine Arts Center (cont)



DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
HVAC	Replace approx. 25 circulating pumps and fans, assorted sizes up to 5 HP.	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 200,000
INTERIOR	Install new handrails in stairwells	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000	\$ 450,000
INTERIOR	Upgrade stairwell door hardware	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ 90,000
INTERIOR	Installation of card reader for access through east door	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000
INTERIOR	Develop renovation plans for building	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
INTERIOR	Installation of ADA restrooms on main floor of lobby	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
INTERIOR	Replacement of PAH house lighting fixtures with LED	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
INTERIOR	Replacement of PAH stage floor	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
INTERIOR	Replacement of batten cables for three electric motors that operate over stage	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
INTERIOR	Acoustical panels needed in interior practice rooms @ \$2,000 per room	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOF	Replace roof liner bridging and flashings due to leaks	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 40,000
ROOF	Repairs to roof, replace roof in phased work warranty expired 2/14/2013, PAH roof replacement FY24	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 420,000
DEFERRED MAINTENANCE		\$ 253,000	\$ 656,000	\$ 230,000	\$ 130,000	\$ 470,000	\$ 4,760,256	\$ 6,499,256
INTERIOR	Replace carpet Room 204 @ 1044 sf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,440	\$ 10,440
INTERIOR	Upgrade Anderson Gallery with LED lights	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000
INTERIOR	Replace carpet in Anderson Gallery @ 2,660 sf	\$ -	\$ -	\$ -	\$ -	\$ 26,600	\$ -	\$ 26,600
INTERIOR	Replace wall surface in Anderson Gallery	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
INTERIOR	Carpet and seat fabric replacements in PAH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000
INTERIOR	Replace carpet 4th floor corridor, outside rooms 401-430)	\$ 11,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000
INTERIOR	Replace carpet in rooms 272, 274, 278	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
INTERIOR	Classroom 204 new classroom tables and carpet	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000
INTERIOR	Classroom 304 new classroom furniture and carpet	\$ -	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ 24,000
INTERIOR	Classroom 336 new furniture - estimate	\$ -	\$ 41,000	\$ -	\$ -	\$ -	\$ -	\$ 41,000
INTERIOR	Monroe Recital Room B004 new carpet \$28,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTERIOR	Monroe Recital Room B004 new orchestra chairs	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
INTERIOR	Practice Room Renovations: window film, carpet, Tectum sound panels, and blinds cost per room, building has 40 practice rooms	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
CAPITAL RENEWAL		\$ 37,000	\$ 95,000	\$ -	\$ 15,000	\$ 26,600	\$ 135,440	\$ 309,040

Harvey Ingham Hall



Year Built 1949
 Architect Saarinen, Swanson & Saarinen
 Address 2804 Forest Avenue
 Roof Installation Date 6/13/2013
 Roof Warranty Length 15 years
 Gross Square Footage 47,100
 Remodel Date 2015
 Fire Sprinkler System Yes

Deferred Maintenance \$ 210,000
 Capital Renewal \$ -
 Total \$ 210,000
 Current Replacement Value \$ 18,840,000

Facility Condition Index 1.11%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Power wash, tuck and point aged exterior brick and mortar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ 110,000
HVAC	Heater unit for vestibule outside of auditoriums	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
HVAC	Internal glass vestibule on SW entrance doors	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
PLUMBING	Installation of sewage lift station on north exterior of building that serves the lower level restrooms	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
ROOF	Replacement of roof after warranty expires	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ 10,000	\$ 90,000	\$ -	\$ -	\$ 110,000	\$ 210,000

Herriott Residence Hall



Year Built 1957
 Architect Eero Saarinen & Associates
 Address 2842 Forest Avenue
 Roof Installation Date 11/9/1993
 Roof Warranty Length 15 years
 Gross Square Footage 41,134
 Remodel Date 2008
 Fire Sprinkler System Yes

Deferred Maintenance \$ 344,000
 Capital Renewal \$ 678,000
 Total \$ 1,022,000
 Current Replacement Value \$ 16,453,600

Single Rooms 20
 Double Rooms 78
 Triple Rooms 10
 Tour Rooms (Single) 1
 Total Rooms 109
 Total Beds 207

Facility Condition Index 6.21%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20296793: No Deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Repair steel decking and paint railings/supports for walkway bridge and fire escape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Exterior masonry, add brick head joint vents, replace defaced brick, reopen existing masonry weeps, install stainless steel drip above and below steel c-channel, and remove/replace sealant at select windows based on Quad drawings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Repair damaged exterior steel c-channel, cleaning and painting based on Quad drawings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTERIOR	Remodel restrooms to individual units with private shower, sink, and toilets	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
ROOF	Replace roof over entrance @ 160 sf	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
ROOF	Replace roof warranty expired 2008 @ 7920 sf	\$ -	\$ -	\$ -	\$ 140,000	\$ -	\$ -	\$ 140,000
DEFERRED MAINTENANCE		\$ -	\$ 4,000	\$ 200,000	\$ 140,000	\$ -	\$ -	\$ 344,000

INTERIOR	Kitchen cabinets, counter, and appliances updates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
INTERIOR	RHC apartment, office, and restroom updates with furniture and kitchen appliance replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
INTERIOR	Replace lobby, laundry and study room furniture	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
INTERIOR	Replace vinyl tile and rolled carpet in hallways due to age, wear and aesthetics	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,000	\$ 235,000
INTERIOR	Replace all student room carpet with LVT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 358,000	\$ 358,000
CAPITAL RENEWAL		\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 638,000	\$ 678,000

