



Umpqua Community College Facilities Workplan 2023 - 2030

A Note from President Pokrandt



In 2023, Umpqua Community College launched a new strategic "Doing" plan. Now that the college has a clear direction and a suite of plans that include an academic strategies and priorities plan, a student services workplan, a UCC Foundation workplan, and coming soon an Information Technology workplan. Central to ensuring that the college is set up for success in the future is to ensure that the physical spaces of the college match the college's aspirations and long-term goals.

Changes in educational delivery and the pandemic pushed more instruction online, along with enrollment plateaus due to a steadily declining birthrate, mean that the college sees no need for additional square footage. The Covid-19 pandemic has significantly altered the way we teach and how students learn, with a greater emphasis on the importance of hands-on lab spaces, group work, and project-based learning, versus traditional classroom spaces, lecture, and testing. And while additional square footage is not necessary, many of UCC's spaces are dated and no longer fit the instructional needs of dynamic modern programming. If the college is to train the workers of the future, the physical footprint must mirror industry standards and be equipped to fuel the workforce into the future.

In addition, the college has planted a flag in the downtown core of Roseburg, where an ambitious plan for student housing has taken shape. By 2025, the college plans to house nearly 200 students in college-owned facilities as well as an additional 100 students in leased units. This project has a dual goal of reenergizing the downtown core of our key community and ensuring that students have stable and affordable housing to support their academic success.

UCC is known for the beauty and character of its campus. The space is beloved in the hearts and minds of students, staff, and the community. The new facilities workplan provides a framework for stewarding the college's physical footprint into the future. This is the first facilities plan since 2014 and addresses the need for remodeled and re-imagined spaces for teaching, learning, convening, partnering, working, and playing. Given the lack of predictability around funding sources for the proposed projects, the plan does not include an end date and will instead be evaluated and updated every three years as projects progress and new needs become apparent.

The financial requirements for the capital and maintenance projects contained within this plan are greater than what the college will likely be able to support based on current funding, revenue, and programming trends. It will be incumbent on the UCC Board and leadership to develop a strategy to fund these projects that include local community commitment and statewide engagement.

I would like to thank the campus community and the Douglas County community for the input given to this plan and the tremendous heart that all stakeholders have for this institution. We plan to continue to make you proud to be Riverhawks.

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Dr. Rachel Pokrandt, President

Facilities Work Plan 2023 – 2030



- Create an action plan for facilities development and renovation
- Create an action plan for facilities maintenance
- Create a funding plan to match the action plan components



- Learning support spaces
- Athletic facilities
- Working spaces

Project Prioritization Criteria

Plan Development Process

- Spring 2023 Faculty, staff and student input forums
- Summer 2023 Community and stakeholder input forums
- Fall 2023 All-College survey
- Fall 2023 UCC Board of Education input
- January 2024 College Adoption

Capital Projects and Findings /



The major projects listed below are critical to student success and to protecting the investments the community and the state have already made in Umpqua Community College.

Projects are in priority order but may change based on available funds and critical timing aspects of each project. For reference, a link to the current campus map can be found at <u>umpqua.edu/info</u>

PROJECT 1

- To serve all students and reflect a student-centered approach, the college will develop a 'first stop' physical front door to house all registration and services for incoming students.
- To serve the medical workforce needs of the region, the college will build new laboratory spaces for additional allied health programs.
- Leverage the \$8 million State of Oregon matching grant secured by the college in 2023 to build a UCC Welcome Center and Medical Careers hub building. This will provide a 'first stop' front door for Umpqua Community College.

PROJECT 2

To serve students and ensure programmatic sustainability, renovations of housing investments will continue.

PROJECT 3

To continue growing athletic programs and to serve community needs, the college will refurbish and improve the UCC track.

PROJECT 4

To protect public investment and ensure modern and vibrant learning and working spaces, the college will renovate buildings on campus with priority given to those most critical for instruction.

• Renovations of Wayne Crooch Hall, Educational Services building and the Community and Workforce Training building to update spaces and create modern, flexible environments for diverse course offerings. These buildings may not house programs that presently occupy the space.

PROJECT 5

To serve the growing advanced manufacturing, wood products, and service sector in the region, the college will expand laboratory capacity for manufacturing related programming.

• Renovations of existing spaces and additions to house these programs will be considered.

PROJECT 6

To enhance accessibility to all spaces, the college will update campus signage and wayfinding.

