

# **Drake University**

## **Facilities Condition Assessment FY26**



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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 62 buildings totaling approximately 2,045,586 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.

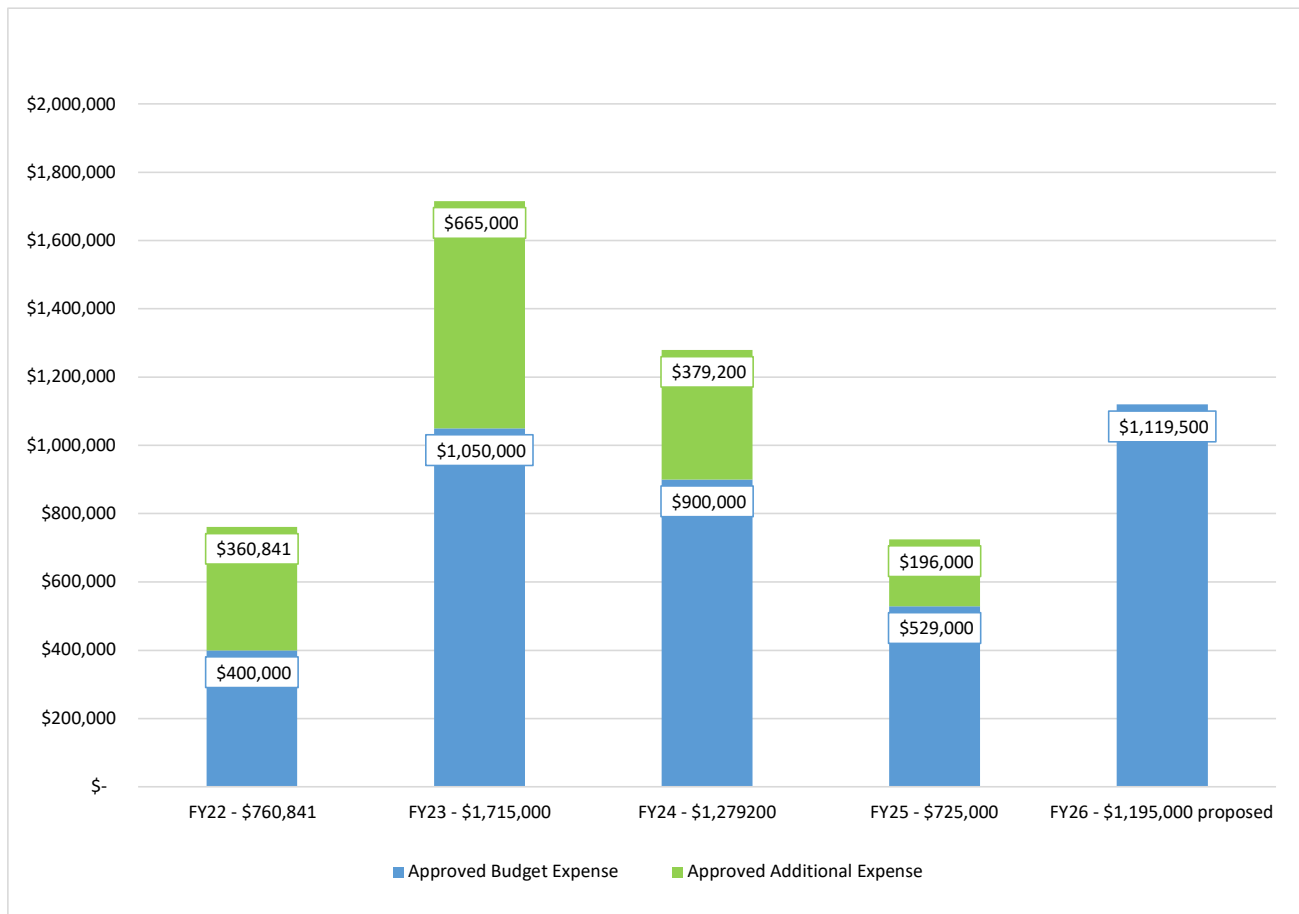
## Capital Renewal

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 \$425/square foot estimated figure for reconstruction.

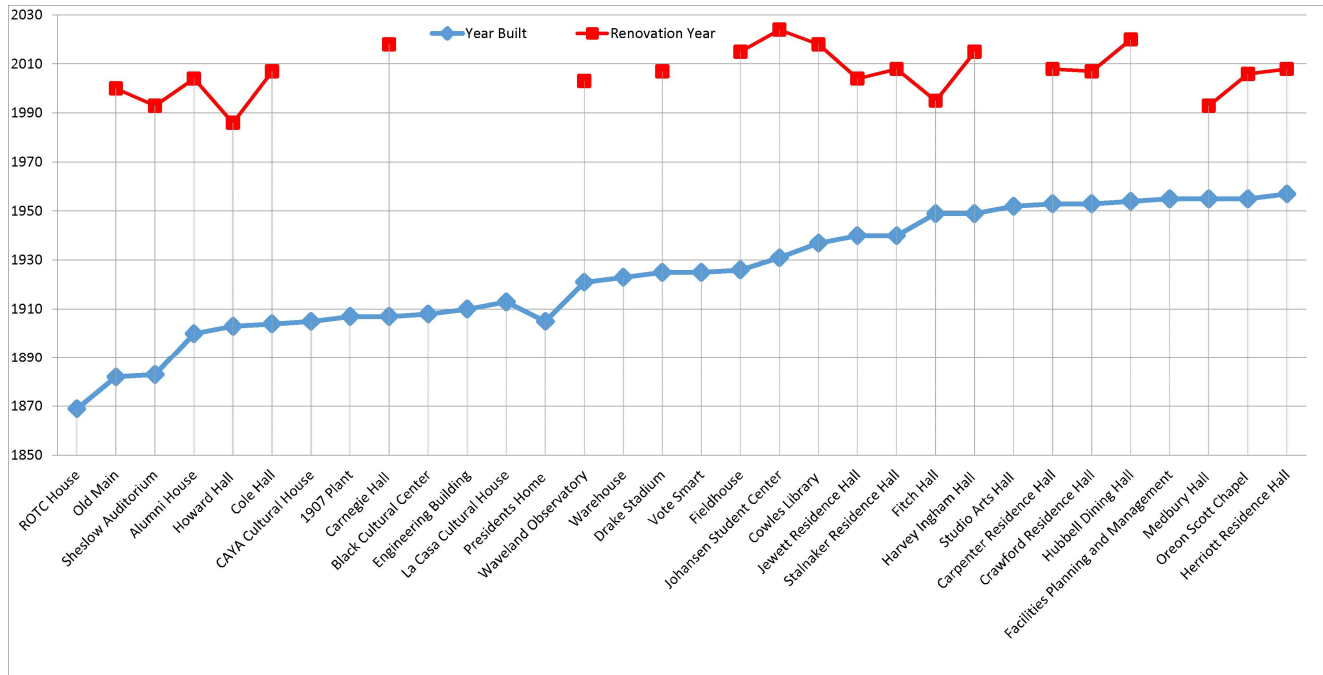
# Deferred Maintenance/Capital Renewal Approved Budgets



# Deferred Maintenance/Capital Renewal Plan

|    | Building Name                        | FY26         | FY27         | FY28         | FY29         | FY30         | FY31-FY35     | TOTAL         |
|----|--------------------------------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|
| 1  | 1907 Plant                           | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 10,000     | \$ 10,000     |
| 2  | Aliber Hall                          | \$ -         | \$ 197,000   | \$ -         | \$ 10,000    | \$ 80,000    | \$ 601,000    | \$ 888,000    |
| 3  | Alumni House                         | \$ -         | \$ -         | \$ 25,000    | \$ 65,000    | \$ 25,000    | \$ -          | \$ 115,000    |
| 4  | Nursing Program                      | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 30,000     | \$ 30,000     |
| 5  | Bell Center                          | \$ 165,000   | \$ 400,000   | \$ 20,000    | \$ 217,250   | \$ 58,000    | \$ 1,143,000  | \$ 2,003,250  |
| 6  | Black Cultural Center                | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 40,000     | \$ 40,000     |
| 7  | Bright-Beckwith Boathouse            | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          |
| 8  | Glazer Burt Boys & Girls Club        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          |
| 9  | Campus General                       | \$ 140,000   | \$ 2,198,500 | \$ 1,544,500 | \$ 2,973,500 | \$ 1,551,100 | \$ 1,562,000  | \$ 9,969,600  |
| 10 | Campus Suites at Dogtown             | \$ -         | \$ 6,000     | \$ 206,000   | \$ 6,000     | \$ 6,000     | \$ 6,000      | \$ 230,000    |
| 11 | Carnegie Hall                        | \$ -         | \$ 200,000   | \$ 380,000   | \$ 420,000   | \$ 156,000   | \$ 500,000    | \$ 1,656,000  |
| 12 | Carpenter Residence Hall             | \$ 200,000   | \$ 40,000    | \$ -         | \$ 643,000   | \$ 155,500   | \$ 126,958    | \$ 1,165,458  |
| 13 | Cartwright Hall Law School           | \$ -         | \$ 25,000    | \$ 25,000    | \$ 325,000   | \$ -         | \$ 375,000    | \$ 750,000    |
| 14 | CAYA Cultural House                  | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 37,500     | \$ 37,500     |
| 15 | Cline Atrium                         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          |
| 16 | Cline Hall                           | \$ -         | \$ 31,500    | \$ 99,000    | \$ 75,000    | \$ -         | \$ 600,000    | \$ 805,500    |
| 17 | Cole Hall                            | \$ -         | \$ 20,000    | \$ -         | \$ -         | \$ -         | \$ 90,000     | \$ 110,000    |
| 18 | Collier-Scripps Hall                 | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          |
| 19 | Cowles Library                       | \$ 100,000   | \$ 23,000    | \$ 253,500   | \$ 460,000   | \$ 100,000   | \$ 219,000    | \$ 1,155,500  |
| 20 | Crawford Residence Hall              | \$ 15,000    | \$ -         | \$ 240,000   | \$ 558,000   | \$ 100,000   | \$ -          | \$ 913,000    |
| 21 | Dial Computer Center                 | \$ -         | \$ -         | \$ 150,000   | \$ 70,500    | \$ 54,000    | \$ 70,000     | \$ 344,500    |
| 22 | Drake Stadium                        | \$ -         | \$ 2,575,000 | \$ 315,000   | \$ 100,000   | \$ 108,000   | \$ 85,500     | \$ 3,183,500  |
| 23 | Engineering Building                 | \$ -         | \$ 15,000    | \$ 10,000    | \$ -         | \$ -         | \$ -          | \$ 25,000     |
| 24 | Facilities Planning and Management   | \$ -         | \$ -         | \$ 50,000    | \$ -         | \$ -         | \$ 2,500,000  | \$ 2,550,000  |
| 25 | Fieldhouse                           | \$ -         | \$ 184,000   | \$ 20,000    | \$ -         | \$ -         | \$ 2,231,830  | \$ 2,435,830  |
| 26 | Fitch Hall                           | \$ -         | \$ 10,000    | \$ 57,000    | \$ 145,000   | \$ 103,500   | \$ 170,000    | \$ 485,500    |
| 27 | Forest Avenue Plant                  | \$ -         | \$ 15,000    | \$ 75,000    | \$ 115,000   | \$ 100,000   | \$ 35,000     | \$ 340,000    |
| 28 | Goodwin-Kirk Residence Hall          | \$ -         | \$ 50,000    | \$ 517,000   | \$ 67,000    | \$ 1,198,000 | \$ 2,698,000  | \$ 4,530,000  |
| 29 | Harkin Center                        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          |
| 30 | Harmon Fine Arts Center              | \$ -         | \$ 524,000   | \$ 260,000   | \$ 145,000   | \$ 2,684,600 | \$ 2,632,696  | \$ 6,246,296  |
| 31 | Harvey Ingham Hall                   | \$ 50,000    | \$ -         | \$ 60,000    | \$ 75,000    | \$ -         | \$ 110,000    | \$ 295,000    |
| 32 | Herriott Residence Hall              | \$ 15,000    | \$ -         | \$ 200,000   | \$ 144,000   | \$ 638,000   | \$ -          | \$ 997,000    |
| 33 | Howard Hall                          | \$ -         | \$ -         | \$ 311,250   | \$ 12,500    | \$ -         | \$ 1,258,328  | \$ 1,582,078  |
| 34 | Hubbell Dining Hall                  | \$ -         | \$ -         | \$ 60,000    | \$ 220,000   | \$ 10,000    | \$ 370,000    | \$ 660,000    |
| 35 | Jewett Residence Hall                | \$ -         | \$ 88,400    | \$ 255,000   | \$ 41,000    | \$ 10,000    | \$ 3,325,000  | \$ 3,719,400  |
| 36 | Knapp Center                         | \$ 75,000    | \$ -         | \$ 73,000    | \$ 275,000   | \$ 45,000    | \$ 245,000    | \$ 713,000    |
| 37 | La Casa Cultural House               | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 63,500     | \$ 63,500     |
| 38 | Legal Clinic                         | \$ 75,000    | \$ 20,000    | \$ 102,000   | \$ 35,000    | \$ 94,000    | \$ 91,000     | \$ 417,000    |
| 39 | Medbury Hall                         | \$ -         | \$ -         | \$ 55,000    | \$ 20,000    | \$ 40,000    | \$ 507,000    | \$ 622,000    |
| 40 | Mediacom Stadium                     | \$ -         | \$ 20,000    | \$ -         | \$ -         | \$ 35,000    | \$ 810,000    | \$ 865,000    |
| 41 | Meredith Hall                        | \$ 70,000    | \$ 95,000    | \$ 35,000    | \$ 35,000    | \$ 35,000    | \$ 794,000    | \$ 1,064,000  |
| 42 | Johansen Student Center              | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 178,500    | \$ 178,500    |
| 43 | NW Training Facility                 | \$ -         | \$ -         | \$ 2,000,000 | \$ -         | \$ -         | \$ -          | \$ 2,000,000  |
| 44 | Occupational Therapy Center          | \$ -         | \$ -         | \$ 15,000    | \$ 20,000    | \$ -         | \$ -          | \$ 35,000     |
| 45 | Old Main                             | \$ -         | \$ 10,000    | \$ 25,000    | \$ 200,500   | \$ 126,500   | \$ 1,155,540  | \$ 1,517,540  |
| 46 | Olin Hall                            | \$ 35,000    | \$ 110,000   | \$ 160,000   | \$ 30,000    | \$ 120,000   | \$ 13,044,165 | \$ 13,499,165 |
| 47 | Olmsted Center                       | \$ 215,000   | \$ 200,000   | \$ 205,000   | \$ 240,000   | \$ -         | \$ 878,540    | \$ 1,738,540  |
| 48 | Opperman Law Library                 | \$ -         | \$ 20,000    | \$ -         | \$ -         | \$ 120,000   | \$ 120,000    | \$ 260,000    |
| 49 | Oreon Scott Chapel                   | \$ -         | \$ -         | \$ -         | \$ 10,000    | \$ 30,000    | \$ -          | \$ 40,000     |
| 50 | Paper Warehouse                      | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 30,000     | \$ 30,000     |
| 51 | Presidents Home                      | \$ -         | \$ 47,000    | \$ 10,000    | \$ 60,000    | \$ 50,000    | \$ 50,000     | \$ 217,000    |
| 52 | Ross Residence Hall                  | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 1,579,450  | \$ 1,579,450  |
| 53 | ROTC House                           | \$ -         | \$ -         | \$ -         | \$ 10,000    | \$ 7,000     | \$ 30,000     | \$ 47,000     |
| 54 | Science Connector Building           | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          |
| 55 | Sheslow Auditorium                   | \$ -         | \$ -         | \$ 45,000    | \$ 35,000    | \$ -         | \$ 40,000     | \$ 120,000    |
| 56 | Shivers Basketball Practice Facility | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          |
| 57 | Stalnaker Residence Hall             | \$ 40,000    | \$ -         | \$ -         | \$ 304,000   | \$ 652,000   | \$ 215,000    | \$ 1,211,000  |
| 58 | Studio Arts Hall                     | \$ -         | \$ -         | \$ 140,100   | \$ 32,000    | \$ 57,000    | \$ 105,000    | \$ 334,100    |
| 59 | Tennis Center                        | \$ -         | \$ 200,000   | \$ 188,000   | \$ 25,000    | \$ -         | \$ 15,000     | \$ 428,000    |
| 60 | Turner Jazz Center                   | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          |
| 61 | Vote Smart                           | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 30,000     | \$ 30,000     |
| 62 | Warehouse                            | \$ -         | \$ -         | \$ -         | \$ -         | \$ 310,000   | \$ 45,000     | \$ 355,000    |
| 63 | Waveland Observatory                 | \$ -         | \$ 20,000    | \$ 650,000   | \$ -         | \$ -         | \$ -          | \$ 670,000    |
|    |                                      | \$ 1,195,000 | \$ 7,344,400 | \$ 8,836,350 | \$ 8,219,250 | \$ 8,859,200 | \$ 40,853,507 | \$ 75,307,707 |