Howard Hall



Year Built 1903
 Architect Proudfoot & Bird
 Address 2505 University Avenue
 Roof Installation Date 8/20/2000
 Roof Warranty Length 40 years
 Gross Square Footage 18,963
 Remodel Date 1986
 Fire Sprinkler System No

Deferred Maintenance \$ 1,207,078
 Capital Renewal \$ 290,500
 Total \$ 1,497,578
 Current Replacement Value \$ 7,585,200

Facility Condition Index 19.74%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20043824: Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,540	\$ 135,540
EXTERIOR	Upgrade door hardware north entrance	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500
EXTERIOR	Replace existing south aluminum entry doors, transom framing, sidelights, and door hardware		\$ -	\$ 16,250	\$ -	\$ -	\$ -	\$ 16,250
EXTERIOR	Paint exterior	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,500	\$ 48,500
EXTERIOR	Repair or replace concrete steps on south entrance	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
EXTERIOR	Power wash, repair, tuck, repoint and seal aged exterior brick and mortar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,350	\$ 85,350
HVAC	Replace (12) 1 - 3 HP circulating pumps for heating/cooling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,790	\$ 41,790
HVAC	Replace control air pneumatic compressor due to age and performance \$5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	Replace air handler , 7500 cfm, modular build, cooling coils, heating coils, filter section, outside air and conversion from pneumatic to digital data control (DDC) controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000
INTERIOR	Renovate aged and worn front entry and stairway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ 65,000
INTERIOR	Replace aged and stained 2 X 2 suspended ceiling tiles including LED retrofit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,148	\$ 52,148
ROOF	Replace roof installed 8/2000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ 16,250	\$ 12,500	\$ -	\$ 1,178,328	\$ 1,207,078

EXTERIOR	Paint exterior	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,500	\$ 48,500
INTERIOR	Paint interior walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,000	\$ 22,000
INTERIOR	Paint interior trim/refinish	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ 35,000
INTERIOR	Replace vinyl tile and carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,000	\$ 105,000
INTERIOR	Sand, stain and repair interior wood surfaces.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 80,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ 255,500	\$ 290,500

Hubbell Dining Hall



Year Built	1954
Architect	Saarinen, Saarinen & Associates and Harry Weese & Associates
Address	1315 30th Street
Roof Installation Date	12/16/2011
Roof Warranty Length	15 years
Gross Square Footage	52,128
Remodel Date	2020
Fire Sprinkler System	Yes
Deferred Maintenance	\$ 258,000
Capital Renewal	\$ 226,000
Total	\$ 484,000
Current Replacement Value	\$ 20,851,200
Facility Condition Index	2.32%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Freight-20328087: No Deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELEVATOR	Passenger-20328007: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Replace 40 windows on south due to frame fatigue, broken seals, age and energy consumption	\$ -	\$ -	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ 240,000
EXTERIOR	Dock leveler replacement	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000
EXTERIOR	Replace dock access door and add card access	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
ROOF	Replace warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ 18,000	\$ 120,000	\$ -	\$ 120,000	\$ 258,000

INTERIOR	Zip space furniture	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
INTERIOR	Installation of food waste Somat pulper used in composting of food waster	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
INTERIOR	Installation of Somat dehydrator system used in composting of food waste	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
INTERIOR	Replace aged and damaged perforated metal panel ceiling in bakery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
INTERIOR	Grind down concrete in tunnel due to surface imperfections	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ 25,000	\$ 31,000
CAPITAL RENEWAL		\$ -	\$ 6,000	\$ 60,000	\$ 110,000	\$ -	\$ 50,000	\$ 226,000

Jewett Residence Hall



Year Built 1940
 Architect Proudfoot Rawson; Eero Saarinen & Associates
 Address 2801 University Avenue
 Roof Installation Date 10/15/2004
 Roof Warranty Length 10 years
 Gross Square Footage 44,516
 Remodel Date 2004
 Fire Sprinkler System Yes

Deferred Maintenance \$ 3,517,400
 Capital Renewal \$ 165,000
 Total \$ 3,682,400
 Current Replacement Value \$ 17,806,400

Single Rooms 8
 Double Rooms 74
 Triple Rooms 4

 Quad Rooms 0

 Total Rooms 86
 Total Beds 168

Facility Condition Index 20.68%

Back-up Generator: 2012 Kohler diesel 180 kW for exit lighting and ITS equipment

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Major upgrade needed to the electrical distribution system including transformer, panels, wiring, outlets, switches and fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
ELEVATOR	Dumbwaiter-20043968: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELEVATOR	Wheel Chair Lift-20043974: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELEVATOR	Installation of a new passenger elevator - exterior shaft - 4 stop		\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
EXTERIOR	Upgrade exit hardware	\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ 16,000
EXTERIOR	Replace lobby windows due to wood frame fatigue 10 windows with curved window above	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
EXTERIOR	Replace student room windows due to frame fatigue, age and energy conservation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
HVAC	Install a building automation system (BAS) and digital data control (DDC) to monitor and control energy usage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000
HVAC	Upgrade HVAC system in all rooms to VRF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000
HVAC	Replacement A/C window units for student rooms with commercial grade units	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 30,000
HVAC	Replace aged Liebert HVAC cooling unit for ITS room in basement	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ 120,000
HVAC	Install 2 mini-split systems for basement area	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
INTERIOR	Installation of cameras at the entrances for monitoring by front desk	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
ROOF	Installation of safety ladder and replace roof hatch	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ 18,000
PLUMBING	Replace 3 HP water booster pump for domestic water	\$ -	\$ 13,400	\$ -	\$ -	\$ -	\$ -	\$ 13,400
DEFERRED MAINTENANCE		\$ 70,000	\$ 13,400	\$ 198,000	\$ 41,000	\$ 10,000	\$ 3,185,000	\$ 3,517,400