Capital Projects Budget and Timeline



Project	Timeline	Estimated cost	Funding sources
Welcome Center and Medical Careers Hub	Summer 2026	\$22 million	-OR Capital matching grant -Congressionally directed funding -Philanthropic contributions -Community partnership contributions -Grants -New market tax credits
UCC Housing project	Present – Summer 2025	\$7 million	-UCC General Funds - Grants -New market tax credits
UCC Track	Summer 2024	\$2.2 million	-UCC General Funds -Philanthropic contributions -Grants
Wayne Crooch Hall Renovation	TBD based on funding availability	\$2 - \$6 million	-UCC General Fund -Philanthropic contributions -Grants
CWT renovation	TBD based on funding availability	\$2 - \$6 million	-UCC General Fund -Philanthropic contributions -Grants
ESB renovation	TBD based on funding availability	\$2 - \$4 million	-UCC General Fund -Philanthropic contributions -Grants
Wayfinding	Present - 2026	\$100,000 - \$250,000	General Fund

Design considerations

- The addition of multi-purpose spaces for groups of 100 200 to work collaboratively.
- Remodeled and additional small lecture theatre spaces.
- The designation of office spaces as shared or single based on square footage, layout, and confidentiality needs.
- Safety and security including entry and exit points, window placement internally and externally, and camera placements.
- Elimination of causeways between sections of older buildings.
- Bathroom access and gender-neutral bathroom additions.
- Increase outdoor seating in the center of campus.

Building current condition report



The campus has a critical need to invest in the infrastructure of existing buildings. In addition to new and remodeled spaces, the mechanical systems and features of existing buildings will be placed on a strict repair and replacement schedule based upon their current condition.

The UCC Facilities department conducted a high-level evaluation of the condition of individual building systems including HVAC, plumbing, electrical, fire protection and roof quality. The findings are outlined in the table below.

Building Name	HVAC	HVAC Controls	Plumbing	Electrical	Fire Alarms	Fire Sprinklers	Roof	Year Buit	Phase	Sq. Ft	
Administration	3	1	3	1	1	N/A	3	1966-67	1	5,100	
Steam Hub	2	3	2	1	1	N/A	2	1967-69	II	1,000	
Student Center	2	3	3	1	1	N/A	2	1969-71	Ш	25,200	
Cass Street (old post office)					1			1917/2023	N/A	18,900	
ESB	3	3	2	1	1	1	3	1979	IV-B	10,800	
Ford Childhood Center	3	3	1	1	1	1	3	1995	N/A	6,800	
Hawk's Landing	3	3	3	3	2	1	2	1965/2021	N/A	21,646	
Hawk's Nest	3	3	3	3	1	1	1	1914	N/A	18,864	
HNSC	2	1	1	1	1	1	1	2015-16	N/A	36,000	
Jackson Hall	2	1	2	1	1	1	3	1969-71	Ш	8,900	
Jacoby Auditorium	3	1	3	1	1	1	3	1970-72	III-B	27,000	
Lang Center	3	2	1	1	1	1	1	2010	N/A	25,000	
Library	3	1	2	1	1	N/A	1	1966-67	1	14,300	
Lockwood Hall	3	1	3	1	1	N/A	3	1967-69	II	14,600	
Newberry's					1			1955/2023	N/A	18,900	
Athletics Complex	3	1	3	1	1	N/A	3	1969-71	ш	24300 with 225,00) GAL POOL
CWT Building	3	1	2	1	1	1	3	1966-67	1	13,000	
Tap ^h oyt ^h a' Hall	1	1	1	1	1	1	1	2017-18	N/A	9,400	
Tech Center	2	3	1	1	1	1	2	2000	N/A	10,500	
Tower Building	2	2	1	1	1	N/A	1	2009	N/A	1,600	
Warehouse	3	3	2	1	1	N/A	3	1969-71	Ш	5,000	
Wayne Crooch Hall	3	3	2	1	1	1	3	1967-69	II	13,500	
Whipple Fine Arts	3	1	2	1	1	1	1	1977	IV-B	19,700	
Woolley	2	2	1	1	N/A	N/A	2	1985	N/A	4,000	
River Pump House	1	1	1	1	1	N/A	1	1966-67	N/A	196	
Domestic Water Pump House	2 1	1	1	1	1	1	1	2010	N/A	119	
Fire Pump House	N/A	1	1	1	1	1	1	2010	N/A	176	

1 green = good condition, 2 yellow = fair condition, 3 red = poor condition

HVAC Systems

The HVAC systems in many of the older buildings are considered in poor condition due to their age and that they are considered beyond their lifespan. Facilities staff at UCC have the expertise to regularly repair this equipment and feel comfortable in the short term with continuing to service the systems and keep them in good working order. Replacement costs and timelines will be connected to the building remodels planned in the major projects section above and any unforeseen issues with HVC systems will be replaced on an as needed basis using contingency funds.