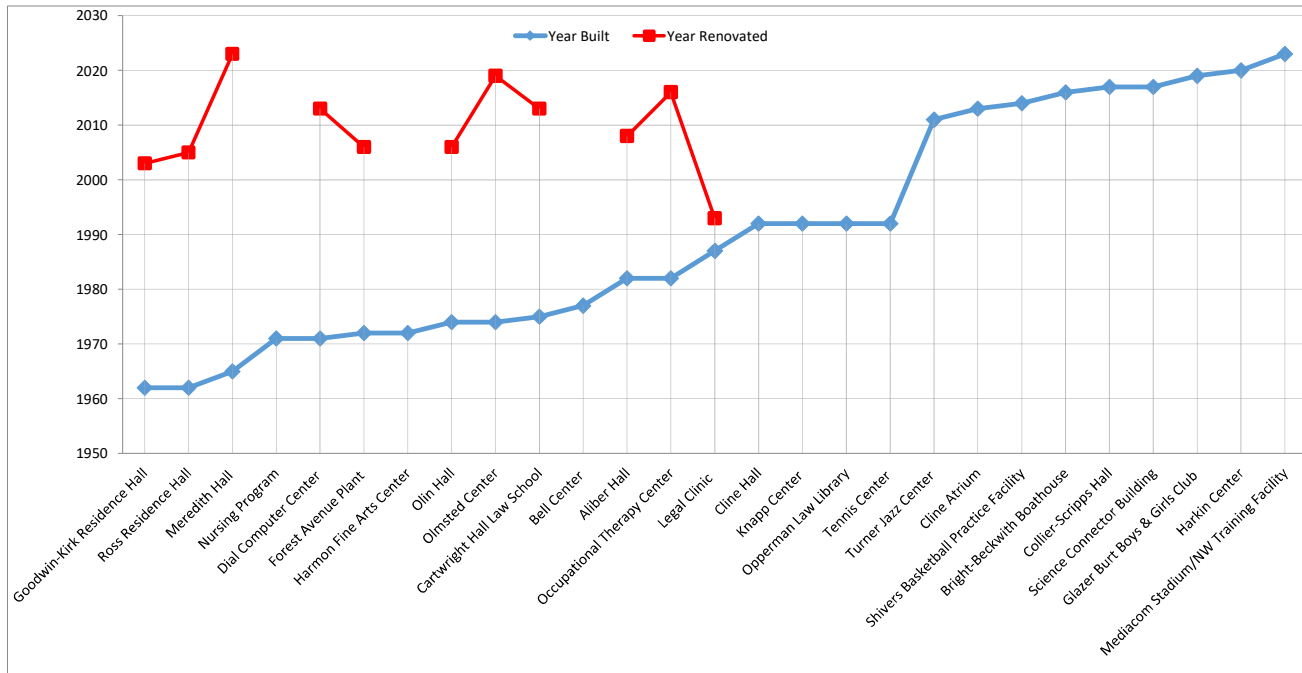
## Campus Building Construction Timeline



| 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        | 1905       |           |
| Waveland Observatory   | 1921       | 2003      |
| Warehouse              | 1923       |           |
| Drake Stadium          | 1925       | 2007      |
| Paper Warehouse        | 1925       |           |

| Building                           | Year Built | Renovated |
|------------------------------------|------------|-----------|
| Vote Smart                         | 1925       |           |
| Fieldhouse                         | 1926       | 2015      |
| Johansen Student Center            | 1931       | 2024      |
| 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      |
| Nursing Program                       | 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       |           |
| Mediacom Stadium/NW Training Facility | 2023       |           |

# Facilities Condition Index (FCI)

## Facilities Condition Index Ratings:

|                  |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b> | <b>0% - 2%</b>  | 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. |
| <b>Good</b>      | <b>2% - 5%</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Fair</b>      | <b>5% - 10%</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Poor</b>      | <b>&gt; 10%</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                          |

$$\text{FCI Ratio} = \frac{\text{Deferred Maintenance} + \text{Capital Renewal}}{\text{Current Replacement Value}} = \frac{\$75,307,707}{\$869,373,625}$$

$$\text{FCI} = 8.66\%$$

## Deferred Maintenance/Capital Renewal Costs:

|       |                                                                                      |               |
|-------|--------------------------------------------------------------------------------------|---------------|
| DM    |  | \$ 68,980,209 |
| CR    |   | \$ 6,327,498  |
| Total |  | \$ 75,307,707 |

## Deferred Maintenance/Capital Renewal by Major Systems:

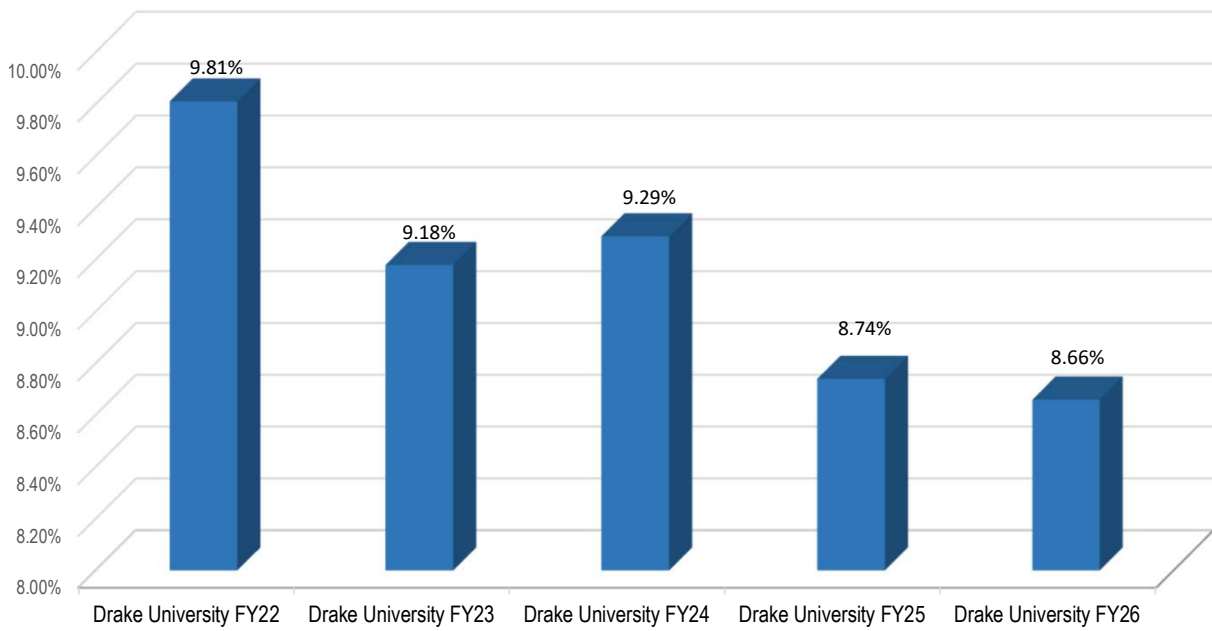
|                   |                                                                                      |     |
|-------------------|--------------------------------------------------------------------------------------|-----|
| HVAC              |  | 26% |
| Exterior          |  | 28% |
| Interior          |  | 24% |
| Electrical        |   | 6%  |
| Roof              |   | 7%  |
| Elevator          |   | 3%  |
| Plumbing          |   | 3%  |
| Site Improvements |   | 2%  |

# FCI Campus Buildings

|                         | Building                             | FCI    |                                                                      |
|-------------------------|--------------------------------------|--------|----------------------------------------------------------------------|
| <b>EXCELLENT</b><br>29% | Bright-Beckwith Boathouse            | 0.00%  | Excellent: 0% - 2%<br>Good: 2% - 5%<br>Fair: 5% - 10%<br>Poor: > 10% |
|                         | Cline Atrium                         | 0.00%  |                                                                      |
|                         | Collier-Scripps Hall                 | 0.00%  |                                                                      |
|                         | Glazer Burt Boys & Girls Club        | 0.00%  |                                                                      |
|                         | Harkin Center                        | 0.00%  |                                                                      |
|                         | Turner Jazz Center                   | 0.00%  |                                                                      |
|                         | Shivers Basketball Practice Facility | 0.00%  |                                                                      |
|                         | Science Connector Building           | 0.00%  |                                                                      |
|                         | Occupational Therapy Center          | 0.74%  |                                                                      |
|                         | Johansen Student Center              | 1.00%  |                                                                      |
|                         | 1907 Plant                           | 1.11%  |                                                                      |
|                         | Opperman Law Library                 | 1.22%  |                                                                      |
|                         | Engineering Building                 | 1.45%  |                                                                      |
|                         | Harvey Ingham Hall                   | 1.47%  |                                                                      |
|                         | Knapp Center                         | 1.53%  |                                                                      |
|                         | Sheslow Auditorium                   | 1.61%  |                                                                      |
|                         | Campus Suites at Dogtown             | 1.82%  |                                                                      |
|                         | Tennis Center                        | 1.94%  |                                                                      |
| <b>GOOD</b><br>21%      | Nursing Program                      | 2.13%  |                                                                      |
|                         | Vote Smart                           | 2.29%  |                                                                      |
|                         | Cowles Library                       | 2.81%  |                                                                      |
|                         | Hubbell Dining Hall                  | 2.98%  |                                                                      |
|                         | Warehouse                            | 2.99%  |                                                                      |
|                         | Cole Hall                            | 3.16%  |                                                                      |
|                         | Black Cultural Center                | 3.44%  |                                                                      |
|                         | Meredith Hall                        | 4.12%  |                                                                      |
|                         | Aliber Hall                          | 4.41%  |                                                                      |
|                         | Cartwright Hall Law School           | 4.43%  |                                                                      |
|                         | Legal Clinic                         | 4.45%  |                                                                      |
|                         | Paper Warehouse                      | 4.71%  |                                                                      |
|                         | La Casa Cultural House               | 4.80%  |                                                                      |
| <b>FAIR</b><br>27%      | Olmsted Center                       | 5.57%  |                                                                      |
|                         | CAYA Cultural House                  | 5.69%  |                                                                      |
|                         | Herriott Residence Hall              | 5.70%  |                                                                      |
|                         | Presidents Home                      | 5.74%  |                                                                      |
|                         | Stalnaker Residence Hall             | 5.93%  |                                                                      |
|                         | Crawford Residence Hall              | 6.07%  |                                                                      |
|                         | Cline Hall                           | 6.32%  |                                                                      |
|                         | Alumni House                         | 6.41%  |                                                                      |
|                         | Drake Stadium                        | 6.42%  |                                                                      |
|                         | Carpenter Residence Hall             | 6.69%  |                                                                      |
|                         | ROTC House                           | 7.22%  |                                                                      |
|                         | Goodwin-Kirk Residence Hall          | 7.75%  |                                                                      |
|                         | Bell Center                          | 8.19%  |                                                                      |
|                         | Mediacom Stadium                     | 8.33%  |                                                                      |
|                         | Fitch Hall                           | 8.48%  |                                                                      |
|                         | Studio Arts Hall                     | 8.97%  |                                                                      |
|                         | Fieldhouse                           | 9.62%  |                                                                      |
| <b>POOR</b><br>23%      | Dial Computer Center                 | 11.20% |                                                                      |
|                         | Forest Avenue Plant                  | 11.54% |                                                                      |
|                         | Harmon Fine Arts Center              | 11.66% |                                                                      |
|                         | Oreon Scott Chapel                   | 11.69% |                                                                      |
|                         | Ross Residence Hall                  | 11.93% |                                                                      |
|                         | Old Main                             | 12.20% |                                                                      |
|                         | Medbury Hall                         | 14.15% |                                                                      |
|                         | Carnegie Hall                        | 17.62% |                                                                      |
|                         | Howard Hall                          | 19.63% |                                                                      |
|                         | Jewett Residence Hall                | 19.66% |                                                                      |
|                         | Waveland Observatory                 | 35.03% |                                                                      |
|                         | NW Training Facility                 | 40.57% |                                                                      |
|                         | Olin Hall                            | 41.17% |                                                                      |
|                         | Facilities Planning and Management   | 42.61% |                                                                      |

## Facility Condition Index Comparison

|                   | Drake University<br>FY22 | Drake University<br>FY23 | Drake University<br>FY24 | Drake University<br>FY25 | Drake University<br>FY26 |
|-------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| # of Participants | -                        | -                        | -                        | -                        | -                        |
| Gross Square Ft.  | 1,979,902                | 1,982,927                | 2,009,557                | 2,045,586                | 2,045,586                |
| CRV per GSF       | \$375.00                 | \$375.00                 | \$400.00                 | \$400.00                 | \$425.00                 |
| FCI (%)           | 9.81%                    | 9.18%                    | 9.29%                    | 8.74%                    | 8.66%                    |



# 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      | \$ 10,000             |
| Capital Renewal           | \$ -                  |
| Total                     | \$ 10,000             |
| Current Replacement Value | \$ 904,400            |
| Facility Condition Index  | 1.11%                 |

| DESCRIPTION          | ACTION                    | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | TOTAL     |
|----------------------|---------------------------|------|------|------|------|------|-----------|-----------|
| ROOF                 | Recoated concrete surface | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,000 | \$ 10,000 |
| DEFERRED MAINTENANCE |                           | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,000 | \$ 10,000 |

# 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 \$ 726,000  
 Capital Renewal \$ 162,000  
 Total \$ 888,000  
 Current Replacement Value \$ 20,145,000