INTERIOR	Installation of functioning mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
INTERIOR	Kitchen cabinets, counter, and appliances updates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
INTERIOR	Replace lobby furniture & TVs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
INTERIOR	Replace carpet in hallways and student rooms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 165,000

Knapp Center



Year Built 1992
 Architect Bussard Dikis
 Address 2601 Forest Avenue
 Roof Installation Date 7/9/2012
 Roof Warranty Length 15 years
 Gross Square Footage 110,000
 Remodel Date 0
 Fire Sprinkler System Yes

Deferred Maintenance \$ 1,139,000
 Capital Renewal \$ 100,000
 Total \$ 1,239,000
 Current Replacement Value \$ 44,000,000

Back-up Generator: 1992 Kohler diesel 200 kW for exit lighting and sump pumps

Facility Condition Index 2.82%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20043888: No Deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELECTRICAL	Upgrade of exterior flood up lights to color changing LED	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
EXTERIOR	Repair EFIS on south façade	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
EXTERIOR	Concrete repairs for stairs and walks along Forest Avenue	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 60,000
HVAC	Replace water valves (6) that are hard to operate and original to the building	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
HVAC	Re-engineer and upgrade the basketball offices and ticket offices HVAC systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,000	\$ 170,000
HVAC	Recommissioning of HVAC systems for Knapp, Bell, and Shivers	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
HVAC	Installation of dehumidification system (reheat coils) and AHU control sequence, recommissioning of HVAC system, updating controls, Modus Engineering construction administration.	\$ 196,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196,000
HVAC	Installation of humidity system	\$ -	\$ -	\$ 235,000	\$ -	\$ -	\$ -	\$ 235,000
HVAC	Installation of backdraft dampers for existing HVAC system that will enhance efficiency	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ 18,000
INTERIOR	Resurface worn running track	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000
PLUMBING	Upgrade water fountains with bottle fillers	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
ROOF	Replace 4 corner small roofs sections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,000	\$ 195,000
DEFERRED MAINTENANCE		\$ 196,000	\$ -	\$ 308,000	\$ 70,000	\$ 20,000	\$ 545,000	\$ 1,139,000
INTERIOR	Update concession stand spaces	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ 50,000
INTERIOR	Replace carpet locker rooms, coaches offices, and hallways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 50,000	\$ 100,000

La Casa Cultural Center



Year Built	1913
Architect	Unknown
Address	1151 28th Street
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	3,110
Remodel Date	0
Fire Sprinkler System	No
Deferred Maintenance	\$ 63,500
Capital Renewal	
Total	\$ 63,500
Current Replacement Value	\$ 1,244,000
Facility Condition Index	5.10%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Repair foundation and stair walls.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500	\$ 10,500
EXTERIOR	Install ADA Ramp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
HVAC	Replace failed AC condenser and A Coil that provides	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
PLUMBING	New water service from the street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000
ROOF	Replacement of the roof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,500	\$ 63,500

Legal Clinic



Year Built 1987
 Architect Charles Herbert & Associates
 Address 2400 University Avenue
 Roof Installation Date 8/1/2017
 Roof Warranty Length 15 years
 Gross Square Footage 22,039
 Remodel Date 1993
 Fire Sprinkler System No

Deferred Maintenance \$ 319,000
 Capital Renewal \$ 23,000
 Total \$ 342,000
 Current Replacement Value \$ 8,815,600

Facility Condition Index 3.88%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20202762: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Replace wood, fixed glass windows with insulated double pane windows and frames for NE entrance	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
EXTERIOR	Replace wood windows on south façade that have rotten from age and weather	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
EXTERIOR	Replace failing south facing windows	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
EXTERIOR	Tuck point, repoint and seal aged exterior brick and mortar	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 60,000
HVAC	Replace 1 of the 6 single-zone rooftop units (RTUs) that serve the 1993 additions. 5 are 5-ton units and a 1 is a 10-ton unit		\$ 20,000	\$ -	\$ 20,000	\$ 25,000	\$ 40,000	\$ 105,000
HVAC	Replace several of the 7 indoor residence -style furnace units & outdoor rooftop condensing units each year that serves the 1987 original building with Daikin Fit units, per mechanical room which houses 2 - 3.		\$ -	\$ 24,000	\$ -	\$ 24,000	\$ 36,000	\$ 84,000
DEFERRED MAINTENANCE		\$ -	\$ 45,000	\$ 99,000	\$ 50,000	\$ 49,000	\$ 76,000	\$ 319,000
INTERIOR	Replace carpet in courtroom, @ 2,300 sf	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ 23,000
CAPITAL RENEWAL		\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ 23,000

Medbury Hall



Year Built 1955
 Architect Eero Saarinen & Associates
 Address 2730 Forest Avenue
 Roof Installation Date 12/5/1996
 Roof Warranty Length 20 years
 Gross Square Footage 10,340
 Remodel Date 1993
 Fire Sprinkler System No

Deferred Maintenance \$ 372,000
 Capital Renewal \$ 140,000
 Total \$ 512,000
 Current Replacement Value \$ 4,136,000

