

October 27, 2022 (revised)

NCMC Master Plan

Deferred Maintenance-comprehensive list
2024-2028

Summary:

<u>Building 01-Borra Learning Center:</u>	\$1,864,800
<u>Building 02-Heating Plant:</u>	\$181,300
<u>Building 03-Maintenance Building:</u>	\$406,900
<u>Building 04-Technology Building:</u>	\$476,650
<u>Building 05-Health Education and Science Center:</u>	\$1,240,000
<u>Building 06-Student and Community Resource Building:</u>	\$1,222,400
<u>Building 07-Campus Housing:</u>	\$1,027,000
<u>Building 08-Student Center:</u>	\$1,445,500
<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:	\$13,565,250

Building 01 Borra Learning Center:

1	Brick tuck-pointing-multiple areas especially near grade:	\$26,500
2	Window Replacement: Many windows have lost Thermal seal at multi-pane glass:	\$170,000
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): (Work in progress - 2022-2023)	<u>\$1,500,000</u>
	SUB-TOTAL:	\$1,864,800

Building 02: Heating Plant

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>\$75,000</u>
	SUB-TOTAL:	\$181,300

Building 03-Maintenance Building

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
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-jambs:	\$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
9	Areas needing re-sealant at exterior finishes-between Brick and other materials-Window/door frames, soffits, at door thresholds:	\$6,500
10	Mechanical, electrical, plumbing upgrades: (see Master Plan appendix):	<u>\$307,000</u>
	SUB-TOTAL:	\$406,900

Building 04-Technology Building

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	\$16,000
5	Maintain painted finish on expose window/door lintels-jambs:	\$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	\$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	<u>\$217,000</u>
	SUB-TOTAL:	\$476,650

Building 05 -Health Education and Science Center

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
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 to Tech Building and BLC:	\$1,200,000
6	Mechanical, electrical, plumbing upgrades: (see Master Plan appendix):	<u>\$40,000</u>
	SUB-TOTAL	\$1,240,000

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

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:

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
2	Brick tuck-pointing-repair multiple areas especially near grade:	\$39,500
3	Window Replacement: Many windows have lost Thermal seal at multi-pane	\$210,000
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:	\$115,000
9	Complete interior finishes upgrade: (in progress 2022-2023)	\$157,000
10	Replace interior lighting to LED. (in progress 2022-2023) 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>\$233,000</u>
	SUB-TOTAL:	\$1,027,000

Building 08 -Student Center:

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:	\$140,000
11	Replace interior lighting to LED. Estimated costs:	\$42,000
12	Various exterior lighting: replace with LED, night sky compliant:	\$28,300
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>\$875,000</u>
	SUB-TOTAL	\$1,445,500

Building 09 -Library:

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

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:

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

Site Work:

1	Add water filtration islands with trees to parking areas campus-wide. Estimated cost:	\$655,400
2	Comprehensive signage upgrades - selected interiors & exteriors (in progress 2022-2023)	\$500,000
3	Safety walk ways - parking to buildings:	\$67,900
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):

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 (accomodated in above)	In progress 2022-2023
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 loopmsystem:	\$638,000
10	Upgrade fire alarm system to allow for mass notification:	<u>TBD</u>
	SUB-TOTAL	\$3,871,900