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

Facility Condition Index 4.41%

| DESCRIPTION                 | ACTION                                                                                                         | FY26        | FY27              | FY28        | FY29             | FY30             | FY31-FY35         | 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                                       | \$ -        | \$ -              | \$ -        | \$ -             | \$ 80,000        | \$ -              | \$ 80,000         |
| HVAC                        | Replace central station air handling unit and conversion from pneumatic to digital data control (DDC) controls | \$ -        | \$ -              | \$ -        | \$ -             | \$ -             | \$ 125,000        | \$ 125,000        |
| HVAC                        | Replace heating/cooling booster pump serves fans 3, 4, & 5                                                     | \$ -        | \$ -              | \$ -        | \$ 10,000        | \$ -             | \$ -              | \$ 10,000         |
| INTERIOR                    | Upgrades to restroom finishes                                                                                  | \$ -        | \$ 135,000        | \$ -        | \$ -             | \$ -             | \$ -              | \$ 135,000        |
| ROOF                        | Replace self-ballasted roof warranty expired                                                                   | \$ -        | \$ -              | \$ -        | \$ -             | \$ -             | \$ 226,000        | \$ 226,000        |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                | <b>\$ -</b> | <b>\$ 135,000</b> | <b>\$ -</b> | <b>\$ 10,000</b> | <b>\$ 80,000</b> | <b>\$ 501,000</b> | <b>\$ 726,000</b> |
| INTERIOR                    | Replace carpet on 3rd floor in offices                                                                         | \$ -        | \$ -              | \$ -        | \$ -             | \$ -             | \$ 100,000        | \$ 100,000        |
| INTERIOR                    | Replace carpet on 3rd floor hallways                                                                           | \$ -        | \$ 43,000         | \$ -        | \$ -             | \$ -             | \$ -              | \$ 43,000         |
| INTERIOR                    | Replace carpet on 2nd floor hallways                                                                           | \$ -        | \$ 19,000         | \$ -        | \$ -             | \$ -             | \$ -              | \$ 19,000         |
| <b>CAPITAL RENEWAL</b>      |                                                                                                                | <b>\$ -</b> | <b>\$ 62,000</b>  | <b>\$ -</b> | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 100,000</b> | <b>\$ 162,000</b> |

# 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 \$ 1,795,200

Facility Condition Index 6.41%

| DESCRIPTION                 | ACTION                                                                  | FY26        | FY27        | FY28             | FY29             | FY30             | FY31-FY35   | 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         |
| <b>DEFERRED MAINTENANCE</b> |                                                                         | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 25,000</b> | <b>\$ 65,000</b> | <b>\$ 25,000</b> | <b>\$ -</b> | <b>\$ 115,000</b> |

# 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 \$ 1,931,250  
 Capital Renewal \$ 72,000  
 Total \$ 2,003,250  
 Current Replacement Value \$ 24,463,425

Facility Condition Index 8.19%

| DESCRIPTION                 | ACTION                                                                                                        | FY26              | FY27              | FY28             | FY29              | FY30             | FY31-FY35           | TOTAL               |
|-----------------------------|---------------------------------------------------------------------------------------------------------------|-------------------|-------------------|------------------|-------------------|------------------|---------------------|---------------------|
| ELECTRICAL                  | Replace damaged electrical distribution panels in the pool filter room due to corrosion                       | \$ -              | \$ -              | \$ -             | \$ 17,250         | \$ -             | \$ -                | \$ 17,250           |
| EXTERIOR                    | Rebuild retaining brick walls at west entrance due to leaning and settling                                    | \$ -              | \$ -              | \$ -             | \$ 25,000         | \$ -             | \$ -                | \$ 25,000           |
| EXTERIOR                    | Replace pool access door and hardware sw corner of building                                                   |                   | \$ -              | \$ -             | \$ -              | \$ 5,000         | \$ -                | \$ 5,000            |
| 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                        | 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                                                           | \$ -              | \$ 300,000        | \$ -             | \$ -              | \$ -             | \$ -                | \$ 300,000          |
| HVAC                        | Installation of a cooling system (Liebert) for lobby                                                          | \$ -              | \$ 15,000         | \$ -             | \$ -              | \$ -             | \$ -                | \$ 15,000           |
| HVAC                        | Installation of 12 destratification zoo fans model H25-EC, 4 per basketball court to move air around gym      | \$ -              | \$ 30,000         | \$ -             | \$ -              | \$ -             | \$ -                | \$ 30,000           |
| INTERIOR                    | Pool main drain installed 2009, needs to be replaced after 20 years                                           | \$ -              | \$ -              | \$ 20,000        | \$ -              | \$ -             | \$ -                | \$ 20,000           |
| 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 over pool, add insulation - Area 3                                                               | \$ -              | \$ -              | \$ -             | \$ 140,000        | \$ -             | \$ -                | \$ 140,000          |
| ROOF                        | Replace roof and add insulation over locker rooms, storage rooms, upstairs offices - Area 1 & 1A              | \$ 165,000        | \$ -              | \$ -             | \$ -              | \$ -             | \$ -                | \$ 165,000          |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                               | <b>\$ 165,000</b> | <b>\$ 345,000</b> | <b>\$ 20,000</b> | <b>\$ 200,250</b> | <b>\$ 58,000</b> | <b>\$ 1,143,000</b> | <b>\$ 1,931,250</b> |
| INTERIOR                    | Replace carpet in admin offices                                                                               | \$ -              | \$ -              | \$ -             | \$ 17,000         | \$ -             | \$ -                | \$ 17,000           |
| INTERIOR                    | Locker Replacements                                                                                           | \$ -              | \$ 15,000         | \$ -             | \$ -              | \$ -             | \$ -                | \$ 15,000           |
| INTERIOR                    | Paint gym walls and ceiling                                                                                   | \$ -              | \$ 40,000         | \$ -             | \$ -              | \$ -             | \$ -                | \$ 40,000           |
| <b>CAPITAL RENEWAL</b>      |                                                                                                               | <b>\$ -</b>       | <b>\$ 55,000</b>  | <b>\$ -</b>      | <b>\$ 17,000</b>  | <b>\$ -</b>      | <b>\$ -</b>         | <b>\$ 72,000</b>    |

# 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 \$ 1,163,225

Facility Condition Index 3.44%

| DESCRIPTION          | ACTION                                                | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | 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 \$ 2,975,000

Facility Condition Index 0.00%

| DESCRIPTION          | ACTION                              | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | 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 | \$ 8,931,375                 |
| Facility Condition Index  | 0.00%                        |

| DESCRIPTION          | ACTION                              | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | TOTAL |
|----------------------|-------------------------------------|------|------|------|------|------|-----------|-------|
| ELEVATOR             | Passenger-# :No deficiencies        | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |
| ROOF                 | No deficiencies - Installed in 2019 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |
| DEFERRED MAINTENANCE |                                     | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |

# Campus General



Drake Founded 1881  
Acres (approximately) 150

Deferred Maintenance \$ 9,804,600  
Capital Renewal \$ 165,000  
Total \$ 9,969,600

| DESCRIPTION | ACTION                                                                                                                                                                                                                                                      | FY26      | FY27         | FY28       | FY29         | FY30       | FY31-FY35    | TOTAL        |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------|------------|--------------|------------|--------------|--------------|
| ELECTRICAL  | Install new MV cables from Herriott switch #15 to Olmsted handhole due to condition of wire                                                                                                                                                                 | \$ -      | \$ -         | \$ 90,000  | \$ -         | \$ -       | \$ -         | \$ 90,000    |
| ELECTRICAL  | Install natural gas back-up generator for the quads                                                                                                                                                                                                         | \$ -      | \$ -         | \$ -       | \$ -         | \$ -       | \$ 125,000   | \$ 125,000   |
| ELECTRICAL  | Installation of 6 pairs network from Dial to Campus Suites and from OT to Hubbell for connection of fire alarm onto fiber network                                                                                                                           | \$ -      | \$ 18,000    | \$ -       | \$ -         | \$ -       | \$ -         | \$ 18,000    |
| 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, concrete stair treads and railings - Cole Hall north ramp, GK east stairs and railings                                                                                                                              | \$ 25,000 | \$ 25,000    | \$ 25,000  | \$ 25,000    | \$ 25,000  | \$ 25,000    | \$ 150,000   |
| EXTERIOR    | Replacements and repairs to interior/exterior doors and hardware at Cline, Cowles, Olmsted basement, Fieldhouse, FAC, Howard Hall                                                                                                                           | \$ 40,000 | \$ -         | \$ -       | \$ -         | \$ -       | \$ -         | \$ 40,000    |
| EXTERIOR    | Repair/Replace the 9 Code Blue Security units on campus                                                                                                                                                                                                     | \$ -      | \$ -         | \$ 11,000  | \$ -         | \$ 11,000  | \$ -         | \$ 22,000    |
| EXTERIOR    | Cole Hall courtyard hardscape and landscape replacements creating seating areas                                                                                                                                                                             | \$ -      | \$ -         | \$ 50,000  | \$ -         | \$ -       | \$ -         | \$ 50,000    |
| HVAC        | Replace steam condensate trap at Bell Center vault #12, replace steam condensate trap at vault south of Knapp and Fine Arts. Replace Cartwright condensate expansion tank that is leaking, Replace condenser main drains at FOHP                            | \$ 50,000 | \$ 20,000    | \$ 20,000  | \$ 20,000    | \$ 20,000  | \$ 20,000    | \$ 150,000   |
| 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        | 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        | 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        | Installation of 800 gallon chilled water holding tank for FAC eastside loop for better efficiency on the east loop                                                                                                                                          | \$ -      | \$ 75,000    | \$ -       | \$ -         | \$ -       | \$ -         | \$ 75,000    |
| 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                                                                           | \$ -      | \$ 1,500,000 | \$ -       | \$ -         | \$ -       | \$ -         | \$ 1,500,000 |
| HVAC        | FAC chiller redundancy pumps for condenser and chilled water loop - Modus estimate \$135,000                                                                                                                                                                | \$ -      | \$ -         | \$ 135,000 | \$ -         | \$ -       | \$ -         | \$ 135,000   |
| HVAC        | Verify dP and temperature sensor accuracy - Modus estimate \$5,000                                                                                                                                                                                          | \$ -      | \$ -         | \$ 5,000   | \$ -         | \$ -       | \$ -         | \$ 5,000     |
| 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). Modus estimate @ \$680,000 to replace an existing one | \$ -      | \$ -         | \$ -       | \$ -         | \$ -       | \$ 1,000,000 | \$ 1,000,000 |
| HVAC        | Replace 700 ton chiller at FOHP with maglev and replace cooling tower                                                                                                                                                                                       | \$ -      | \$ -         | \$ -       | \$ 2,250,000 | \$ -       | \$ -         | \$ 2,250,000 |
| 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                        | Install 2 variable speed drives for chiller pumps at FAC                                           | \$ -              | \$ -                | \$ -                | \$ 60,000           | \$ 60,000           | \$ -                | \$ 120,000          |
| 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           | Lot 4 Tennis -76308 SF -HMA 2" overlay, 10% curb and crack repairs 258 stalls \$2,200/stall        | \$ -              | \$ 418,000          | \$ -                | \$ -                | \$ -                | \$ -                | \$ 418,000          |
| SITE IMPROVEMENTS           | Lot 6 Irene's 7,040 SF -HMA 2" overlay, 10% curb and crack repairs 20 stalls                       | \$ -              | \$ -                | \$ -                | \$ -                | \$ 44,000           | \$ -                | \$ 44,000           |
| SITE IMPROVEMENTS           | Lot 7 Legal East -13,224SF -HMA 2" overlay, 10% curb and crack repairs 23 stalls                   | \$ -              | \$ -                | \$ -                | \$ -                | \$ 50,600           | \$ -                | \$ 50,600           |
| SITE IMPROVEMENTS           | Lot 14 Old Main Sheslow 1,100SF -HMA 2" overlay, 10% curb and crack repairs 24 stalls              | \$ -              | \$ -                | \$ -                | \$ 50,000           | \$ -                | \$ -                | \$ 50,000           |
| SITE IMPROVEMENTS           | Lot 16 Olmsted -68,723 SF -HMA 2" overlay, 15% curb and crack repairs 184 stalls \$2,200 stall     | \$ -              | \$ -                | \$ 405,000          | \$ -                | \$ -                | \$ -                | \$ 405,000          |
| SITE IMPROVEMENTS           | Lot 17 Facilities - 38,673 SF -HMA 2" overlay, 15% curb and crack repairs 47 stalls                | \$ -              | \$ -                | \$ -                | \$ 105,000          | \$ -                | \$ -                | \$ 105,000          |
| SITE IMPROVEMENTS           | Lot 21 GK South 9,000 SF -HMA 2" overlay, 10% curb and crack repairs 31 stalls                     | \$ -              | \$ -                | \$ -                | \$ -                | \$ 70,000           | \$ -                | \$ 70,000           |
| SITE IMPROVEMENTS           | Lot 28 Health Center 10,990 SF -HMA 2" overlay, 20% curb and crack repairs 18 stalls               | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                | \$ 30,000           | \$ 30,000           |
| SITE IMPROVEMENTS           | Lot 34 GK West Lot and 30th Street 40,000 SF -HMA 2" overlay, 10% curb and crack repairs 74 stalls | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                | \$ 165,000          | \$ 165,000          |
| SITE IMPROVEMENTS           | GK Fire Lane/Drop-off 30th Street 9,000 SF -HMA 2" overlay, 10% curb and crack repairs             | \$ -              | \$ -                | \$ 30,000           | \$ -                | \$ -                | \$ -                | \$ 30,000           |
| SITE IMPROVEMENTS           | Herriott Circle 9,000 SF - HMA 2" overlay, 10% curb and crack repairs                              | \$ 25,000         | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 25,000           |
| SITE IMPROVEMENTS           | Stadium Fields IQ Irrigation Controller 42 zones                                                   | \$ -              | \$ -                | \$ 15,000           | \$ -                | \$ -                | \$ -                | \$ 15,000           |
| SITE IMPROVEMENTS           | Wifvat Plaza IQ Irrigation Controller 33 zones                                                     | \$ -              | \$ -                | \$ -                | \$ -                | \$ 12,000           | \$ -                | \$ 12,000           |
| SITE IMPROVEMENTS           | Brick and concrete repair for Wifvat Plaza                                                         | \$ -              | \$ -                | \$ -                | \$ 25,000           | \$ -                | \$ 25,000           | \$ 50,000           |
| 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 vault access and ventilation                  | \$ -              | \$ -                | \$ -                | \$ 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           | Pole barn recycle and waste dumpster area improvements                                             | \$ -              | \$ -                | \$ 40,000           | \$ -                | \$ -                | \$ -                | \$ 40,000           |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                    | <b>\$ 140,000</b> | <b>\$ 2,188,500</b> | <b>\$ 1,529,500</b> | <b>\$ 2,918,500</b> | <b>\$ 1,496,100</b> | <b>\$ 1,532,000</b> | <b>\$ 9,804,600</b> |
| 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)   | \$ -              | \$ -                | \$ -                | \$ 30,000           | \$ 30,000           | \$ 30,000           | \$ 90,000           |
| <b>CAPITAL RENEWAL</b>      |                                                                                                    | <b>\$ -</b>       | <b>\$ 10,000</b>    | <b>\$ 15,000</b>    | <b>\$ 55,000</b>    | <b>\$ 55,000</b>    | <b>\$ 30,000</b>    | <b>\$ 165,000</b>   |

# 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 \$ 230,000  
 Capital Renewal \$ -  
 Total \$ 230,000  
 Current Replacement Value \$ 12,603,800

Single Rooms 52  
 Total Rooms 52  
 Total Beds 52

Facility Condition Index 1.82%

| DESCRIPTION                 | ACTION                                                                                                                                                      | FY26        | FY27            | FY28              | FY29            | FY30            | FY31-FY35       | 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        | \$ 30,000         |
| INTERIOR                    | Replacement of fire sprinkler system due to age and brining up to current code, framing, drywall, painting included to remove and replace all of the piping | \$ -        | \$ -            | \$ 200,000        | \$ -            | \$ -            | \$ -            | \$ 200,000        |
| ROOF                        | No deficiencies                                                                                                                                             | \$ -        | \$ -            | \$ -              | \$ -            | \$ -            | \$ -            | \$ -              |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                                             | <b>\$ -</b> | <b>\$ 6,000</b> | <b>\$ 206,000</b> | <b>\$ 6,000</b> | <b>\$ 6,000</b> | <b>\$ 6,000</b> | <b>\$ 230,000</b> |