Facility Condition Index 12.38%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Upgrades to electrical distribution system with new panels in mechanical room	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000
EXTERIOR	Power wash, repair, tuck, point and seal aged exterior brick and mortar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,000	\$ 57,000
EXTERIOR	Replace windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
HVAC	Replace baseboard convectors and radiating heating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000
HVAC	Valve replacement in building for HVAC system	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
INTERIOR	Asbestos abatement for pipes and floor tiles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000
DEFERRED MAINTENANCE		\$ -	\$ -	\$ 25,000	\$ -	\$ 20,000	\$ 327,000	\$ 372,000

INTERIOR	Replace vinyl tile and roll carpet due to age and aesthetics	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
INTERIOR	Refresh paint on interior walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
INTERIOR	Install roller blinds on windows	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ 40,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 100,000	\$ 140,000

Meredith Hall



Year Built 1965
 Architect Mies van der Rohe
 Address 2805 University Avenue
 Roof Installation Date 6/30/2023
 Roof Warranty Length 20 years
 Gross Square Footage 60,750
 Remodel Date 2023
 Fire Sprinkler System Yes

Deferred Maintenance \$ 976,000
 Capital Renewal \$ -
 Total \$ 976,000
 Current Replacement Value \$ 24,300,000

Facility Condition Index 4.02%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20043894: Elevator remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,000	\$ 95,000
ELEVATOR	Passenger-20043894: Exterior recladding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,000	\$ 92,000
EXTERIOR	Replace 3 windows that have failed @ \$10,950/each	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
EXTERIOR	Replace 85 windows that have failed as one project @ \$7,100/each	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 597,000	\$ 597,000
EXTERIOR	South plaza concrete and paver repairs	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
EXTERIOR	Remove cooling tower	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000
INTERIOR	New steel/glass vestibules at east and west entrances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,000	\$ 67,000
ROOF	No deficiencies, replaced 2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ 35,000	\$ -	\$ 60,000	\$ -	\$ 30,000	\$ 851,000	\$ 976,000

Morehouse Residence Hall



Year Built	1931
Architect	Tinsley, McBroom & Higgins
Address	2803 University Avenue
Roof Installation Date	8/1/1993
Roof Warranty Length	15 years
Gross Square Footage	41,964
Remodel Date	2004
Fire Sprinkler System	Yes

Deferred Maintenance	\$ 4,244,419
Capital Renewal	\$ 15,000
Total	\$ 4,259,419
Current Replacement Value	\$ 16,785,600

Facility Condition Index 25.38%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Major upgrade needed to the electrical distribution system including transformer, panels, wiring, outlets, switches and fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
ELECTRICAL	Replace 3 HP water booster pump drive for domestic water	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
ELECTRICAL	Install variable frequency drive to restroom exhaust fans	\$ -	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ 8,500
ELEVATOR	Installation of a new elevator 4 stop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000	\$ 450,000
EXTERIOR	Replace exterior windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
EXTERIOR	Repair masonry walls, tuck-point and seal and power wash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,419	\$ 94,419
EXTERIOR	Replace hand rails at front entrance	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
EXTERIOR	Replace West ADA Door both interior and exterior	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
EXTERIOR	Replaced concrete walks, steps and railings, improved landscaping	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
HVAC	Install air dryer to HVAC pneumatics	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
HVAC	Install building automation control system (BAS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,000	\$ 88,000
HVAC	Air condition ballroom at lower level	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
HVAC	Upgrade HVAC system in all rooms to VRF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
HVAC	Replacement A/C window units for student rooms with commercial grade units	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 40,000
HVAC	Replacement A/C compressor that provides central air for the student rooms on the lower floor	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
INTERIOR	Replace doors in all stairways with fire rated doors	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 60,000	\$ 80,000
INTERIOR	Installation of cameras at the entrances for monitoring by front desk	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
ROOF	Installation of solar panels on roof	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
ROOF	Replace roof warranty expired	\$ -	\$ 366,000	\$ -	\$ -	\$ -	\$ -	\$ 366,000
DEFERRED MAINTENANCE		\$ -	\$ 429,500	\$ 182,500	\$ 45,000	\$ 20,000	\$ 3,567,419	\$ 4,244,419
INTERIOR	Replace lobby furniture & TVs	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000

Occupational Therapy Center



Year Built	1982
Architect	Unknown
Address	3003 Forest Avenue
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	11,150
Remodel Date	2016
Fire Sprinkler System	Yes
Deferred Maintenance	\$ 20,000
Capital Renewal	\$ 12,000
Total	\$ 32,000
Current Replacement Value	\$ 4,460,000
Facility Condition Index	0.72%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-43071705: No Deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Installation of an additional handicap ramp in walk near building front entrance	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
ROOF	No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
INTERIOR	Install insulated sound panels in staff offices for sound dampening in 12 offices	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
CAPITAL RENEWAL		\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000

Old Main



Year Built 1882
 Architect C. B. Laken
 Address 2507 University Avenue
 Roof Installation Date -
 Roof Warranty Length -
 Gross Square Footage 29,265
 Remodel Date 2000
 Fire Sprinkler System Yes

Deferred Maintenance \$ 1,283,040
 Capital Renewal \$ 55,000
 Total \$ 1,338,040
 Current Replacement Value \$ 11,706,000

