

October 27, 2021 (revised)

NCMC Master Plan

Deferred Maintenance-comprehensive list
2022-2027

Summary:

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|---|---------------------|
| <u>Building 01 Borra Learning Center:</u> | \$1,029,800 |
| <u>Building 02: Heating Plant:</u> | \$177,300 |
| <u>Building 03-Maintenance Building:</u> | \$391,900 |
| <u>Building 04-Technology Building:</u> | \$466,650 |
| <u>Building 05 -Health Education and Science Center:</u> | \$1,542,500 |
| <u>Building 06-Student and Community Resource Building:</u> | \$1,222,400 |
| <u>Building 07 Campus Housing:</u> | \$1,000,000 |
| <u>Building 08 -Student Center:</u> | \$1,394,500 |
| <u>Building 09 -Library:</u> | \$38,500 |
| <u>Building 10 –Early Childhood Education Building:</u> | \$5,000 |
| <u>Site Work:</u> | \$1,795,300 |
| <u>Energy Conservation Upgrades-campus wide:</u> | \$3,861,900 |
| TOTALS: | \$12,925,750 |

Building 01 Borra Learning Center:

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| 1. | Brick tuck-pointing-multiple areas especially near grade: | \$26,500 |
| 2. | Window Replacement: Many windows have lost Thermal seal at multi-pane glass: | \$162,000 |
| 3. | Immediate repair of walk ways to assure no trip hazards, fix cracks And un-even sections: | \$45,000 |
| 4. | Retaining walls at stairways require re-build (two areas): | \$39,500 |
| 5. | Maintain painted finish on expose window/door lintels: | \$28,000 |
| 6. | Miscellaneous Door Frame, Doors, hardware upgrades: 14 noted at \$2,400 each: | \$33,600 |
| 7. | Replace exterior railings in two areas, due to deterioration/rust: | \$6,200 |
| 8. | Areas needing re-sealant at exterior finishes-between Brick And other materials-Window/door frames, soffits, at door thresholds: | \$16,000 |
| 9. | Mechanical, electrical, plumbing upgrades: (see Master Plan appendix): | <u>\$673,000</u> |
| | SUB-TOTAL: | \$1,029,800 |

Building 02: Heating Plant

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| 1. | Restore/Replace door seals/weather-strip Estimated Cost: | \$1,000 |
| 2. | Brick tuck-pointing-multiple areas especially near grade: | \$14,500 |
| 3. | Brick repair/infill at penetrations: | \$5,200 |
| 4. | Immediate repair of walk ways to assure no trip hazards, fix cracks And un-even sections: | \$15,000 |
| 5. | Retaining walls at stairways require re-build: | \$18,500 |
| 6. | Maintain painted finish on expose window/door lintels: | \$18,000 |
| 7. | Miscellaneous Door Frame, Doors, hardware upgrades: 4 noted at \$2,400 each: | \$9,600 |
| 8. | Replace interior and exterior lighting to LED: | \$3,500 |
| 9. | Replace railings in stair area, due to wall Deterioration/rust: | \$6,200 |
| 10. | Exposed Tectum ceiling-provide new soffit to enclose tectum: | \$8,300 |
| 11. | Areas needing re-sealant at exterior finishes-between Brick And other materials-Window/door frames, soffits, at door thresholds: | \$6,500 |
| 12. | Mechanical, electrical, plumbing upgrades: (see Master Plan appendix): | <u>\$71,000</u> |
| | SUB-TOTAL: | \$177,300 |

Building 03-Maintenance Building

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| 1. | Regrade for better access to Overhead doors+ add weather seals Estimated Cost: | \$10,000 |
| 2. | Brick tuck-pointing-multiple areas especially near grade: | \$14,500 |

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| 3. | Brick repair/infill at penetrations: | \$3,200 |
| 4. | Immediate repair of walk ways to assure no trip hazards, fix cracks Repave at doorways and level un-even sections: | \$12,000 |
| 5. | Maintain painted finish on expose window/door lintels-jambes: | \$22,000 |
| 6. | Replace curbing and paving at north drive: | \$18,000 |
| 7. | Miscellaneous Door Frame, Doors, hardware upgrades: 3 noted at \$2,400 each: | \$7,200 |
| 8. | Replace interior and exterior lighting to LED: | \$6,500 |
| 11. | Areas needing re-sealant at exterior finishes-between Brick And other materials-Window/door frames, soffits, at door thresholds: | \$6,500 |
| 12. | Mechanical, electrical, plumbing upgrades: (see Master Plan appendix): | <u>\$292,000</u> |
| | SUB-TOTAL: | \$391, 900 |