# 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 \$ 1,431,000  
 Capital Renewal \$ 225,000  
 Total \$ 1,656,000  
 Current Replacement Value \$ 9,400,575

Facility Condition Index 17.62%

| DESCRIPTION                 | ACTION                                                                                                              | FY26        | FY27              | FY28              | FY29              | FY30             | FY31-FY35         | 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                           | \$ -        | \$ 25,000         | \$ -              | \$ -              | \$ -             | \$ -              | \$ 25,000           |
| 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 both floors all facades                             | \$ -        | \$ -              | \$ 355,000        | \$ 355,000        | \$ -             | \$ -              | \$ 710,000          |
| HVAC                        | Replace all fan coil units that can no longer be repaired economically and install building automation system (BAS) | \$ -        | \$ -              | \$ -              | \$ -              | \$ -             | \$ 275,000        | \$ 275,000          |
| INTERIOR                    | Renovate bathrooms on the third floor                                                                               | \$ -        | \$ -              | \$ 25,000         | \$ 25,000         | \$ -             | \$ -              | \$ 50,000           |
| ROOF                        | Replace roof due to age, and wear. Roof warranty expired add insulation and cover sky lights                        | \$ -        | \$ 175,000        | \$ -              | \$ -              | \$ -             | \$ -              | \$ 175,000          |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                     | <b>\$ -</b> | <b>\$ 200,000</b> | <b>\$ 380,000</b> | <b>\$ 420,000</b> | <b>\$ 56,000</b> | <b>\$ 375,000</b> | <b>\$ 1,431,000</b> |

|                        |                                                                                |             |             |             |             |                   |                   |                   |
|------------------------|--------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------------|-------------------|-------------------|
| INTERIOR               | Replace vinyl and ceramic tile along with carpet                               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              | \$ 125,000        | \$ 125,000        |
| INTERIOR               | Repair & paint public entries, common spaces, classrooms, offices and hallways | \$ -        | \$ -        | \$ -        | \$ -        | \$ 100,000        | \$ -              | \$ 100,000        |
| <b>CAPITAL RENEWAL</b> |                                                                                | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 100,000</b> | <b>\$ 125,000</b> | <b>\$ 225,000</b> |

# 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 \$ 485,500  
 Capital Renewal \$ 679,958  
 Total \$ 1,165,458  
 Current Replacement Value \$ 17,419,900

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 6.69%

| DESCRIPTION                 | ACTION                                                                                                                                                                                                                                | FY26              | FY27        | FY28        | FY29             | FY30              | FY31-FY35         | 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 urethan                                                                                                                                                          | \$ 20,000         | \$ -        | \$ -        | \$ -             | \$ -              | \$ -              | \$ 20,000         |
| INTERIOR                    | Patch and paint student room walls and ceilings, door frames, hallways walls and ceilings - 21 singles, 78 doubles, 10 triples                                                                                                        | \$ 80,000         | \$ -        | \$ -        | \$ -             | \$ -              | \$ -              | \$ 80,000         |
| ROOF                        | Replace roof over entrance @ 170 sf                                                                                                                                                                                                   | \$ -              | \$ -        | \$ -        | \$ 5,000         | \$ -              | \$ -              | \$ 5,000          |
| ROOF                        | Replace roof warranty expired 2008 @ 9798 sf                                                                                                                                                                                          | \$ -              | \$ -        | \$ -        | \$ -             | \$ 140,000        | \$ -              | \$ 140,000        |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                                                                                                                       | <b>\$ 185,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 20,000</b> | <b>\$ 155,500</b> | <b>\$ 125,000</b> | <b>\$ 485,500</b> |

|                        |                                                                                               |                  |                  |             |                   |             |                 |                   |
|------------------------|-----------------------------------------------------------------------------------------------|------------------|------------------|-------------|-------------------|-------------|-----------------|-------------------|
| 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              | \$ 15,000        | \$ -             | \$ -        | \$ 235,000        | \$ -        | \$ -            | \$ 250,000        |
| 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        |
| <b>CAPITAL RENEWAL</b> |                                                                                               | <b>\$ 15,000</b> | <b>\$ 40,000</b> | <b>\$ -</b> | <b>\$ 623,000</b> | <b>\$ -</b> | <b>\$ 1,958</b> | <b>\$ 679,958</b> |

# 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 \$ 750,000  
 Capital Renewal \$ -  
 Total \$ 750,000  
 Current Replacement Value \$ 16,926,475

Facility Condition Index 4.43%

| DESCRIPTION                 | ACTION                                                                                                                                                                                        | FY26        | FY27             | FY28             | FY29              | FY30        | FY31-FY35         | TOTAL             |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------|------------------|-------------------|-------------|-------------------|-------------------|
| ELEVATOR                    | Passenger-20043843:Modernization                                                                                                                                                              | \$ -        | \$ -             | \$ -             | \$ -              | \$ -        | \$ 200,000        | \$ 200,000        |
| ELEVATOR                    | Passenger-20043843: Install a new elevator which would include large car/doors for easier access of carts servicing Kern Commons and serve the basement level for future student lounge space | \$ -        | \$ -             | \$ -             | \$ 300,000        | \$ -        | \$ -              | \$ 300,000        |
| EXTERIOR                    | Grind out hairline cracks in mortar joints, tuck-point, brick repair                                                                                                                          | \$ -        | \$ 25,000        | \$ 25,000        | \$ 25,000         | \$ -        | \$ -              | \$ 75,000         |
| ROOF                        | Replace roof warranty 2019                                                                                                                                                                    | \$ -        | \$ -             | \$ -             | \$ -              | \$ -        | \$ 175,000        | \$ 175,000        |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                                                                               | <b>\$ -</b> | <b>\$ 25,000</b> | <b>\$ 25,000</b> | <b>\$ 325,000</b> | <b>\$ -</b> | <b>\$ 375,000</b> | <b>\$ 750,000</b> |

# 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 | \$ 658,750       |
| Facility Condition Index  | 5.69%            |

| DESCRIPTION          | ACTION                       | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | 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 7/5/2013  
 Roof Warranty Length -  
 Gross Square Footage 12,030  
 Remodel Date 0  
 Fire Sprinkler System No

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

Current Replacement Value \$ 5,112,750

Facility Condition Index 0.00%

| DESCRIPTION | ACTION               | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | TOTAL |
|-------------|----------------------|------|------|------|------|------|-----------|-------|
| ROOF        | No deficiencies      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |
|             | DEFERRED MAINTENANCE | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |

# 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 \$ 689,500  
 Capital Renewal \$ 116,000  
 Total \$ 805,500  
 Current Replacement Value \$ 12,750,000

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 6.32%

| DESCRIPTION                 | ACTION                                                                                                                                                                                      | FY26        | FY27             | FY28             | FY29             | FY30        | FY31-FY35         | TOTAL             |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------|------------------|------------------|-------------|-------------------|-------------------|
| 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          |
| 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        |
| ROOF                        | No Deficiencies - main roof installed 2024                                                                                                                                                  | \$ -        | \$ -             | \$ -             | \$ -             | \$ -        | \$ -              | \$ -              |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                                                                             | <b>\$ -</b> | <b>\$ 31,500</b> | <b>\$ 83,000</b> | <b>\$ 75,000</b> | <b>\$ -</b> | <b>\$ 500,000</b> | <b>\$ 689,500</b> |
| 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         |
| <b>CAPITAL RENEWAL</b>      |                                                                                                                                                                                             | <b>\$ -</b> | <b>\$ -</b>      | <b>\$ 16,000</b> | <b>\$ -</b>      | <b>\$ -</b> | <b>\$ 100,000</b> | <b>\$ 116,000</b> |

# Cole Hall



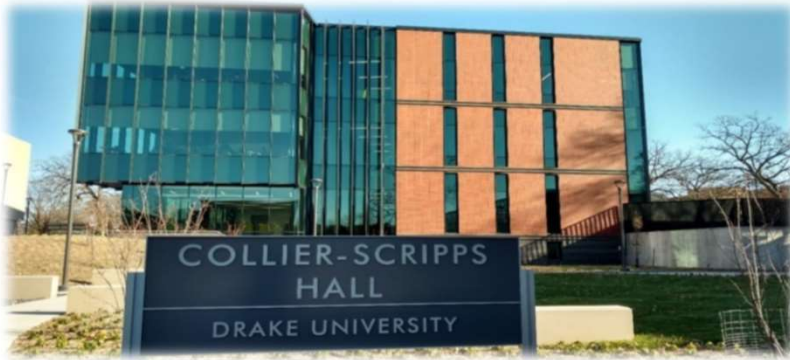
Year Built 1904  
 Architect Smith & Gage  
 Address 2509 University Avenue  
 Roof Installation Date 6/1/2001  
 Roof Warranty Length 10 years  
 Gross Square Footage 8,199  
 Remodel Date 2007  
 Fire Sprinkler System No

Deferred Maintenance \$ 90,000  
 Capital Renewal \$ 20,000  
 Total \$ 110,000  
 Current Replacement Value \$ 3,484,575

Facility Condition Index 3.16%

| DESCRIPTION          | ACTION                                                                         | FY26 | FY27      | FY28 | FY29 | FY30 | FY31-FY35 | TOTAL     |
|----------------------|--------------------------------------------------------------------------------|------|-----------|------|------|------|-----------|-----------|
| ROOF                 | Replace roof @ 4300 sf                                                         | \$ - | \$ -      | \$ - | \$ - | \$ - | \$ 90,000 | \$ 90,000 |
| DEFERRED MAINTENANCE |                                                                                | \$ - | \$ -      | \$ - | \$ - | \$ - | \$ 90,000 | \$ 90,000 |
| 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 \$ 20,189,200

Facility Condition Index 0.00%

| DESCRIPTION          | ACTION                              | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | 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 \$ 937,500  
 Capital Renewal \$ 218,000  
 Total \$ 1,155,500  
 Current Replacement Value \$ 41,063,925

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

Facility Condition Index 2.81%

| DESCRIPTION                 | ACTION                                                        | FY26              | FY27             | FY28              | FY29              | FY30        | FY31-FY35         | 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          |
| HVAC                        | Replacement of Liebert system for archives area               | \$ 100,000        | \$ -             | \$ -              | \$ -              | \$ -        | \$ -              | \$ 100,000        |
| 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                    | Repair crown molding on main stairwell and abate lead paint   | \$ -              | \$ 15,000        | \$ -              | \$ -              | \$ -        | \$ -              | \$ 15,000         |
| INTERIOR                    | Waterproof and seal leaking basement walls                    | \$ -              | \$ -             | \$ -              | \$ -              | \$ -        | \$ 35,000         | \$ 35,000         |
| ROOF                        | Replace center roof warranty expired 7/31/2004                | \$ -              | \$ -             | \$ -              | \$ 60,000         | \$ -        | \$ -              | \$ 60,000         |
| <b>DEFERRED MAINTENANCE</b> |                                                               | <b>\$ 100,000</b> | <b>\$ 23,000</b> | <b>\$ 147,500</b> | <b>\$ 460,000</b> | <b>\$ -</b> | <b>\$ 207,000</b> | <b>\$ 937,500</b> |

|                        |                                          |             |             |                   |             |                   |                  |                   |
|------------------------|------------------------------------------|-------------|-------------|-------------------|-------------|-------------------|------------------|-------------------|
| INTERIOR               | Replace vinyl sheet flooring with carpet | \$ -        | \$ -        | \$ -              | \$ -        | \$ -              | \$ 12,000        | \$ 12,000         |
| INTERIOR               | Replace carpet on 2nd floor              | \$ -        | \$ -        | \$ 100,000        | \$ -        | \$ -              | \$ -             | \$ 100,000        |
| INTERIOR               | Replace carpet on lower floor            | \$ -        | \$ -        | \$ -              | \$ -        | \$ 100,000        | \$ -             | \$ 100,000        |
| INTERIOR               | Replace reach-in freezer in coffee shop  | \$ -        | \$ -        | \$ 6,000          | \$ -        | \$ -              | \$ -             | \$ 6,000          |
| <b>CAPITAL RENEWAL</b> |                                          | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 106,000</b> | <b>\$ -</b> | <b>\$ 100,000</b> | <b>\$ 12,000</b> | <b>\$ 218,000</b> |

# 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 \$ 304,000  
 Capital Renewal \$ 609,000  
 Total \$ 913,000  
 Current Replacement Value \$ 15,047,125

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

Facility Condition Index 6.07%

| DESCRIPTION                 | ACTION                                                                                                                                                                                                                                | FY26        | FY27        | FY28              | FY29            | FY30              | FY31-FY35   | TOTAL             |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------------|-----------------|-------------------|-------------|-------------------|
| ELEVATOR                    | Passenger-20275677: No deficiencies                                                                                                                                                                                                   | \$ -        | \$ -        | \$ -              | \$ -            | \$ -              | \$ -        | \$ -              |
| 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        |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                                                                                                                       | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 200,000</b> | <b>\$ 4,000</b> | <b>\$ 100,000</b> | <b>\$ -</b> | <b>\$ 304,000</b> |

|                        |                                                                                               |                  |             |                  |                   |             |             |                   |
|------------------------|-----------------------------------------------------------------------------------------------|------------------|-------------|------------------|-------------------|-------------|-------------|-------------------|
| INTERIOR               | Replace vinyl tile and rolled carpet in hallways due to age, wear and aesthetics              | \$ 15,000        | \$ -        | \$ -             | \$ 235,000        | \$ -        | \$ -        | \$ 250,000        |
| 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 rooms carpet with LVT                                                     | \$ -             | \$ -        | \$ -             | \$ 274,000        | \$ -        | \$ -        | \$ 274,000        |
| <b>CAPITAL RENEWAL</b> |                                                                                               | <b>\$ 15,000</b> | <b>\$ -</b> | <b>\$ 40,000</b> | <b>\$ 554,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 609,000</b> |

# 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 - server room only

Deferred Maintenance \$ 324,500  
 Capital Renewal \$ 20,000  
 Total \$ 344,500  
 Current Replacement Value \$ 3,074,875

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

Facility Condition Index 11.20%

| DESCRIPTION                 | ACTION                                                                                        | FY26        | FY27        | FY28              | FY29             | FY30             | FY31-FY35        | TOTAL             |
|-----------------------------|-----------------------------------------------------------------------------------------------|-------------|-------------|-------------------|------------------|------------------|------------------|-------------------|
| ELECTRICAL                  | Replacement of fire suppression system and upgrade control system for server room             | \$ -        | \$ -        | \$ -              | \$ 15,000        | \$ -             | \$ -             | \$ 15,000         |
| 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                        | Replace 45,000 BTU gas fired boiler due to age, performance and energy consumption            | \$ -        | \$ -        | \$ -              | \$ 50,000        | \$ -             | \$ -             | \$ 50,000         |
| ROOF                        | Roof warranty expired                                                                         | \$ -        | \$ -        | \$ -              | \$ -             | \$ -             | \$ 50,000        | \$ 50,000         |
| <b>DEFERRED MAINTENANCE</b> |                                                                                               | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 150,000</b> | <b>\$ 70,500</b> | <b>\$ 54,000</b> | <b>\$ 50,000</b> | <b>\$ 324,500</b> |
| INTERIOR                    | Replace carpet                                                                                | \$ -        | \$ -        | \$ -              | \$ -             | \$ -             | \$ 20,000        | \$ 20,000         |
| <b>CAPITAL RENEWAL</b>      |                                                                                               | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>       | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 20,000</b> | <b>\$ 20,000</b>  |