For a more comprehensive evaluation of the HVAC systems in each building please see addendum 2

UCC HVAC BAS Control Upgrade Timeline

(From Delta Controls to Reliable Controls)

Building	Description	Completed
Bonnie J Ford Health Nursing & Science Center	New building, start of new Reliable Control System	July 2016
Athletic Complex / Central Plant	Partial upgrade for new chiller and some pumps	April 2017
Community Workforce Training		January 2018
Tap ^h òyt ^h a' Hall	New building. Controls installed.	March 2018
Athletic Complex (2018/2019)	 Central Plant / Activities Building / Tom Keel Fitness Center Locker Rooms Gym Administration Building 	2018/2019
Whipple Fine Arts		July 2020
Lockwood Hall		June 2021
Jackson Hall		August 2021
Del Blanchard Administration Building		November 2021
Sue Shafer Learning Commons and Library		October 2022
Jacoby Auditorium		October 2023

Building	Description	Estimated Cost					
Educational Support Building	2024/2025	\$85,000					
Wayne Crooch Hall	2025/2026	\$75,000					
LaVerne Murphy Student Center	2026/2027	\$160,000					
Warehouse	2026/2027	\$30,000					
STEAM Hub	2027/2028	\$5,000					
Technology Building	2027/2028	\$40,000					
Ford Childhood Enrichment Center	2028/2029	\$36,000					
Danny Lang Learning and Events Center	2028/2029	\$25,000					
Approximate Estimate to Complete the Project: \$456,000							

Roof Replacement/Repairs in order of need

Building	Timeline	Cost
ESB	2024	\$390,000
CWT	2024/2025	\$455,000
WCH	2025	\$475,000
Jacoby	2025	\$950,000
Jackson	2026	\$310,000
Ford Family	2026	\$200,000
Athletic Complex	2027	\$850,000
Lockwood	2027	\$510,000
Flat Roof Student Center	2028	\$80,000
Warehouse	2028	\$175,000
Steam Hub Flat Roof	2028	\$20,000

Additional Major Maintenance Projects

ESB Server room - HVAC upgrade	\$53,000
Completion Date -2023	
Gym complex - HVAC Boiler Replacement	\$300,000-\$500,000
Completion Date 2024	
Gym Complex – plumbing	\$20,000 - \$40,000
Completion Date 2024	
Student Center – plumbing	TBD
Completion Date 2025	
Safety upgrades - ongoing	\$50,000 annually



Facilities use information*

For complete data please refer to space utilization report Exhibit 2

The industry standard for space utilization is:

- 65% for standard classrooms
- 35% for laboratory space

The list below represents the spaces with the highest usage in fiscal year 2022-2023 and represents any usage over 25%

Athletic complex plus gym	23%
CWT 10 (small lecture theatre)	36%
CWT 16	65%
HNSC 100	34%
HNSC 101	38%
HNSC 200	39%
HNSC 201	173% (Includes weekend scheduling)
HNSC 202	166% (includes weekend scheduling)
HNSC 203	51%
HNSC 204	51%
Jacoby Auditorium	27%
JH 17	26%
LH 10	135% (includes weekend scheduling)
TAP 14	31%
TAP 15	55%
TAP 17	39%
TC 119	46%
WFA 23	26%

The space utilization report clearly shows that UCC has enough square footage for all operations. Constraints are caused by the need for more modern and flexible spaces as well as having numerous small, fixed-use buildings instead of larger multipurpose facilities.

This makes collaboration between departments and academic programs more difficult and complicates office/classrooms adjacencies. This is a not a simple fix as the basic design of the campus is not likely to change significantly over time and must be addressed through stronger and increased communication and planned collaborations.

*Please note that in this process the college has identified numerous areas where the data is not clean due to problems with inputting room reservations and identifying space correctly. Despite this, the overall findings remain the same.

Funding plan 2023-2030

	FY23-24	FY2	4-25	FY2	25-26	FY26-27	FY27-28	ſ	FY28-29		Total
Major Construction Projects											
Welcome Center & Medical Careers Hub						\$ 22,000,000				\$	22,000,000
UCC Housing project	3,000,000	4,	,000,000								7,000,000
UCC Track		2,	200,000								2,200,000
CWT renovation		2,	,000,000	4,	,000,000						6,000,000
ESB renovation				2,	,000,000	2,000,000					4,000,000
Wayne Crooch Hall Renovation						4,000,000	2,000,000				6,000,000
Wayfinding	50,000		50,000		50,000	50,000	50,000				250,000
Sub-total Major Construction Project	\$ 3,050,000	\$ 8,	250,000	\$ 6,0	050,000	\$ 28,050,000	\$ 2,050,000	\$	-	\$	47,450,000
Maintenance Projects											
HVAC BAS Controls		\$	85,000	\$	75,000	\$ 190,000	\$ 45,000	\$	61,000	\$	456,000
Roof Replacement	390,000	1,	880,000		510,000	1,360,000	275,000			\$	4,415,000
Additional Major Maintenance projects HVAC/Plumbing	593,000		40,000		40,000					\$	673,000
Safety Upgrades	50,000		50,000		50,000	50,000	50,000		50,000		
Sub-total Maintenance Projects		\$2,	055,000	\$ (675,000	\$ 1,600,000	\$ 370,000	\$	111,000	\$	5,544,000
Total All Projects	\$ 4,083,000	\$ 10,3	805,000	\$ 6,7	725,000	\$ 29,650,000	\$ 2,420,000	\$	111,000	\$!	52,994,000