Facility Condition Index 11.43%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Upgrade building's electrical distribution system, including panels, switches, outlets and wiring. Includes light fixture replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000	\$ 450,000
ELECTRICAL	Replace exterior flood lights with color changing LED fixtures	\$ -	\$ -	\$ -	\$ 20,500	\$ -	\$ -	\$ 20,500
ELEVATOR	Passenger-20043831: Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,540	\$ 135,540
EXTERIOR	Upgrade south entrance door hardware on existing doors	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
EXTERIOR	Regrade front south landscape area of building and waterproof foundation		\$ -	\$ -	\$ -	\$ 126,500	\$ -	\$ 126,500
EXTERIOR	Power wash, repair masonry walls, tuck-point and seal	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
EXTERIOR	Replace windows due to frame fatigue, age and energy leaks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,000	\$ 325,000
EXTERIOR	Repair and paint wood trim	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
INTERIOR	Insulate attic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
HVAC	Replace steam heat exchanger that has failed and provided hot water for heating	\$ 20,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,500
ROOF	Replace warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ 20,500	\$ 10,000	\$ -	\$ 195,500	\$ 126,500	\$ 930,540	\$ 1,283,040

INTERIOR	Replace carpet in 3rd floor hallway, and 2nd to 3rd floors stairway, and install carpet 1st to 2nd floor stairway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
INTERIOR	Replace carpet on 2nd floor sitting areas	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
INTERIOR	Replace carpet in Levitt Hall @ 2,502 sf	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
CAPITAL RENEWAL		\$ -	\$ 5,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ 55,000

Olin Hall



Year Built	1974
Architect	Grover Dimond/Elberbe & Company
Address	2708 Forest Avenue
Roof Installation Date	12/28/2006
Roof Warranty Length	10 years
Gross Square Footage	77,150
Remodel Date	2006
Fire Sprinkler System	Yes
Deferred Maintenance	\$ 13,114,165
Capital Renewal	\$ 250,000
Total	\$ 13,364,165
Current Replacement Value	\$ 30,860,000

Back-up Generator: 2006 Kohler natural gas 125 kW for exit lighting, sump pumps and lab refrigerators/freezers on the 2nd floor

Facility Condition Index 43.31%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20043805: Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,540	\$ 135,540
ELECTRICAL	Upgrade building's electrical distribution system, including panels, switches, outlets and wiring. Including light fixture replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,005,900	\$ 2,005,900
ELECTRICAL	Install electrical connections from generator to refrigerators and freezers in labs throughout the building that are not currently on back-up power using red outlets	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
EXTERIOR	Exterior repair including seal, point and tuck brick, new windows, doors and roof replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,201,725	\$ 3,201,725
HVAC	Renovate and upgrade the buildings HVAC system	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,658,725	\$ 1,658,725
INTERIOR	Replace movable furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,460,000	\$ 1,460,000
INTERIOR	Interior finishes including walls, doors, trim, floor, ceiling, restrooms, paint and casework. Asbestos abatement may be necessary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100,000	\$ 3,100,000
INTERIOR	Develop renovation plans for building	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
PLUMBING	Upgrade the domestic water and sanitary piping including supply, waste and vent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,427,275	\$ 1,427,275
ROOF	Replace warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ 100,000	\$ 25,000	\$ -	\$ -	\$ 12,989,165	\$ 13,114,165
INTERIOR	Replace classroom chairs and tables	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 90,000
INTERIOR	Removal of worn tile on 3rd and 4th floors, asbestos abatement, and sealing of floor	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000
CAPITAL RENEWAL		\$ 160,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 250,000

Olmsted Center



Year Built 1974
 Architect Harry Weese & Associates
 Address 2875 University Avenue
 Roof Installation Date 6/1/2003
 Roof Warranty Length 10 years
 Gross Square Footage 73,380
 Remodel Date 2019
 Fire Sprinkler System Yes

Deferred Maintenance \$ 1,394,040
 Capital Renewal \$ 190,918
 Total \$ 1,584,958
 Current Replacement Value \$ 29,352,000

Back-up Generator: 1974 Kohler diesel 25 kW for exit lighting and sump pumps

Facility Condition Index 5.40%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Freight-20043837: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELEVATOR	Passenger-20043811: Vandal Proof Fixtures, Modernization	\$ -	\$ -	\$ -	\$ -	\$ 15,500	\$ 135,540	\$ 151,040
EXTERIOR	Replace (9) 4' X 5' windows on second floor south wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000
EXTERIOR	Power wash, repair, tuck repoint as seal aged exterior brick and mortar. Caulk concrete around the building perimeter for proper seal		\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ 110,000
EXTERIOR	Investigate and repair foundation drains to storm drains on north side of building from deep pit in mechanical room.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 35,000
EXTERIOR	Replace (14) 1' X 4' windows on first floor south	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
EXTERIOR	Replace (10) large round windows with broken seals and showing signs of flashing failure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,000	\$ 58,000
EXTERIOR	Replace existing aluminum (north and south) entrance doors, hardware, and thresholds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
HVAC	Replace Air Handling Units (6) @12,500 cfm, modular build, cooling coils, heating coils, filter section, outside air and conversion from pneumatic to digital data control (DDC) controls phased work	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
HVAC	Install variable frequency drive (VFD) to return air fans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
HVAC	Replace catering kitchen refrigeration equipment 3 walk-in refrigerators and 1 walk-in freezer	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
HVAC	Replace catering kitchen dishwasher, includes equipment, installation and start-up. Similar to the one at Hubbell.	\$ -	\$ -	\$ -	\$ 160,000	\$ -	\$ -	\$ 160,000
INTERIOR	Replace parents hall movable wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ 65,000
INTERIOR	Replace toilet fixtures with low flow units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
INTERIOR	Install new hand rails - upper	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
INTERIOR	Install new hand rails - lower	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
ROOF	No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ 80,000	\$ 160,000	\$ 15,500	\$ 1,138,540	\$ 1,394,040