# 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      | \$ 3,183,500                |
| Capital Renewal           | \$ -                        |
| Total                     | \$ 3,183,500                |
| Current Replacement Value | \$ 49,576,250               |

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

Facility Condition Index 6.42%

| DESCRIPTION                 | ACTION                                                                                                               | FY26        | FY27                | FY28              | FY29              | FY30              | FY31-FY35        | 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 or possibly just the top layer that has wear | \$ -        | \$ 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        | \$ 20,000           |
| EXTERIOR                    | Tuck-point brick/mortar and expansion joint repairs                                                                  | \$ -        | \$ 10,000           | \$ 10,000         | \$ 10,000         | \$ 10,000         | \$ 10,000        | \$ 50,000           |
| EXTERIOR                    | Repair / replace damaged concrete walkways and steps throughout facility                                             |             | \$ 10,000           | \$ 10,000         | \$ 10,000         | \$ 10,000         | \$ 10,000        | \$ 50,000           |
| EXTERIOR                    | Concrete steps repairs                                                                                               | \$ -        | \$ 10,000           | \$ 10,000         | \$ 10,000         | \$ 10,000         | \$ 10,000        | \$ 50,000           |
| EXTERIOR                    | Repaint surface coating of seating areas                                                                             | \$ -        | \$ -                | \$ 20,000         | \$ -              | \$ 20,000         | \$ 20,000        | \$ 60,000           |
| EXTERIOR                    | Removed seating, seal penetrations to prevent leaks and reattach seating to front of concrete                        | \$ -        | \$ -                | \$ 40,000         | \$ -              | \$ 40,000         | \$ -             | \$ 80,000           |
| EXTERIOR                    | Replace restroom doors and hardware throughout the stadium                                                           | \$ -        | \$ 10,000           | \$ 10,000         | \$ 10,000         | \$ 10,000         | \$ 10,000        | \$ 50,000           |
| EXTERIOR                    | Increase size of storm drain outside Meet Operations to handle rain events                                           | \$ -        | \$ 20,000           | \$ -              | \$ -              | \$ -              | \$ -             | \$ 20,000           |
| INTERIOR                    | Upgrades to concessions and restrooms                                                                                | \$ -        | \$ -                | \$ 200,000        | \$ -              | \$ -              | \$ -             | \$ 200,000          |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                      | <b>\$ -</b> | <b>\$ 2,575,000</b> | <b>\$ 315,000</b> | <b>\$ 100,000</b> | <b>\$ 108,000</b> | <b>\$ 85,500</b> | <b>\$ 3,183,500</b> |

# 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 \$ 25,000  
 Capital Renewal \$ -  
 Total \$ 25,000  
 Current Replacement Value \$ 1,727,200

Facility Condition Index 1.45%

| DESCRIPTION                 | ACTION                                 | FY26        | FY27             | FY28             | FY29        | FY30        | FY31-FY35   | TOTAL            |
|-----------------------------|----------------------------------------|-------------|------------------|------------------|-------------|-------------|-------------|------------------|
| EXTERIOR                    | Window Replacements                    | \$ -        | \$ 15,000        | \$ -             | \$ -        | \$ -        | \$ -        | \$ 15,000        |
| INTERIOR                    | Basement wall repairs and replacements | \$ -        | \$ -             | \$ 10,000        | \$ -        | \$ -        | \$ -        | \$ 10,000        |
| ROOF                        | No deficiencies installed in 2022      | \$ -        | \$ -             | \$ -             | \$ -        | \$ -        | \$ -        | \$ -             |
| <b>DEFERRED MAINTENANCE</b> |                                        | <b>\$ -</b> | <b>\$ 15,000</b> | <b>\$ 10,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 25,000</b> |

# 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 \$ 2,550,000  
 Capital Renewal \$ -  
 Total \$ 2,550,000  
 Current Replacement Value \$ 5,984,850

Facility Condition Index 42.61%

| DESCRIPTION          | ACTION                                                            | FY26 | FY27 | FY28      | FY29 | FY30 | FY31-FY35    | TOTAL        |
|----------------------|-------------------------------------------------------------------|------|------|-----------|------|------|--------------|--------------|
| EXTERIOR             | Construction of a new 10,000 sf Facilities/Public Safety building | \$ - | \$ - | \$ -      | \$ - | \$ - | \$ 2,500,000 | \$ 2,500,000 |
| ROOF                 | Seal roof panel seams and coat with elastomeric coating           | \$ - | \$ - | \$ 50,000 | \$ - | \$ - | \$ -         | \$ 50,000    |
| DEFERRED MAINTENANCE |                                                                   | \$ - | \$ - | \$ 50,000 | \$ - | \$ - | \$ 2,500,000 | \$ 2,550,000 |

# 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 \$ 2,367,330  
 Capital Renewal \$ 68,500  
 Total \$ 2,435,830  
 Current Replacement Value \$ 25,308,750

Facility Condition Index 9.62%

| DESCRIPTION                 | ACTION                                                                                                                                  | FY26        | FY27              | FY28             | FY29        | FY30        | FY31-FY35           | 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                    | 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 - @ 12,000 sf (50yd x 25yd)                                                                                      | \$ -        | \$ 170,000        | \$ -             | \$ -        | \$ -        | \$ -                | \$ 170,000          |
| HVAC                        | Replace HVAC systems                                                                                                                    | \$ -        | \$ -              | \$ -             | \$ -        | \$ -        | \$ 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; remove heating system from steam heat  | \$ -        | \$ -              | \$ -             | \$ -        | \$ -        | \$ 500,000          | \$ 500,000          |
| ROOF                        | no deficiencies - roof replaced 06/20                                                                                                   | \$ -        | \$ -              | \$ -             | \$ -        | \$ -        | \$ -                | \$ -                |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                         | <b>\$ -</b> | <b>\$ 184,000</b> | <b>\$ -</b>      | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 2,183,330</b> | <b>\$ 2,367,330</b> |
| INTERIOR                    | Replace carpet in offices                                                                                                               | \$ -        | \$ -              | \$ -             | \$ -        | \$ -        | \$ 48,500           | \$ 48,500           |
| INTERIOR                    | Replace approximately 125 stair treads with new rubber treads                                                                           | \$ -        | \$ -              | \$ 20,000        | \$ -        | \$ -        | \$ -                | \$ 20,000           |
| <b>CAPITAL RENEWAL</b>      |                                                                                                                                         | <b>\$ -</b> | <b>\$ -</b>       | <b>\$ 20,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 48,500</b>    | <b>\$ 68,500</b>    |

# 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 \$ 220,000  
 Total \$ 485,500  
 Current Replacement Value \$ 5,727,300

Facility Condition Index 8.48%

| DESCRIPTION                 | ACTION                                                              | FY26        | FY27        | FY28            | FY29             | FY30             | FY31-FY35         | 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        |
| <b>DEFERRED MAINTENANCE</b> |                                                                     | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 7,000</b> | <b>\$ 60,000</b> | <b>\$ 28,500</b> | <b>\$ 170,000</b> | <b>\$ 265,500</b> |

|                        |                                                                           |             |                  |                  |                  |                  |             |                   |
|------------------------|---------------------------------------------------------------------------|-------------|------------------|------------------|------------------|------------------|-------------|-------------------|
| EXTERIOR               | Roof flashing replacement                                                 | \$ -        | \$ -             | \$ -             | \$ 10,000        | \$ -             | \$ -        | \$ 10,000         |
| INTERIOR               | Removal of floor tiles in walkway between Fitch and HI polishing concrete | \$ -        | \$ 10,000        | \$ -             | \$ -             | \$ -             | \$ -        | \$ 10,000         |
| INTERIOR               | Replace cabinets and countertops in labs 201, 204, & 205                  | \$ -        | \$ -             | \$ 50,000        | \$ 75,000        | \$ 75,000        | \$ -        | \$ 200,000        |
| <b>CAPITAL RENEWAL</b> |                                                                           | <b>\$ -</b> | <b>\$ 10,000</b> | <b>\$ 50,000</b> | <b>\$ 85,000</b> | <b>\$ 75,000</b> | <b>\$ -</b> | <b>\$ 220,000</b> |

# 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 \$ 340,000  
 Capital Renewal \$ -  
 Total \$ 340,000  
 Current Replacement Value \$ 2,946,100

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

Facility Condition Index 11.54%

| DESCRIPTION                 | ACTION                                                                                                                | FY26        | FY27             | FY28             | FY29              | FY30              | FY31-FY35        | TOTAL             |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|
| EXTERIOR                    | Replace exterior double steel entry door, ventilation gate and hardware due to age, performance, safety, and security | \$ -        | \$ 15,000        | \$ -             | \$ -              | \$ -              | \$ -             | \$ 15,000         |
| HVAC                        | Install 2 variable speed drives for chiller pumps \$115,000                                                           | \$ -        | \$ -             | \$ -             | \$ 115,000        | \$ -              | \$ -             | \$ 115,000        |
| HVAC                        | Replace 50 HP water circulating pumps due to age, performance and energy consumption \$33,000                         | \$ -        | \$ -             | \$ -             | \$ -              | \$ 35,000         | \$ -             | \$ 35,000         |
| HVAC                        | Replace 40 HP water circulation pumps due to age, performance and energy consumption \$35,000                         | \$ -        | \$ -             | \$ -             | \$ -              | \$ -              | \$ 35,000        | \$ 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         |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                       | <b>\$ -</b> | <b>\$ 15,000</b> | <b>\$ 75,000</b> | <b>\$ 115,000</b> | <b>\$ 100,000</b> | <b>\$ 35,000</b> | <b>\$ 340,000</b> |

## 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 \$ 3,814,000  
 Capital Renewal \$ 716,000  
 Total \$ 4,530,000  
 Current Replacement Value \$58,437,925

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

Facility Condition Index 7.75%

| DESCRIPTION                 | ACTION                                                                                                                                                                                                                                                           | FY26        | FY27             | FY28              | FY29             | FY30                | FY31-FY35           | 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 windows and update fin tubes in walkway bridge on Kirk Hall, other 2 walkways were done summer 2017                                                                                                                                                      | \$ -        | \$ -             | \$ 85,000         | \$ -             | \$ -                | \$ -                | \$ 85,000           |
| 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 160 rooms with 3 bay windows/room - 480 windows                             | \$ -        | \$ -             | \$ -              | \$ -             | \$ 1,000,000        | \$ 2,000,000        | \$ 3,000,000        |
| 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           |
| ROOF                        | Replace warranty expired                                                                                                                                                                                                                                         | \$ -        | \$ -             | \$ -              | \$ -             | \$ -                | \$ 400,000          | \$ 400,000          |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                                                                                                                                                  | <b>\$ -</b> | <b>\$ 50,000</b> | <b>\$ 250,000</b> | <b>\$ 24,000</b> | <b>\$ 1,000,000</b> | <b>\$ 2,490,000</b> | <b>\$ 3,814,000</b> |

|                        |                                                                                                         |             |             |                   |                  |                   |                   |                   |
|------------------------|---------------------------------------------------------------------------------------------------------|-------------|-------------|-------------------|------------------|-------------------|-------------------|-------------------|
| INTERIOR               | Replace carpet 1st, 2nd & 3rd floors (phased work 1 floor a year)                                       | \$ -        | \$ -        | \$ 130,000        | \$ -             | \$ 130,000        | \$ 130,000        | \$ 390,000        |
| 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 kitchen cabinets and counter                                                                    | \$ -        | \$ -        | \$ -              | \$ 15,000        | \$ -              | \$ -              | \$ 15,000         |
| INTERIOR               | Replace lobby furniture and beach room                                                                  | \$ -        | \$ -        | \$ 40,000         | \$ -             | \$ -              | \$ -              | \$ 40,000         |
| INTERIOR               | Replace laundry and study room furniture                                                                | \$ -        | \$ -        | \$ -              | \$ -             | \$ 25,000         | \$ -              | \$ 25,000         |
| INTERIOR               | Replacement of student room dry erase boards                                                            | \$ -        | \$ -        | \$ 10,000         | \$ 10,000        | \$ -              | \$ -              | \$ 20,000         |
| 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         |
| <b>CAPITAL RENEWAL</b> |                                                                                                         | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 267,000</b> | <b>\$ 43,000</b> | <b>\$ 198,000</b> | <b>\$ 208,000</b> | <b>\$ 716,000</b> |

# 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 \$ -  
 Capital Renewal \$ -  
 Total \$ -  
 Current Replacement Value \$ 7,303,200

Facility Condition Index 0.00%

| DESCRIPTION          | ACTION                                   | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | TOTAL |
|----------------------|------------------------------------------|------|------|------|------|------|-----------|-------|
| ELEVATOR             | Passenger-# :No deficiencies             | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |
| ROOF                 | No deficiencies - roof installed in 2020 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |
| DEFERRED MAINTENANCE |                                          | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |

# 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 \$ 6,058,256  
 Capital Renewal \$ 188,040  
 Total \$ 6,246,296  
 Current Replacement Value \$ 53,580,175

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

Facility Condition Index 11.66%

| DESCRIPTION | ACTION                                                                                                                                                                                                                                    | FY26 | FY27      | FY28      | FY29      | FY30         | FY31-FY35    | 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: Modernization                                                                                                                                                                                                   | \$ - | \$ -      | \$ -      | \$ -      | \$ -         | \$ 100,000   | \$ 100,000   |
| ELEVATOR    | Wheel Chair Lift-20239148: No Deficiencies                                                                                                                                                                                                | \$ - | \$ -      | \$ -      | \$ -      | \$ -         | \$ -         | \$ -         |
| EXTERIOR    | Additional concrete repairs on eastside of arcade and south ADA ramp                                                                                                                                                                      | \$ - | \$ -      | \$ 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 facade 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        | Replacement of valves that control heating and cooling water                                                                                                                                                                              | \$ - | \$ -      | \$ -      | \$ -      | \$ 25,000    | \$ -         | \$ 25,000    |

## Harmon Fine Arts Center (cont)



| DESCRIPTION                 | ACTION                                                                         | FY26        | FY27              | FY28              | FY29              | FY30                | FY31-FY35           | 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          |
| PLUMBING                    | Install ground water lift station                                              | \$ -        | \$ 12,000         | \$ -              | \$ -              | \$ -                | \$ -                | \$ 12,000           |
| 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 - donation \$150,000                            | \$ -        | \$ -              | \$ -              | \$ -              | \$ -                | \$ -                | \$ -                |
| INTERIOR                    | Replacement of batten cables for three electric motors that operate over stage | \$ -        | \$ 15,000         | \$ -              | \$ -              | \$ -                | \$ -                | \$ 15,000           |
| ROOF                        | Replace roof liner bridging and flashings due to leaks                         | \$ -        | \$ -              | \$ 20,000         | \$ -              | \$ 20,000           | \$ -                | \$ 40,000           |
| ROOF                        | Replace roof in phased work warranty expired 2/14/2013                         | \$ -        | \$ -              | \$ -              | \$ -              | \$ -                | \$ 225,000          | \$ 225,000          |
| <b>DEFERRED MAINTENANCE</b> |                                                                                | <b>\$ -</b> | <b>\$ 513,000</b> | <b>\$ 260,000</b> | <b>\$ 130,000</b> | <b>\$ 2,658,000</b> | <b>\$ 2,497,256</b> | <b>\$ 6,058,256</b> |
| 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           |
| <b>CAPITAL RENEWAL</b>      |                                                                                | <b>\$ -</b> | <b>\$ 11,000</b>  | <b>\$ -</b>       | <b>\$ 15,000</b>  | <b>\$ 26,600</b>    | <b>\$ 135,440</b>   | <b>\$ 188,040</b>   |