Building 04-Technology Building

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| 1. | Regrade for better water flow at paved areas Estimated Cost: | \$29,000 |
| 2. | Brick tuck-pointing-multiple areas especially near grade: | \$10,500 |
| 3. | Brick repair/infill at penetrations: | \$3,200 |
| 4. | Immediate repair of walk ways to assure no trip hazards, fix cracks Repave at doorways and level un-even sections, upgrade for barrier free entry: | \$16,000 |
| 5. | Maintain painted finish on expose window/door lintels-jambes: | \$22,000 |
| 6. | Replace curbing and paving at east drive: | \$28,600 |
| 7. | Miscellaneous Door Frame, Doors, hardware upgrades: 6 noted at \$2,400 each: | \$14,400 |
| 8. | Replace interior and exterior lighting to LED: | \$6,500 |
| 9. | Renovate aging toilet rooms-apply barrier-free standards: | \$39,300 |
| 10. | Renovate interior finishes including flooring, paint, ceiling tiles: | \$45,750 |
| 11. | Repair/re-build exterior stairway, new railings, suggest snow melt system: | \$37,900 |
| 12. | Areas needing re-sealant at exterior finishes-between Brick And other materials-Window/door frames, soffits, at door thresholds: | \$6,500 |
| 13. | Mechanical, electrical, plumbing upgrades: (see Master Plan appendix): | <u>\$207,000</u> |
| | SUB-TOTAL: | \$466, 650 |

Building 05 -Health Education and Science Center

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| 1. | This building is a relatively new renovated/addition that is in good condition. | |
| 2. | General Maintenance: Paint touch up at interior walls. | \$2,500 |

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| 3. | Preventative Maintenance: general wear and tear items | |
| 4. | This building directs winds, so review of the roofing system and upper windows (clerestory) is suggested. | |
| 5. | Suggested better barrier-free-ADA compliant access from north parking to the building-Proposed indoor connector with elevators: | \$1,500,000 |
| 6. | Mechanical, electrical, plumbing upgrades: (see Master Plan appendix): | <u>\$40,000</u> |
| | SUB-TOTAL: | \$1,542,500 |

General Maintenance as the building ages:

- a. Window assessment-Repair/replace as needed.
- b. Exterior Maintenance:
- c. Tuck point all brick/block
- d. Storm Water management-gutters
- e. Roof assessment-repair/replace as needed.
- f. Mechanical, electrical, plumbing repairs as needed.
- g. Sustainable implementation and innovation
- h. Campus security assessment and upgrades.

Building 06-Student and Community Resource Building

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| 1. | Exterior exposed wood at canopies to be re-finished: | \$18,700 |
| 2. | Roof water at west is missing the collection system-running down masonry. Reconfigure storm water piping: | \$24,500 |
| 3. | Clean water stains off Masonry: | \$3,200 |
| 4. | Interior finish work needed at area of water leaks: | \$8,500 |
| 5. | Paint is flaking off interior ductwork. Remove and reseal clear On exposed galvanized: | \$100,000 |
| 6. | Fix cracked and uneven concrete walk ways: | \$8,600 |
| 7. | Paint exterior steel door jambs, doors, and pipe bollards: | \$14,500 |
| 8. | Dumpster Gate needs repair: | \$13,900 |
| 9. | Areas needing re-sealant at exterior finishes-between Masonry and other materials-Window/door frames, soffits, at door thresholds: | \$9,500 |
| 10. | Sidewalk paving to connect south covered area: | \$21,000 |
| 11. | Mechanical, electrical, plumbing upgrades: (see Master Plan appendix): | <u>\$1,000,000</u> |
| | SUB-TOTAL: | \$1,222,400 |

Building 07 Campus Housing:

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| 1. | Restore/Replace exterior EIFS/stucco at window panels-exterior of Building-multiple areas Use of composite or cement fiber panels | |
| | Estimated Cost: | \$58,200 |

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| 2. | Brick tuck-pointing-repair multiple areas especially near grade: | \$39,500 |
| 3. | Window Replacement: Many windows have lost Thermal seal at multi-pane glass: | \$200,000 |
| 4. | Immediate repair of walk ways to assure no trip hazards, fix cracks And un-even sections: | \$45,000 |
| 5. | Clean and paint louvers below windows: | \$17,100 |
| 6. | Maintain painted finish on expose window/door lintels: | \$28,000 |
| 7. | Miscellaneous Door Frame, Doors, hardware upgrades: 12 noted at \$2,400 each: | \$28,800 |
| 8. | Replace worn interior finishes and toilet room finishes and accessories Estimated costs: | \$109,000 |
| 9. | Complete interior finishes upgrade: | \$157,000 |
| 10. | Replace interior lighting to LED Estimated costs: | \$42,000 |
| 11. | Replace shingled roofing connector: | \$16,200 |
| 12. | Various exterior lighting: replace with LED, night sky compliant: | \$21,200 |
| 13. | Areas needing re-sealant at exterior finishes-between Brick And other materials-Window/door frames, soffits, at door thresholds: | \$16,000 |
| 14. | Mechanical, electrical, plumbing upgrades: (see appendix): | <u>\$222,000</u> |
| | SUB-TOTAL: | \$1,000,000 |