INTERIOR	Replace worn and dated parents hall wood floor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000
INTERIOR	Refresh wall interior paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,718	\$ 80,718
INTERIOR	Replace worn metal ceiling tiles with fire rated acoustical tile in kitchen area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,600	\$ 17,600
INTERIOR	Replace 2nd convection oven in catering kitchen having issues maintaining accurate temperature	\$ -	\$ -	\$ 7,600	\$ -	\$ -	\$ -	\$ 7,600
CAPITAL RENEWAL		\$ -	\$ -	\$ 7,600	\$ -	\$ -	\$ 183,318	\$ 190,918

Opperman Law Library



Year Built	1992
Architect	Leonard Parker & Associates
Address	2604 Forest Avenue
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	50,000
Remodel Date	0
Fire Sprinkler System	Yes
Deferred Maintenance	\$ 100,000
Capital Renewal	\$ 240,000
Total	\$ 340,000
Current Replacement Value	\$ 20,000,000

Back-up Generator: 1992 Detroit diesel 100 kW for exit lighting, fire pump, and sump pumps

Facility Condition Index 1.70%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20043849: No Deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Repair connection from Opperman to Cartwright due to leaks	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
HVAC	Install humidifier, steam, room or duct, filter, regulators, automatic controls, 220 V, 33 lb. per hour includes blower, filter, regulator and standard controls that serves the building - Dennis?	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ 80,000
ROOF	No deficiencies Installed in 1992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ 20,000	\$ -	\$ -	\$ 80,000	\$ -	\$ 100,000
INTERIOR	Replace carpet due to age, wear and aesthetics - explain where	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000	\$ 240,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000	\$ 240,000

Oreon Scott Chapel



Year Built	1955
Architect	Eero Saarinen & Associates
Address	2730 Forest Avenue
Roof Installation Date	5/31/2006
Roof Warranty Length	10 years
Gross Square Footage	805
Remodel Date	2006
Fire Sprinkler System	No
Deferred Maintenance	\$ 55,000
Capital Renewal	\$ -
Total	\$ 55,000
Current Replacement Value	\$ 322,000
Facility Condition Index	17.08%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
HVAC	Replacement of HVAC unit and ducts	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
INTERIOR	Replacement of seat cushions	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
ROOF	Replace aged roof warranty expired	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
DEFERRED MAINTENANCE		\$ -	\$ -	\$ 30,000	\$ 10,000	\$ 15,000	\$ -	\$ 55,000

Paper Warehouse



Year Built	1925
Architect	Unknown
Address	1151 24th Street
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	1,500
Remodel Date	0
Fire Sprinkler System	No
Deferred Maintenance	\$ 10,000
Capital Renewal	\$ -
Total	\$ 10,000
Current Replacement Value	\$ 600,000
Facility Condition Index	1.67%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Repair siding and paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
ROOF	Replace warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000

President's House



Year Built	1915
Architect	Hallet & Rawson
Address	-
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	8,900
Remodel Date	0
Fire Sprinkler System	No
Deferred Maintenance	\$ 167,000
Capital Renewal	\$ -
Total	\$ 167,000
Current Replacement Value	\$ 3,560,000
Facility Condition Index	4.69%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Replace and upgrade electrical service panel in 2nd fl	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
EXTERIOR	Replace driveway gate	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
EXTERIOR	Replace flat roof on house	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000
EXTERIOR	Paint windows and stucco façade	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
EXTERIOR	Brick tuckpointing on house	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
EXTERIOR	Reseal asphalt driveway in front	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000
HVAC	Replacement of HVAC unit serving 2nd floor	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
HVAC	Replacement of HVAC unit serving 3rd floor	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
INTERIOR	Replace dryer and kitchen appliances	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
INTERIOR	Replace carpet on 2nd and 3rd floors	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000
ROOF	Replace warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ 47,000	\$ 45,000	\$ 25,000	\$ 50,000	\$ -	\$ 167,000

Ross Residence Hall



Year Built 1962
 Architect Harry Weese & Associates
 Address 1214 31st Street
 Roof Installation Date 7/25/2007
 Roof Warranty Length 10 years
 Gross Square Footage 31,144
 Remodel Date 2005
 Fire Sprinkler System No

Deferred Maintenance \$ 1,429,450
 Capital Renewal \$ 160,000
 Total \$ 1,589,450
 Current Replacement Value \$ 12,457,600

Single Rooms 3
 Double Rooms 25
 Triple Rooms 0
 Quad Rooms 16
 Total Beds 117

Facility Condition Index 12.76%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20043855: Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000
ELEVATOR	Install new 5 stop passenger elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
EXTERIOR	Brick parapet tuck pointing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000
EXTERIOR	Structural concrete repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ 45,000
EXTERIOR	Power wash, repair masonry walls, tuck-point and seal aged exterior brick and mortar	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000
EXTERIOR	Replace entry glass wall/door for each unit with insulated glass and door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 265,000	\$ 265,000
EXTERIOR	Concrete repairs for walkways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
HVAC	Add exhaust fans to roof for restrooms ducts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
HVAC	Install through the wall HVAC in each dorm room and common space. This is to include building automation system (BAS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
INTERIOR	Asbestos abatement of tile and remove carpet. Replace with vinyl tile and roll carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205,000	\$ 205,000
INTERIOR	Interior renovations - Replace aged kitchen cabinets, remodel restroom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233,450	\$ 233,450
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,429,450	\$ 1,429,450
INTERIOR	Carpet replacement and asbestos removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000