# 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 \$ 295,000  
 Capital Renewal \$ -  
 Total \$ 295,000  
 Current Replacement Value \$ 20,017,500

Facility Condition Index 1.47%

| DESCRIPTION                 | ACTION                                                                                                  | FY26             | FY27        | FY28             | FY29             | FY30        | FY31-FY35         | TOTAL             |
|-----------------------------|---------------------------------------------------------------------------------------------------------|------------------|-------------|------------------|------------------|-------------|-------------------|-------------------|
| EXTERIOR                    | Power wash, tuck and point aged exterior brick and mortar                                               | \$ -             | \$ -        | \$ -             | \$ -             | \$ -        | \$ 110,000        | \$ 110,000        |
| HVAC                        | External glass vestibule on SW entrance doors                                                           | \$ -             | \$ -        | \$ -             | \$ 75,000        | \$ -        | \$ -              | \$ 75,000         |
| PLUMBING                    | Re-piping of building water pipes due to lack of pressure at the lab eye water and showers              | \$ 50,000        | \$ -        | \$ -             | \$ -             | \$ -        | \$ -              | \$ 50,000         |
| 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                                                              | \$ -             | \$ -        | \$ -             | \$ -             | \$ -        | \$ -              | \$ -              |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                         | <b>\$ 50,000</b> | <b>\$ -</b> | <b>\$ 60,000</b> | <b>\$ 75,000</b> | <b>\$ -</b> | <b>\$ 110,000</b> | <b>\$ 295,000</b> |

# 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 \$ 653,000  
 Total \$ 997,000  
 Current Replacement Value \$ 17,481,950

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

Facility Condition Index 5.70%

| DESCRIPTION                 | ACTION                                                                       | FY26        | FY27        | FY28              | FY29              | FY30        | FY31-FY35   | TOTAL             |
|-----------------------------|------------------------------------------------------------------------------|-------------|-------------|-------------------|-------------------|-------------|-------------|-------------------|
| ELEVATOR                    | Passenger-20296793: No Deficiencies                                          | \$ -        | \$ -        | \$ -              | \$ -              | \$ -        | \$ -        | \$ -              |
| 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        |
| <b>DEFERRED MAINTENANCE</b> |                                                                              | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 200,000</b> | <b>\$ 144,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 344,000</b> |

|                        |                                                                                               |                  |             |             |             |                   |             |                   |
|------------------------|-----------------------------------------------------------------------------------------------|------------------|-------------|-------------|-------------|-------------------|-------------|-------------------|
| 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 vinyl tile and rolled carpet in hallways due to age, wear and aesthetics              | \$ 15,000        | \$ -        | \$ -        | \$ -        | \$ 235,000        | \$ -        | \$ 250,000        |
| INTERIOR               | Replace all student room carpet with LVT                                                      | \$ -             | \$ -        | \$ -        | \$ -        | \$ 358,000        | \$ -        | \$ 358,000        |
| <b>CAPITAL RENEWAL</b> |                                                                                               | <b>\$ 15,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 638,000</b> | <b>\$ -</b> | <b>\$ 653,000</b> |

# 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 \$ 1,502,078  
 Capital Renewal \$ 80,000  
 Total \$ 1,582,078  
 Current Replacement Value \$ 8,059,275

Facility Condition Index 19.63%

| DESCRIPTION                 | ACTION                                                                                                                                                                        | FY26        | FY27        | FY28              | FY29             | FY30        | FY31-FY35           | 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 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 with EPDM adhered system on flat area and architectural shingles on sloped roof, similar to installation today                                  | \$ -        | \$ -        | \$ 295,000        | \$ -             | \$ -        | \$ -                | \$ 295,000          |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                                                               | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 311,250</b> | <b>\$ 12,500</b> | <b>\$ -</b> | <b>\$ 1,178,328</b> | <b>\$ 1,502,078</b> |
| INTERIOR                    | Sand, stain and repair interior wood surfaces.                                                                                                                                | \$ -        | \$ -        | \$ -              | \$ -             | \$ -        | \$ 80,000           | \$ 80,000           |
| <b>CAPITAL RENEWAL</b>      |                                                                                                                                                                               | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>       | <b>\$ -</b>      | <b>\$ -</b> | <b>\$ 80,000</b>    | <b>\$ 80,000</b>    |

# Hubbell Dining Hall



|                           |                                                          |
|---------------------------|----------------------------------------------------------|
| Year Built                | 1954                                                     |
| Architect                 | Saارين, Saارين & 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      | \$ 500,000                                               |
| Capital Renewal           | \$ 160,000                                               |
| Total                     | \$ 660,000                                               |
| Current Replacement Value | \$ 22,154,400                                            |
| Facility Condition Index  | 2.98%                                                    |

| DESCRIPTION                 | ACTION                                                                                     | FY26        | FY27        | FY28             | FY29              | FY30             | FY31-FY35         | 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                                                                   | \$ -        | \$ -        | \$ -             | \$ -              | \$ 10,000        | \$ -              | \$ 10,000         |
| ROOF                        | Replace warranty expired                                                                   | \$ -        | \$ -        | \$ -             | \$ -              | \$ -             | \$ 250,000        | \$ 250,000        |
| <b>DEFERRED MAINTENANCE</b> |                                                                                            | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>      | <b>\$ 120,000</b> | <b>\$ 10,000</b> | <b>\$ 370,000</b> | <b>\$ 500,000</b> |
| 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        |
| <b>CAPITAL RENEWAL</b>      |                                                                                            | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 60,000</b> | <b>\$ 100,000</b> | <b>\$ -</b>      | <b>\$ -</b>       | <b>\$ 160,000</b> |

# 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 \$ 3,579,400  
 Capital Renewal \$ 140,000  
 Total \$ 3,719,400  
 Current Replacement Value \$ 18,919,300

Single Rooms 8  
 Double Rooms 74  
 Triple Rooms 4

Facility Condition Index 19.66%

Quad Rooms 0

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

Total Rooms 86  
 Total Beds 168

| DESCRIPTION                 | ACTION                                                                                                                           | FY26        | FY27             | FY28              | FY29             | FY30             | FY31-FY35           | 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, northside then southside                    | \$ -        | \$ 75,000        | \$ 75,000         | \$ -             | \$ -             | \$ -                | \$ 150,000          |
| 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           |
| PLUMBING                    | Replace 3 HP water booster pump for domestic water                                                                               | \$ -        | \$ 13,400        | \$ -              | \$ -             | \$ -             | \$ -                | \$ 13,400           |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                  | <b>\$ -</b> | <b>\$ 88,400</b> | <b>\$ 255,000</b> | <b>\$ 41,000</b> | <b>\$ 10,000</b> | <b>\$ 3,185,000</b> | <b>\$ 3,579,400</b> |

|                        |                                                   |             |             |             |             |             |                   |                   |
|------------------------|---------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------------|-------------------|
| INTERIOR               | Kitchen cabinets, counter, and appliances updates | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 15,000         | \$ 15,000         |
| INTERIOR               | Replace carpet in hallways and student rooms      | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 125,000        | \$ 125,000        |
| <b>CAPITAL RENEWAL</b> |                                                   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 140,000</b> | <b>\$ 140,000</b> |

# Johansen Student Center



Year Built 1931  
 Architect Tinsley, McBroom & Higgins  
 Address 2803 University Avenue  
 Roof Installation Date 8/1/2024  
 Roof Warranty Length 15 years  
 Gross Square Footage 41,964  
 Remodel Date 2025  
 Fire Sprinkler System Yes

Deferred Maintenance \$ 178,500  
 Capital Renewal \$ -  
 Total \$ 178,500  
 Current Replacement Value \$ 17,834,700

Facility Condition Index 1.00%

| DESCRIPTION          | ACTION                                                    | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35  | TOTAL      |
|----------------------|-----------------------------------------------------------|------|------|------|------|------|------------|------------|
| ELECTRICAL           | Install variable frequency drive to restroom exhaust fans | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,500   | \$ 8,500   |
| EXTERIOR             | Replaced concrete walks                                   | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 50,000  | \$ 50,000  |
| EXTERIOR             | Improve landscaping and exterior seating                  | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 40,000  | \$ 40,000  |
| INTERIOR             | Updates to restrooms                                      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 80,000  | \$ 80,000  |
| ROOF                 | No deficiencies - Installed in 2024                       | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -       | \$ -       |
| DEFERRED MAINTENANCE |                                                           | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 178,500 | \$ 178,500 |

# 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 \$ 613,000  
 Capital Renewal \$ 100,000  
 Total \$ 713,000  
 Current Replacement Value \$ 46,750,000

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

Facility Condition Index 1.53%

| DESCRIPTION                 | ACTION                                                                                   | FY26             | FY27        | FY28             | FY29              | FY30             | FY31-FY35         | 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 | \$ -             | \$ -        | \$ -             | \$ -              | \$ -             | \$ -              | \$ -              |
| HVAC                        | Recommissioning of HVAC systems for Knapp, Bell, and Shivers                             | \$ -             | \$ -        | \$ -             | \$ 15,000         | \$ -             | \$ -              | \$ 15,000         |
| HVAC                        | Installation of backdraft dampers for existing HVAC system that will enhance efficiency  | \$ -             | \$ -        | \$ 18,000        | \$ -              | \$ -             | \$ -              | \$ 18,000         |
| INTERIOR                    | Sand main court and side courts and refinish                                             | \$ 75,000        | \$ -        | \$ -             | \$ -              | \$ -             | \$ -              | \$ 75,000         |
| 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        |
| <b>DEFERRED MAINTENANCE</b> |                                                                                          | <b>\$ 75,000</b> | <b>\$ -</b> | <b>\$ 73,000</b> | <b>\$ 250,000</b> | <b>\$ 20,000</b> | <b>\$ 195,000</b> | <b>\$ 613,000</b> |

|                        |                                                            |             |             |             |                  |                  |                  |                   |
|------------------------|------------------------------------------------------------|-------------|-------------|-------------|------------------|------------------|------------------|-------------------|
| INTERIOR               | Update concession stand spaces                             | \$ -        | \$ -        | \$ -        | \$ 25,000        | \$ 25,000        | \$ -             | \$ 50,000         |
| INTERIOR               | Replace carpet locker rooms, coaches offices, and hallways | \$ -        | \$ -        | \$ -        | \$ -             | \$ -             | \$ 50,000        | \$ 50,000         |
| <b>CAPITAL RENEWAL</b> |                                                            | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 25,000</b> | <b>\$ 25,000</b> | <b>\$ 50,000</b> | <b>\$ 100,000</b> |

# 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 \$ 1,321,750

Facility Condition Index 4.80%

| DESCRIPTION                 | ACTION                                               | FY26        | FY27        | FY28        | FY29        | FY30        | FY31-FY35        | 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        |
| <b>DEFERRED MAINTENANCE</b> |                                                      | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 63,500</b> | <b>\$ 63,500</b> |

# 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 \$ 349,000  
 Capital Renewal \$ 68,000  
 Total \$ 417,000  
 Current Replacement Value \$ 9,366,575

Facility Condition Index 4.45%

| DESCRIPTION                 | ACTION                                                                                                                                                                                                            | FY26             | FY27             | FY28             | FY29             | FY30             | FY31-FY35        | 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 and east façade that have failed from age and weather                                                                                                                               | \$ 75,000        | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ 75,000         |
| 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         |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                                                                                                   | <b>\$ 75,000</b> | <b>\$ 20,000</b> | <b>\$ 79,000</b> | <b>\$ 20,000</b> | <b>\$ 79,000</b> | <b>\$ 76,000</b> | <b>\$ 349,000</b> |
| INTERIOR                    | Replace carpet in courtroom, @ 2,300 sf                                                                                                                                                                           | \$ -             | \$ -             | \$ 23,000        | \$ -             | \$ -             | \$ -             | \$ 23,000         |
| INTERIOR                    | Replace carpet in offices                                                                                                                                                                                         | \$ -             | \$ -             | \$ -             | \$ 15,000        | \$ 15,000        | \$ 15,000        | \$ 45,000         |
| <b>CAPITAL RENEWAL</b>      |                                                                                                                                                                                                                   | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 23,000</b> | <b>\$ 15,000</b> | <b>\$ 15,000</b> | <b>\$ 15,000</b> | <b>\$ 68,000</b>  |

# 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 \$ 452,000  
 Capital Renewal \$ 170,000  
 Total \$ 622,000  
 Current Replacement Value \$ 4,394,500

Facility Condition Index 14.15%

| DESCRIPTION                 | ACTION                                                                        | FY26        | FY27        | FY28             | FY29        | FY30             | FY31-FY35         | 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                                  | \$ -        | \$ -        | \$ -             | \$ -        | \$ -             | \$ 40,000         | \$ 40,000         |
| ROOF                        | Replace warranty expired                                                      | \$ -        | \$ -        | \$ -             | \$ -        | \$ -             | \$ 125,000        | \$ 125,000        |
| <b>DEFERRED MAINTENANCE</b> |                                                                               | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 25,000</b> | <b>\$ -</b> | <b>\$ 20,000</b> | <b>\$ 407,000</b> | <b>\$ 452,000</b> |

|                        |                                                                                    |             |             |                  |                  |                  |                   |                   |
|------------------------|------------------------------------------------------------------------------------|-------------|-------------|------------------|------------------|------------------|-------------------|-------------------|
| INTERIOR               | Remove vinyl tile, asbestos, and roll carpet due to age and aesthetics and replace | \$ -        | \$ -        | \$ -             | \$ -             | \$ -             | \$ 75,000         | \$ 75,000         |
| INTERIOR               | Refresh paint on interior walls                                                    | \$ -        | \$ -        | \$ -             | \$ -             | \$ -             | \$ 25,000         | \$ 25,000         |
| INTERIOR               | Furniture replacement in Honors Lounge                                             | \$ -        | \$ -        | \$ 30,000        | \$ -             | \$ -             | \$ -              | \$ 30,000         |
| INTERIOR               | Install roller blinds on windows                                                   | \$ -        | \$ -        | \$ -             | \$ 20,000        | \$ 20,000        | \$ -              | \$ 40,000         |
| <b>CAPITAL RENEWAL</b> |                                                                                    | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 30,000</b> | <b>\$ 20,000</b> | <b>\$ 20,000</b> | <b>\$ 100,000</b> | <b>\$ 170,000</b> |

# Mediacom Stadium



Year Built 2023  
 Architect RDG Planning & Design  
 Address 2405 Forest Avenue  
 Roof Installation Date 6/1/2023  
 Roof Warranty Length 15 years  
 Gross Square Footage 24,429  
 Remodel Date 0  
 Fire Sprinkler System Yes

Deferred Maintenance \$ 865,000  
 Capital Renewal \$ -  
 Total \$ 865,000  
 Current Replacement Value \$ 10,382,325