Building 08 -Student Center:

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| 1. | Restore/Replace exterior EIFS/stucco at window panels-exterior of Building-multiple areas Use of composite or cement fiber panels Estimated Cost: | \$32,700 |
| 2. | Brick tuck-pointing-repair multiple areas especially near grade: | \$39,500 |
| 3. | Window Replacement: | \$88,000 |
| 4. | Immediate repair of walk ways to assure no trip hazards, fix cracks And un-even sections: | \$39,000 |
| 5. | Clean masonry at louvers: | \$11,200 |
| 6. | Maintain painted finish on exposed window/door lintels: | \$28,000 |
| 7. | Miscellaneous Door Frame, Doors, hardware upgrades: 12 noted at \$2,400 each: | \$28,800 |
| 8. | Clean and paint all handrails, steel stairs: | \$6,800 |
| 9. | Dumpster Gate needs repair: | \$11,200 |
| 10. | Complete interior finishes upgrade-Common Areas, toilet rooms and RA apartment: | \$131,000 |
| 11. | Replace interior lighting to LED Estimated costs: | \$42,000 |
| 12. | Various exterior lighting: replace with LED, night sky compliant: | \$28,300 |

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| 13. | Regrade to prevent water collecting at entries: | \$16,200 |
| 14. | Areas needing re-sealant at exterior finishes-between Brick And other materials-Window/door frames, soffits, at door thresholds: | \$15,400 |
| 15. | Clean brick-some staining: | \$26,800 |
| 16. | Repair stairs at west side: | \$16,600 |
| 17. | Mechanical, electrical, plumbing upgrades: (see appendix): | <u>\$833,000</u> |
| | SUB-TOTAL: | \$1,394,500 |

Building 09 -Library:

A major renovation to the building envelope was undertaken in 2016 and the building is in excellent condition.

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| 1. | Immediate repair of walk ways to assure no trip hazards, fix cracks, Un-evenness: | \$5,500 |
| 2. | Provide paved (snow melt) walk from visitor Parking: | <u>\$33,000</u> |
| | SUB-TOTAL: | \$38,500 |

General Maintenance as the building ages:

- a. Window assessment-Repair/replace as needed.
- b. Exterior Maintenance:
- c. Tuck point all brick/block
- d. Storm Water management-gutters
- e. Roof assessment-repair/replace as needed.
- f. Mechanical, electrical, plumbing repairs as needed.
- g. Sustainable implementation and innovation
- h. Campus security assessment and upgrades.

Building 10 –Early Childhood Education Building:

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| 1. | Exterior Paint: | <u>\$5,000</u> |
| | SUB-TOTAL: | \$5,000 |

Site Work:

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| 1. | Add water filtration islands with trees to parking areas-Campus wide: | Estimated Cost: | \$655,400 |
| 2. | Comprehensive signage upgrades – selected interiors & exteriors | | \$500,000 |
| 3. | Safety walk ways-parking to buildings: | | \$67,900 |

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| 4. | Patch, repair, seal parking areas: | \$278,600 |
| 5. | Provide barrier-free, ADA accessibility over the Sloping site (snow melt walkways): | <u>\$293,400</u> |

SUB-TOTAL: \$1,795,300

Energy Conservation Upgrades-campus wide (See appendix):

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| 1. | Add pipe insulation in tunnels: | \$82,000 |
| 2. | Decentralize cooling, add supply to Student Housing: | \$1,600,000 |
| 3. | Connect to dewater system for irrigation: | \$83,000 |
| 4. | Complete Lighting upgrades (accommodated in above) | |
| 5. | Repair water infiltration and conduits: | \$10,000 |
| 6. | Add electrical sub-metering to buildings: | \$213,000 |
| 7. | Separate Access control from battery to generator: | \$31,900 |
| 8. | Add generators for support of emergency lighting And critical systems: | \$1,204,000 |
| 9. | Completion of Campus primary loop system: | \$638,000 |
| 10. | Upgrade fire alarm system to allow for mass notification: | <u>TBD</u> |

SUB-TOTAL: \$3,861,900