ROTC House



Year Built	1869
Architect	Unknown
Address	1502 24th Street
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	1,532
Remodel Date	0
Fire Sprinkler System	No
Deferred Maintenance	\$ 17,000
Capital Renewal	\$ -
Total	\$ 17,000
Current Replacement Value	\$ 612,800
Facility Condition Index	2.77%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Repair siding and windows and paint exterior of house	\$ -	\$ -	\$ -	#####	\$ -	\$ -	\$ 10,000
EXTERIOR	Repair foundation and basement windows	\$ -	\$ -	\$ -	\$ -	\$ 7,000.00	\$ -	\$ 7,000
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ 10,000	\$ 7,000	\$ -	\$ 17,000

Science Connector Building



Year Built	2017
Architect	Holabird & Root
Address	2714 Forest Avenue
Roof Installation Date	9/1/2016
Roof Warranty Length	10 years
Gross Square Footage	58,159
Remodel Date	0
Fire Sprinkler System	Yes
Deferred Maintenance	\$ 30,000
Capital Renewal	\$ -
Total	\$ 30,000
Current Replacement Value	\$ 23,263,600

Back-up Generator: 2019 Kohler 250 kW diesel for exit lighting, lab refrigerators/-80 freezers, and animal rooms lighting and HVAC system

Facility Condition Index 0.13%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-42592178: No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC	Replace air intake grill due to snow intrusion into fan 2	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
ROOF	No deficiencies installed 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000

Sheslow Auditorium



Year Built 1883
 Architect C. B. Laken
 Address 2507 University Avenue
 Roof Installation Date -
 Roof Warranty Length -
 Gross Square Footage 17,512
 Remodel Date 1993
 Fire Sprinkler System No

Deferred Maintenance \$ 170,000
 Capital Renewal \$ 65,000
 Total \$ 235,000
 Current Replacement Value \$ 7,004,800

Facility Condition Index 3.35%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Replace existing entrance (east & west) doors, transom framing, and door hardware	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ 70,000
HVAC	Add relief make-up air unit to depressurized building	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
INTERIOR	Seat repairs	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
INTERIOR	Plaster repairs to walls and ceiling	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
ROOF	Replace warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ 95,000	\$ 75,000	\$ -	\$ -	\$ 170,000
INTERIOR	Paint interior	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
INTERIOR	Replace carpet due to age, wear and aesthetics	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
CAPITAL RENEWAL		\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 40,000	\$ 65,000

Shivers Basketball Practice Facility



Year Built	2014
Architect	Invision
Address	2601 Forest Avenue
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	36,593
Remodel Date	0
Fire Sprinkler System	Yes
Deferred Maintenance	\$ -
Capital Renewal	\$ -
Total	\$ -
Current Replacement Value	\$ 14,637,200
Facility Condition Index	0.00%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ROOF	No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	DEFERRED MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Stalnakar Residence Hall



Year Built 1940
 Architect Saarinen, Swanson & Saarinen
 Address 1319 30th Street
 Roof Installation Date 6/1/1998
 Roof Warranty Length 10 years
 Gross Square Footage 48,050
 Remodel Date 2008
 Fire Sprinkler System Yes

Deferred Maintenance \$ 484,000
 Capital Renewal \$ 737,000
 Total \$ 1,221,000
 Current Replacement Value \$ 19,220,000

Single Rooms 22
 Double Rooms 95
 Triple Rooms 11
 Quad Rooms 0
 Total Rooms 128
 Total Beds 245

Facility Condition Index 6.35%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20275678: No Deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Repair steel decking and paint railings/supports for fire escape	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
EXTERIOR	Exterior masonry, add brick head joint vents, replace defaced brick, reopen existing masonry weeps, install stainless steel drip above and below steel c-channel, and remove/replace sealant at select windows based on Quad drawings	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ 90,000
EXTERIOR	Repair damaged exterior steel c-channel, cleaning and painting based on Quad drawings	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
INTERIOR	Patch and paint walls and ceilings, two coats; paint dorm room side of door frames - 22 singles, 95 doubles, 11 triples	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
INTERIOR	Patch and paint walls and ceilings, two coats in stairwells	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
ROOF	Replace roof over entrance @ 140 sf	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
ROOF	Replace roof due to age and wear	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,000	\$ 170,000
DEFERRED MAINTENANCE		\$ -	\$ 4,000	\$ -	\$ 310,000	\$ -	\$ 170,000	\$ 484,000

INTERIOR	Kitchen cabinets, counter, and appliances updates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
INTERIOR	RHC apartment, office, and restroom updates with furniture and kitchen appliance replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
INTERIOR	Replace lobby, laundry, and study room furniture	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
INTERIOR	Replace vinyl tile and rolled carpet in hallways due to age, wear and aesthetics	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
INTERIOR	Replace all student room carpet with LVT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402,000	\$ 402,000
CAPITAL RENEWAL		\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ 697,000	\$ 737,000

Studio Arts Hall



Year Built 1952
 Architect Unknown
 Address 2829 Forest Avenue
 Roof Installation Date 6/30/2022
 Roof Warranty Length 0
 Gross Square Footage 8,765
 Remodel Date 0
 Fire Sprinkler System No