Back-up Generator: 2022 Kohler diesel 80 kW for exit lighting

Facility Condition Index 8.33%

| DESCRIPTION                 | ACTION                                                                           | FY26        | FY27             | FY28        | FY29        | FY30             | FY31-FY35         | TOTAL             |
|-----------------------------|----------------------------------------------------------------------------------|-------------|------------------|-------------|-------------|------------------|-------------------|-------------------|
| ELEVATOR                    | No deficiencies                                                                  | \$ -        | \$ -             | \$ -        | \$ -        | \$ -             | \$ -              | \$ -              |
| EXTERIOR                    | Field turf replacement in @ 10 years                                             | \$ -        | \$ -             | \$ -        | \$ -        | \$ -             | \$ 650,000        | \$ 650,000        |
| EXTERIOR                    | Concrete paving repairs                                                          | \$ -        | \$ -             | \$ -        | \$ -        | \$ 25,000        | \$ -              | \$ 25,000         |
| EXTERIOR                    | Field turf repairs                                                               | \$ -        | \$ -             | \$ -        | \$ -        | \$ -             | \$ 10,000         | \$ 10,000         |
| INTERIOR                    | Installation of heaters in locker rooms, restrooms, concessions, and press boxes | \$ -        | \$ 20,000        | \$ -        | \$ -        | \$ -             | \$ -              | \$ 20,000         |
| PLUMBING                    | Water line repairs                                                               | \$ -        | \$ -             | \$ -        | \$ -        | \$ 10,000        | \$ -              | \$ 10,000         |
| ROOF                        | No deficiencies - Installed in 2023, replace in @ 20 years                       | \$ -        | \$ -             | \$ -        | \$ -        | \$ -             | \$ 150,000        | \$ 150,000        |
| <b>DEFERRED MAINTENANCE</b> |                                                                                  | <b>\$ -</b> | <b>\$ 20,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 35,000</b> | <b>\$ 810,000</b> | <b>\$ 865,000</b> |

# 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 \$ 1,064,000  
 Capital Renewal \$ -  
 Total \$ 1,064,000  
 Current Replacement Value \$ 25,818,750

Facility Condition Index 4.12%

| DESCRIPTION                 | ACTION                                                            | FY26             | FY27             | FY28             | FY29             | FY30             | FY31-FY35         | TOTAL               |
|-----------------------------|-------------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|-------------------|---------------------|
| ELEVATOR                    | Passenger-20043894: Elevator exterior recladding remodel          | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ 95,000         | \$ 95,000           |
| EXTERIOR                    | Replace windows that have failed @ \$10,950/each                  | \$ 70,000        | \$ 35,000        | \$ 35,000        | \$ 35,000        | \$ 35,000        | \$ 35,000         | \$ 245,000          |
| EXTERIOR                    | Replace 85 windows that have failed as one project @ \$7,100/each | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ 597,000        | \$ 597,000          |
| EXTERIOR                    | South plaza concrete and granite paver repairs                    | \$ -             | \$ 60,000        | \$ -             | \$ -             | \$ -             | \$ -              | \$ 60,000           |
| INTERIOR                    | New steel/glass vestibules at east and west entrances             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ 67,000         | \$ 67,000           |
| ROOF                        | No deficiencies, replaced 2023                                    | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -              | \$ -                |
| <b>DEFERRED MAINTENANCE</b> |                                                                   | <b>\$ 70,000</b> | <b>\$ 95,000</b> | <b>\$ 35,000</b> | <b>\$ 35,000</b> | <b>\$ 35,000</b> | <b>\$ 794,000</b> | <b>\$ 1,064,000</b> |

# Nursing Program



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 \$ 30,000  
 Capital Renewal \$ -  
 Total \$ 30,000  
 Current Replacement Value \$ 1,409,300

Facility Condition Index 2.13%

| DESCRIPTION                 | ACTION                                                                                                    | FY26        | FY27        | FY28        | FY29        | FY30        | FY31-FY35        | TOTAL            |
|-----------------------------|-----------------------------------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|------------------|------------------|
| EXTERIOR                    | Replace 25 medium opening windows with insulated models due to age, frame fatigue and energy consumption. | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 30,000        | \$ 30,000        |
| ROOF                        | No deficiencies Roof work completed in 2018                                                               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             | \$ -             |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                           | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 30,000</b> | <b>\$ 30,000</b> |

# NW Training Facility



|                           |                       |
|---------------------------|-----------------------|
| Year Built                | 2023                  |
| Architect                 | RDG Planning & Design |
| Address                   | 2405 Forest Avenue    |
| Roof Installation Date    | 6/1/2023              |
| Roof Warranty Length      | 15 years              |
| Gross Square Footage      | 11,599                |
| Remodel Date              | 0                     |
| Fire Sprinkler System     | No                    |
| Deferred Maintenance      | \$ 2,000,000          |
| Capital Renewal           | \$ -                  |
| Total                     | \$ 2,000,000          |
| Current Replacement Value | \$ 4,929,575          |

Facility Condition Index 40.57%

| DESCRIPTION          | ACTION                                | FY26 | FY27 | FY28         | FY29 | FY30 | FY31-FY35 | TOTAL        |
|----------------------|---------------------------------------|------|------|--------------|------|------|-----------|--------------|
| ELEVATOR             | Passenger- : No Deficiencies          | \$ - | \$ - | \$ -         | \$ - | \$ - | \$ -      | \$ -         |
| INTERIOR             | Finish build out of building interior | \$ - | \$ - | \$ 2,000,000 | \$ - | \$ - | \$ -      | \$ 2,000,000 |
| ROOF                 | No deficiencies - Installed in 2023   | \$ - | \$ - | \$ -         | \$ - | \$ - | \$ -      | \$ -         |
| DEFERRED MAINTENANCE |                                       | \$ - | \$ - | \$ 2,000,000 | \$ - | \$ - | \$ -      | \$ 2,000,000 |

# Occupational Therapy Center



Year Built 1982  
 Architect Platt, Adams, Braht & Associates  
 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 \$ 15,000  
 Total \$ 35,000  
 Current Replacement Value \$ 4,738,750

Facility Condition Index 0.74%

| DESCRIPTION                 | ACTION                                                                           | FY26        | FY27        | FY28        | FY29             | FY30        | FY31-FY35   | 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                                                                  |             | \$ -        | \$ -        | \$ -             | \$ -        | \$ -        | \$ -             |
| <b>DEFERRED MAINTENANCE</b> |                                                                                  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 20,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 20,000</b> |

|                        |                                                                   |             |             |                  |             |             |             |                  |
|------------------------|-------------------------------------------------------------------|-------------|-------------|------------------|-------------|-------------|-------------|------------------|
| INTERIOR               | Install Tectum acoustic panels in classroom 001 for noise control | \$ -        | \$ -        | \$ 15,000        | \$ -        | \$ -        | \$ -        | \$ 15,000        |
| <b>CAPITAL RENEWAL</b> |                                                                   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 15,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 15,000</b> |

# 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 \$ 1,462,540  
 Capital Renewal \$ 55,000  
 Total \$ 1,517,540  
 Current Replacement Value \$ 12,437,625

Facility Condition Index 12.20%

| DESCRIPTION                 | ACTION                                                                                                                                | FY26        | FY27             | FY28        | FY29              | FY30              | FY31-FY35           | 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           |
| ROOF                        | Replace warranty expired                                                                                                              | \$ -        | \$ -             | \$ -        | \$ -              | \$ -              | \$ 200,000          | \$ 200,000          |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                       | <b>\$ -</b> | <b>\$ 10,000</b> | <b>\$ -</b> | <b>\$ 195,500</b> | <b>\$ 126,500</b> | <b>\$ 1,130,540</b> | <b>\$ 1,462,540</b> |

|                        |                                                                                                                   |             |             |                  |                 |             |                  |                  |
|------------------------|-------------------------------------------------------------------------------------------------------------------|-------------|-------------|------------------|-----------------|-------------|------------------|------------------|
| 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        |
| <b>CAPITAL RENEWAL</b> |                                                                                                                   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 25,000</b> | <b>\$ 5,000</b> | <b>\$ -</b> | <b>\$ 25,000</b> | <b>\$ 55,000</b> |

# Olin Hall



Year Built 1974  
 Architect Grover Dimond/Ellebe & 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 \$ 13,249,165  
 Capital Renewal \$ 250,000  
 Total \$ 13,499,165  
 Current Replacement Value \$ 32,788,750

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 41.17%

| DESCRIPTION                 | ACTION                                                                                                                                 | FY26             | FY27        | FY28             | FY29        | FY30              | FY31-FY35            | 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 | \$ -             | \$ -        | \$ -             | \$ -        | \$ -              | \$ 1,173,900         | \$ 1,173,900         |
| ELECTRICAL                  | Replaced MV switch in basement                                                                                                         | \$ -             | \$ -        | \$ -             | \$ -        | \$ 120,000        | \$ -                 | \$ 120,000           |
| ELECTRICAL                  | Replace Dry type transformer and replace switchgear in penthouse                                                                       | \$ -             | \$ -        | \$ -             | \$ -        | \$ -              | \$ 712,000           | \$ 712,000           |
| 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                                                                                                  | \$ -             | \$ -        | \$ 50,000        | \$ -        | \$ -              | \$ -                 | \$ 50,000            |
| PLUMBING                    | Re-piping of building water pipes due top lack of pressure at the lab eye water and showers                                            | \$ 35,000        | \$ -        | \$ -             | \$ -        | \$ -              | \$ -                 | \$ 35,000            |
| PLUMBING                    | Upgrade the domestic water and sanitary piping including supply, waste and vent                                                        | \$ -             | \$ -        | \$ -             | \$ -        | \$ -              | \$ 1,427,275         | \$ 1,427,275         |
| ROOF                        | Replace warranty expired                                                                                                               | \$ -             | \$ -        | \$ -             | \$ -        | \$ -              | \$ 175,000           | \$ 175,000           |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                        | <b>\$ 35,000</b> | <b>\$ -</b> | <b>\$ 50,000</b> | <b>\$ -</b> | <b>\$ 120,000</b> | <b>\$ 13,044,165</b> | <b>\$ 13,249,165</b> |

|                        |                                                                                      |             |                   |                   |                  |             |             |                   |
|------------------------|--------------------------------------------------------------------------------------|-------------|-------------------|-------------------|------------------|-------------|-------------|-------------------|
| 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 | \$ -        | \$ 80,000         | \$ 80,000         | \$ -             | \$ -        | \$ -        | \$ 160,000        |
| <b>CAPITAL RENEWAL</b> |                                                                                      | <b>\$ -</b> | <b>\$ 110,000</b> | <b>\$ 110,000</b> | <b>\$ 30,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 250,000</b> |

# 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 \$ 1,738,540  
 Capital Renewal \$ -  
 Total \$ 1,738,540  
 Current Replacement Value \$ 31,186,500

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

Facility Condition Index 5.57%

| DESCRIPTION                 | ACTION                                                                                                                                                                                                | FY26              | FY27              | FY28              | FY29              | FY30        | FY31-FY35         | TOTAL               |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------|-------------------|---------------------|
| ELEVATOR                    | Freight-20043837: No deficiencies                                                                                                                                                                     | \$ -              | \$ -              | \$ -              | \$ -              | \$ -        | \$ -              | \$ -                |
| ELEVATOR                    | Passenger-20043811: Modernization                                                                                                                                                                     | \$ -              | \$ -              | \$ -              | \$ -              | \$ -        | \$ 135,540        | \$ 135,540          |
| 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                    | 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                        | Repair steam line leak between Olmsted, manhole #10 and Hubbell, manhole #11                                                                                                                          | \$ 215,000        | \$ -              | \$ -              | \$ -              | \$ -        | \$ -              | \$ 215,000          |
| 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                        | Replace Liebert for Parents Hall cooling                                                                                                                                                              | \$ -              | \$ 200,000        | \$ -              | \$ -              | \$ -        | \$ -              | \$ 200,000          |
| 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                    | Replacement conference rooms movable walls                                                                                                                                                            | \$ -              | \$ -              | \$ -              | \$ 55,000         | \$ -        | \$ -              | \$ 55,000           |
| INTERIOR                    | Conference room panic door hardware upgrades                                                                                                                                                          | \$ -              | \$ -              | \$ -              | \$ 25,000         | \$ -        | \$ -              | \$ 25,000           |
| ROOF                        | No deficiencies                                                                                                                                                                                       | \$ -              | \$ -              | \$ -              | \$ -              | \$ -        | \$ -              | \$ -                |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                                                                                       | <b>\$ 215,000</b> | <b>\$ 200,000</b> | <b>\$ 205,000</b> | <b>\$ 240,000</b> | <b>\$ -</b> | <b>\$ 878,540</b> | <b>\$ 1,738,540</b> |

# 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

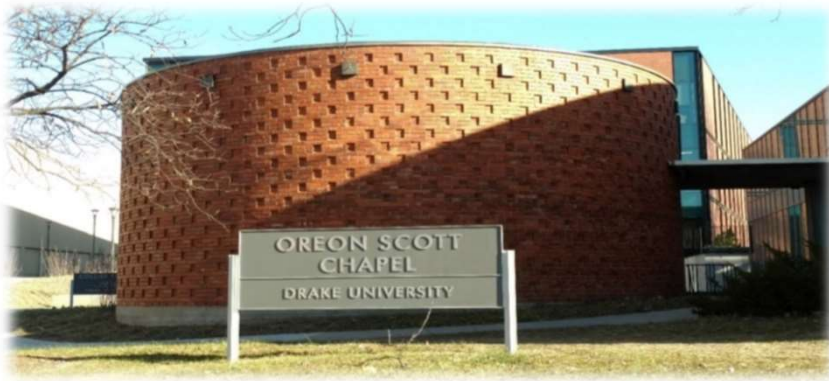
Deferred Maintenance \$ 20,000  
 Capital Renewal \$ 240,000  
 Total \$ 260,000  
 Current Replacement Value \$ 21,250,000

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

Facility Condition Index 1.22%

| DESCRIPTION                 | ACTION                                                         | FY26        | FY27             | FY28        | FY29        | FY30              | FY31-FY35         | TOTAL             |
|-----------------------------|----------------------------------------------------------------|-------------|------------------|-------------|-------------|-------------------|-------------------|-------------------|
| ELEVATOR                    | Passenger-20043849: No Deficiencies                            | \$ -        | \$ -             | \$ -        | \$ -        | \$ -              | \$ -              | \$ -              |
| ROOF                        | Repair connection from Opperman to Cartwright due to leaks     | \$ -        | \$ 20,000        | \$ -        | \$ -        | \$ -              | \$ -              | \$ 20,000         |
| ROOF                        | No deficiencies Installed in 1992                              | \$ -        | \$ -             | \$ -        | \$ -        | \$ -              | \$ -              | \$ -              |
| <b>DEFERRED MAINTENANCE</b> |                                                                | <b>\$ -</b> | <b>\$ 20,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 20,000</b>  |
| INTERIOR                    | Replace carpet due to age, wear and aesthetics - explain where | \$ -        | \$ -             | \$ -        | \$ -        | \$ 120,000        | \$ 120,000        | \$ 240,000        |
| <b>CAPITAL RENEWAL</b>      |                                                                | <b>\$ -</b> | <b>\$ -</b>      | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 120,000</b> | <b>\$ 120,000</b> | <b>\$ 240,000</b> |

# 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 \$ 40,000  
 Capital Renewal \$ -  
 Total \$ 40,000  
 Current Replacement Value \$ 342,125

Facility Condition Index 11.69%

| DESCRIPTION          | ACTION                             | FY26 | FY27 | FY28 | FY29      | FY30      | FY31-FY35 | TOTAL     |
|----------------------|------------------------------------|------|------|------|-----------|-----------|-----------|-----------|
| INTERIOR             | Replacement of seat cushions       | \$ - | \$ - | \$ - | \$ 10,000 | \$ -      | \$ -      | \$ 10,000 |
| ROOF                 | Replace aged roof warranty expired | \$ - | \$ - | \$ - | \$ -      | \$ 30,000 | \$ -      | \$ 30,000 |
| DEFERRED MAINTENANCE |                                    | \$ - | \$ - | \$ - | \$ 10,000 | \$ 30,000 | \$ -      | \$ 40,000 |

# 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      | \$ 30,000        |
| Capital Renewal           | \$ -             |
| Total                     | \$ 30,000        |
| Current Replacement Value | \$ 637,500       |
| Facility Condition Index  | 4.71%            |

| DESCRIPTION          | ACTION                   | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | TOTAL     |
|----------------------|--------------------------|------|------|------|------|------|-----------|-----------|
| EXTERIOR             | Repair siding and paint  | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,000 | \$ 10,000 |
| ROOF                 | Replace warranty expired | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 20,000 | \$ 20,000 |
| DEFERRED MAINTENANCE |                          | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 30,000 | \$ 30,000 |

# President's House



|                        |                 |
|------------------------|-----------------|
| Year Built             | 1905            |
| Architect              | Hallet & Rawson |
| Address                | -               |
| Roof Installation Date | -               |
| Roof Warranty Length   | -               |
| Gross Square Footage   | 8,900           |
| Remodel Date           | 0               |
| Fire Sprinkler System  | No              |

|                           |                   |
|---------------------------|-------------------|
| Deferred Maintenance      | \$ 217,000        |
| Capital Renewal           | \$ -              |
| <b>Total</b>              | <b>\$ 217,000</b> |
| Current Replacement Value | \$ 3,782,500      |

|                          |       |
|--------------------------|-------|
| Facility Condition Index | 5.74% |
|--------------------------|-------|

| DESCRIPTION                 | ACTION                                                                | FY26        | FY27             | FY28             | FY29             | FY30             | FY31-FY35        | TOTAL             |
|-----------------------------|-----------------------------------------------------------------------|-------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| ELECTRICAL                  | Replace and upgrade electrical service panel in 3rd floor attic space | \$ -        | \$ -             | \$ -             | \$ -             | \$ 5,000         | \$ -             | \$ 5,000          |
| EXTERIOR                    | Replace driveway gate                                                 | \$ -        | \$ -             | \$ -             | \$ 10,000        | \$ -             | \$ -             | \$ 10,000         |
| EXTERIOR                    | Replace flat roof on house                                            | \$ -        | \$ -             | \$ -             | \$ -             | \$ 30,000        | \$ -             | \$ 30,000         |
| EXTERIOR                    | Power wash, recaulk and paint windows and porch stucco façade         | \$ -        | \$ 27,000        | \$ -             | \$ -             | \$ -             | \$ -             | \$ 27,000         |
| EXTERIOR                    | Brick tuckpointing on house                                           | \$ -        | \$ -             | \$ -             | \$ 25,000        | \$ -             | \$ -             | \$ 25,000         |
| EXTERIOR                    | Crack repair and reseal asphalt driveway in front @5,000 sf           | \$ -        | \$ -             | \$ 10,000        | \$ -             | \$ -             | \$ -             | \$ 10,000         |
| 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                                  | \$ -        | \$ 20,000        | \$ -             | \$ -             | \$ -             | \$ -             | \$ 20,000         |
| ROOF                        | Replace warranty expired                                              | \$ -        | \$ -             | \$ -             | \$ -             | \$ -             | \$ 50,000        | \$ 50,000         |
| <b>DEFERRED MAINTENANCE</b> |                                                                       | <b>\$ -</b> | <b>\$ 47,000</b> | <b>\$ 10,000</b> | <b>\$ 60,000</b> | <b>\$ 50,000</b> | <b>\$ 50,000</b> | <b>\$ 217,000</b> |

# 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 \$ 1,419,450  
 Capital Renewal \$ 160,000  
 Total \$ 1,579,450  
 Current Replacement Value \$ 13,236,200

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

Facility Condition Index 11.93%

| DESCRIPTION                 | ACTION                                                                                                                | FY26        | FY27        | FY28        | FY29        | FY30        | FY31-FY35           | TOTAL               |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|---------------------|---------------------|
| ELEVATOR                    | Passenger-20043855: Dormant unit                                                                                      | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -                | \$ -                |
| ELEVATOR                    | Install new 5 stop passenger elevator \$250,000                                                                       | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 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          |
| ROOF                        | Replace warranty expired                                                                                              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 150,000          | \$ 150,000          |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                       | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 1,419,450</b> | <b>\$ 1,419,450</b> |
| INTERIOR                    | Carpet replacement and asbestos removal                                                                               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 160,000          | \$ 160,000          |
| <b>CAPITAL RENEWAL</b>      |                                                                                                                       | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 160,000</b>   | <b>\$ 160,000</b>   |

# 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 \$ 47,000  
 Capital Renewal \$ -  
 Total \$ 47,000  
 Current Replacement Value \$ 651,100

Facility Condition Index 7.22%

| DESCRIPTION                 | ACTION                                                | FY26        | FY27        | FY28        | FY29             | FY30            | FY31-FY35        | TOTAL            |
|-----------------------------|-------------------------------------------------------|-------------|-------------|-------------|------------------|-----------------|------------------|------------------|
| EXTERIOR                    | Repair siding and windows and paint exterior of house | \$ -        | \$ -        | \$ -        | \$ 10,000        | \$ -            | \$ -             | \$ 10,000        |
| EXTERIOR                    | Repair foundation and basement windows                | \$ -        | \$ -        | \$ -        | \$ -             | \$ 7,000        | \$ -             | \$ 7,000         |
| HVAC                        | Replace heating/cooling system                        | \$ -        | \$ -        | \$ -        | \$ -             | \$ -            | \$ 15,000        | \$ 15,000        |
| ROOF                        | Replace warranty expired                              | \$ -        | \$ -        | \$ -        | \$ -             | \$ -            | \$ 15,000        | \$ 15,000        |
| <b>DEFERRED MAINTENANCE</b> |                                                       | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 10,000</b> | <b>\$ 7,000</b> | <b>\$ 30,000</b> | <b>\$ 47,000</b> |

# 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 \$ -  
 Capital Renewal \$ -  
 Total \$ -  
 Current Replacement Value \$ 24,717,575

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 0.00%

| DESCRIPTION          | ACTION                              | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | TOTAL |
|----------------------|-------------------------------------|------|------|------|------|------|-----------|-------|
| ELEVATOR             | Passenger-42592178: No deficiencies | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |
| ROOF                 | No deficiencies installed 2017      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |
| DEFERRED MAINTENANCE |                                     | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |

# 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 \$ 120,000  
 Capital Renewal \$ -  
 Total \$ 120,000  
 Current Replacement Value \$ 7,442,600

Facility Condition Index 1.61%

| DESCRIPTION                 | ACTION                                                                            | FY26        | FY27        | FY28             | FY29             | FY30        | FY31-FY35        | TOTAL             |
|-----------------------------|-----------------------------------------------------------------------------------|-------------|-------------|------------------|------------------|-------------|------------------|-------------------|
| EXTERIOR                    | Replace existing entrance (east & west) doors, transom framing, and door hardware | \$ -        | \$ -        | \$ 35,000        | \$ 35,000        | \$ -        | \$ -             | \$ 70,000         |
| INTERIOR                    | Seat repairs                                                                      | \$ -        | \$ -        | \$ 10,000        | \$ -             | \$ -        | \$ -             | \$ 10,000         |
| ROOF                        | Replace warranty expired                                                          | \$ -        | \$ -        | \$ -             | \$ -             | \$ -        | \$ 40,000        | \$ 40,000         |
| <b>DEFERRED MAINTENANCE</b> |                                                                                   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 45,000</b> | <b>\$ 35,000</b> | <b>\$ -</b> | <b>\$ 40,000</b> | <b>\$ 120,000</b> |

# 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 \$ 15,552,025

Facility Condition Index 0.00%

| DESCRIPTION | ACTION               | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | TOTAL |
|-------------|----------------------|------|------|------|------|------|-----------|-------|
| ROOF        | No deficiencies      | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |
|             | DEFERRED MAINTENANCE | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |

# Stalnaker 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 \$ 459,000  
 Capital Renewal \$ 752,000  
 Total \$ 1,211,000  
 Current Replacement Value \$20,421,250

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

Facility Condition Index 5.93%

| DESCRIPTION                 | ACTION                                                                                                                                                                                                                                | FY26             | FY27        | FY28        | FY29              | FY30        | FY31-FY35         | TOTAL             |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|-------------|-------------------|-------------|-------------------|-------------------|
| ELEVATOR                    | Passenger-20275678: No Deficiencies                                                                                                                                                                                                   | \$ -             | \$ -        | \$ -        | \$ -              | \$ -        | \$ -              | \$ -              |
| EXTERIOR                    | Paint railings and supports for fire escape and front entry overhang                                                                                                                                                                  | \$ 25,000        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -              | \$ 25,000         |
| 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        |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                                                                                                                                       | <b>\$ 25,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 264,000</b> | <b>\$ -</b> | <b>\$ 170,000</b> | <b>\$ 459,000</b> |

|                        |                                                                                               |                  |             |             |                  |                   |                  |                   |
|------------------------|-----------------------------------------------------------------------------------------------|------------------|-------------|-------------|------------------|-------------------|------------------|-------------------|
| 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              | \$ 15,000        | \$ -        | \$ -        | \$ -             | \$ 250,000        | \$ -             | \$ 265,000        |
| INTERIOR               | Replace all student room carpet with LVT                                                      | \$ -             | \$ -        | \$ -        | \$ -             | \$ 402,000        | \$ -             | \$ 402,000        |
| <b>CAPITAL RENEWAL</b> |                                                                                               | <b>\$ 15,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 40,000</b> | <b>\$ 652,000</b> | <b>\$ 45,000</b> | <b>\$ 752,000</b> |

# 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 \$ 334,100  
 Capital Renewal \$ -  
 Total \$ 334,100  
 Current Replacement Value \$ 3,725,125

Facility Condition Index 8.97%

| DESCRIPTION                 | ACTION                                                                                      | FY26        | FY27        | FY28              | FY29             | FY30             | FY31-FY35         | 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         |
| ROOF                        | Installation of solar panels on roof estimate with @ 17 ROI \$ 30% rebate included in costs | \$ -        | \$ -        | \$ 125,000        | \$ -             | \$ -             | \$ -              | \$ 125,000        |
| ROOF                        | No deficiencies roof installed 2022                                                         | \$ -        | \$ -        | \$ -              | \$ -             | \$ -             | \$ -              | \$ -              |
| <b>DEFERRED MAINTENANCE</b> |                                                                                             | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 140,100</b> | <b>\$ 32,000</b> | <b>\$ 57,000</b> | <b>\$ 105,000</b> | <b>\$ 334,100</b> |

# 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 \$ 428,000  
 Capital Renewal \$ -  
 Total \$ 428,000  
 Current Replacement Value \$ 22,100,000

Facility Condition Index 1.94%

| DESCRIPTION                 | ACTION                                                                                                                   | FY26        | FY27              | FY28              | FY29             | FY30        | FY31-FY35        | TOTAL             |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------|-------------------|-------------------|------------------|-------------|------------------|-------------------|
| ELEVATOR                    | Passenger-20043937: No Deficiencies                                                                                      | \$ -        | \$ -              | \$ -              | \$ -             | \$ -        | \$ -             | \$ -              |
| EXTERIOR                    | Replace east double doors that have failed                                                                               | \$ -        | \$ -              | \$ 8,000          | \$ -             | \$ -        | \$ -             | \$ 8,000          |
| EXTERIOR                    | Add roof access and ladder from loft section inside of building and safety rail on roof                                  | \$ -        | \$ -              | \$ -              | \$ 25,000        | \$ -        | \$ -             | \$ 25,000         |
| EXTERIOR                    | Clean, repair, and resurface 6 outdoor courts, 4,600 SY east and west courts not playable to match standards             | \$ -        | \$ -              | \$ 170,000        | \$ -             | \$ -        | \$ -             | \$ 170,000        |
| 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                                                                                            | \$ -        | \$ -              | \$ 10,000         | \$ -             | \$ -        | \$ -             | \$ 10,000         |
| ROOF                        | No deficiencies                                                                                                          | \$ -        | \$ -              | \$ -              | \$ -             | \$ -        | \$ -             | \$ -              |
| <b>DEFERRED MAINTENANCE</b> |                                                                                                                          | <b>\$ -</b> | <b>\$ 200,000</b> | <b>\$ 188,000</b> | <b>\$ 25,000</b> | <b>\$ -</b> | <b>\$ 15,000</b> | <b>\$ 428,000</b> |

# 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 \$ -  
 Capital Renewal \$ -  
 Total \$ -

Current Replacement Value \$ 1,743,775

Facility Condition Index 0.00%

| DESCRIPTION          | ACTION          | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | TOTAL |
|----------------------|-----------------|------|------|------|------|------|-----------|-------|
| ROOF                 | No deficiencies | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |
| DEFERRED MAINTENANCE |                 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ -      | \$ -  |

# 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 \$ 30,000  
 Capital Renewal \$ -  
 Total \$ 30,000  
 Current Replacement Value \$ 1,309,000

Facility Condition Index 2.29%

| DESCRIPTION          | ACTION                   | FY26 | FY27 | FY28 | FY29 | FY30 | FY31-FY35 | TOTAL     |
|----------------------|--------------------------|------|------|------|------|------|-----------|-----------|
| ROOF                 | Replace warranty expired | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 30,000 | \$ 30,000 |
| DEFERRED MAINTENANCE |                          | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 30,000 | \$ 30,000 |

# 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 \$ 11,857,500

Facility Condition Index 2.99%

| DESCRIPTION          | ACTION                                                                                                       | FY26 | FY27 | FY28 | FY29 | FY30       | FY31-FY35 | TOTAL      |
|----------------------|--------------------------------------------------------------------------------------------------------------|------|------|------|------|------------|-----------|------------|
| INTERIOR             | Install security camera and ethernet connection                                                              | \$ - | \$ - | \$ - | \$ - | \$ 10,000  | \$ -      | \$ 10,000  |
| EXTERIOR             | Construction of a new 14,000 sf warehouse building near Tennis Center for storage needs of Athletics and FPM | \$ - | \$ - | \$ - | \$ - | \$ 300,000 | \$ -      | \$ 300,000 |
| ROOF                 | Coat metal roof to provide additional weather protection                                                     | \$ - | \$ - | \$ - | \$ - | \$ -       | \$ 45,000 | \$ 45,000  |
| DEFERRED MAINTENANCE |                                                                                                              | \$ - | \$ - | \$ - | \$ - | \$ 310,000 | \$ 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 \$ 670,000  
 Capital Renewal \$ -  
 Total \$ 670,000  
 Current Replacement Value \$ 1,912,500

Facility Condition Index 35.03%

| DESCRIPTION          | ACTION                                                                                        | FY26 | FY27      | FY28       | FY29 | FY30 | FY31-FY35 | TOTAL      |
|----------------------|-----------------------------------------------------------------------------------------------|------|-----------|------------|------|------|-----------|------------|
| INTERIOR             | Wall repairs and painting of interior rooms                                                   | \$ - | \$ 20,000 | \$ -       | \$ - | \$ - | \$ -      | \$ 20,000  |
| ROOF                 | Replacement of dome and related associate work, estimate from city document completed in 2021 | \$ - | \$ -      | \$ 650,000 | \$ - | \$ - | \$ -      | \$ 650,000 |
| DEFERRED MAINTENANCE |                                                                                               | \$ - | \$ 20,000 | \$ 650,000 | \$ - | \$ - | \$ -      | \$ 670,000 |