Deferred Maintenance \$ 634,100
 Capital Renewal \$ -
 Total \$ 634,100
 Current Replacement Value \$ 3,506,000

Facility Condition Index 18.09%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Waterproof west subgrade wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ 65,000
EXTERIOR	Power wash, repair, tuck, repoint and seal aged exterior brick mortar and foundation		\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000
HVAC	Replace 300 MBH gas fired boiler due to age, performance and energy consumption	\$ -	\$ -	\$ -	\$ -	\$ 22,000	\$ -	\$ 22,000
HVAC	Replace 5 (5 ton condensing units)	\$ -	\$ -	\$ -	\$ 32,000	\$ -	\$ -	\$ 32,000
HVAC	Replace 1 to 3 HP propeller exhaust fans	\$ -	\$ -	\$ 15,100	\$ -	\$ -	\$ -	\$ 15,100
INTERIOR	Replace aged and stained ceiling with 2 x 2 acoustical grid and install LED lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
EXTERIOR	Installation of solar panels on roof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
ROOF	Installation of solar panels on roof	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000
ROOF	No deficiencies roof installed 2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ 125,000	\$ 15,100	\$ 32,000	\$ 57,000	\$ 405,000	\$ 634,100

Roger Knapp Tennis Center



Year Built	1992
Architect	Bussard Dikis
Address	2525 Clark Street
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	52,000
Remodel Date	0
Fire Sprinkler System	No
Deferred Maintenance	\$ 513,000
Capital Renewal	\$ -
Total	\$ 513,000
Current Replacement Value	\$ 20,800,000

Facility Condition Index 2.47%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELEVATOR	Passenger-20043937: No Deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR	Replace east double doors that have failed	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ 8,000
EXTERIOR	Installation of exterior concrete stairs from parking lot to Clark Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
EXTERIOR	Add roof access and ladder from loft section inside of building and safety rail on roof	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
EXTERIOR	Reseal roof joints and screws	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
EXTERIOR	Clean, repair, and resurface 6 outdoor courts, 4,600 SY	\$ -	\$ -	\$ 170,000	\$ -	\$ -	\$ -	\$ 170,000
HVAC	Replace 4 of the 8 natural gas heaters for courts with electric heaters	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 60,000
INTERIOR	Clean, repair, and resurface 6 indoor courts surface, 4,000 SY, and repair cracks/joints with Armor Crack Repair product	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
INTERIOR	Update exhaust fans to operate quietly	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
PLUMBING	Install electric water heater	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
ROOF	No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ 200,000	\$ 208,000	\$ 25,000	\$ 20,000	\$ 60,000	\$ 513,000

Turner Jazz Center



Year Built 2011
 Architect Baldwin White Architects
 Address 2505 Carpenter Avenue
 Roof Installation Date -
 Roof Warranty Length -
 Gross Square Footage 4,103
 Remodel Date 0
 Fire Sprinkler System Yes

Deferred Maintenance \$ 10,000
 Capital Renewal \$ -
 Total \$ 10,000
 Current Replacement Value \$ 1,641,200

Facility Condition Index 0.61%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
ELECTRICAL	Replacement of lighting control system	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
ROOF	No deficiencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000

Vote Smart



Year Built	1925
Architect	Unknown
Address	1153 24th Street
Roof Installation Date	-
Roof Warranty Length	-
Gross Square Footage	3,080
Remodel Date	2017
Fire Sprinkler System	No
Deferred Maintenance	\$ 10,000
Capital Renewal	\$ -
Total	\$ 10,000
Current Replacement Value	\$ 1,232,000
Facility Condition Index	0.81%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
EXTERIOR	Regrade back parking area and place more gravel	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
ROOF	Replace warranty expired	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEFERRED MAINTENANCE		\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000

Warehouse



Year Built 1923
 Architect Unknown
 Address 3301 Martin Luther King Jr Pkwy
 Roof Installation Date -
 Roof Warranty Length -
 Gross Square Footage 27,900
 Remodel Date 0
 Fire Sprinkler System No

Deferred Maintenance \$ 355,000
 Capital Renewal \$ -
 Total \$ 355,000
 Current Replacement Value \$ 11,160,000

Facility Condition Index 3.18%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
INTERIOR	Install security camera and ethernet connection	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
EXTERIOR	Construction of a new 14,000 sf warehouse building ne	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
ROOF	Coat metal roof to provide additional weather protection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ 45,000
DEFERRED MAINTENANCE		\$ -	\$ -	\$ 300,000	\$ -	\$ 10,000	\$ 45,000	\$ 355,000

Waveland Observatory



Year Built 1921
 Architect Wetherell and Sawyer & Watrous
 Address 4898 Observatory Road
 Roof Installation Date -
 Roof Warranty Length -
 Gross Square Footage 4,500
 Remodel Date 2003
 Fire Sprinkler System No

Deferred Maintenance \$ 620,000
 Capital Renewal \$ -
 Total \$ 620,000
 Current Replacement Value \$ 1,800,000

Facility Condition Index 34.44%

DESCRIPTION	ACTION	FY24	FY25	FY26	FY27	FY28	FY29-FY33	TOTAL
INTERIOR	Wall repairs and painting of interior rooms	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
ROOF	Repair of the dome and structure that houses the telescope	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
DEFERRED MAINTENANCE		\$ -	\$ 20,000	\$ 600,000	\$ -	\$ -	\$ -	\$ 620,000