Capital Reserves Projections (Current Planned Cumulative Balance)	\$ 852,962	\$ 1,202,962	\$:	1,552,962	\$ 1	L,902,962	\$ 2,252,962	\$ 2,602,962	\$ 2,602,962



	Building Information									
	Building Name	Year Built	Phase	Square Feet	Notes					
1	Del Blanchard Administration Building	1966-67	I	5,100						
2	Sue Shaffer Learning Commons & Library	1966-67	I	14,300						
3	Tap ^h òyt ^h a' Hall	2017-18	N/A	9,400	Snyder Hall Replacement					
4	Community Workforce Training	1966-67	I	13,000						
5	Steam Hub	1967-69	Ш	1,000						
6	Wayne Crooch Hall	1967-69	Ш	13,500						
7	Lockwood Hall	1967-69	II	14,600						
8	Warehouse	1969-71	III	5,000						
9	LaVerne Murphy Student Center	1969-71	III	25,200						
10	Educational Support Building	1979	IV-B	10,800						
11	Jackson Hall	1969-71	III	8,900						
12	Athletic Complex - Administration Building	1969-71	III	3,200						
13	Athletic Complex - Gym	1969-71	III	17,000						
14	Athletic Complex - Locker Rooms	1969-71	III	9,600						
15	Athletic Complex - Tom Keel Fitness Center & Central Plant	1969-71	III	9,800						
16	Athletic Complex - Pool	1969-71	111	225,00 0 Gal						
17	Bonnie J Ford Health Nursing & Science Center	2015-16	N/A	36,000						
18	Jacoby Auditorium	1970-72	III-B	27,000						
19	Whipple Fine Arts	1977	IV	19,700						
20	Amphitheater	2007	N/A	2,000						
21	Danny Lang Fire Pump House	2010	N/A	176						
22	Danny Lang Teaching Learning and Events Center	2010	N/A	25,000						

23	Technology Center	2000	N/A	10,500	
24	Ford Childhood Enrichment Center	1995	N/A	6,800	
25	Track Rest Rooms	1969-71?	N/A	620	
26	Paul Morgan Observatory	2016	N/A	384	
27	Tower Building	2009	N/A	1,600	
28	Domestic Water Booster Pump House	2010	N/A	119	
29	River Pump House	1966-67	N/A	196	
30	Harold Woolley Center	1985	N/A	4,000	
31	Hawks Nest	1914/2023	N/A	18,864	
32	Hawks Landing	1965/2021	N/A	21,646	
34	Newberys	1955/2023	N/A	24,300	
35	Old Post Office	1917/2023	N/A	18,900	

Table 2 – Facilities use data

Location Name	May Canacity	Total Hours Llead	Net I Itilization (%)
	49	420.5	0.16
AC 11	36	60	0
AC 14 CLIMBING WALL	20	0	0
AC GYM	1500	2481.75	0.23
AC GYM LOBBY	60	62	0.03
AC4 FIELDL	500	24	0
AC4 FIELDU	500	24	0
AC4 PATIO	500	2	0
AC4 POOL	350	771.5	0.05
AC4 POOLSIDE	500	0	0
AC4 TENNISL	20	0	0
AC4 TRACK	500	57	0
ADM 18	0	0	0
ADM 19	0	0	0
CC 10	10	0	0
CC 18	0	0	0
CC 4	0	0	0
CC BISTRO	40	355.5	0.08
CC DINING / INDIAN / TIMBER RMS	0	0	0
CC DINING RM	192	144	0.01
CC DISPLAY CASES	0	3996.25	0
CCLOBBY	65	376.97	0.14

CC LOUNGE	65	150.5	0.01
CC PATIO	50	14	0
CC TEST CENTER	20	0	0
CG 6 JACOBY FRONT YARD	0	0	0
CG AMPHITHEATER	5000	0	0
CG FOUNTAIN	0	0	0
CG JACOBY FRONT PATIO & GROUNDS	0	20	0
CG MEMORIAL	200	0	0
CG PATIO	0	15	0
CG PICNIC	0	15	0
CG SOLAR FIELD	9999	0	0
CG SOWI VINEYARD	0	0	0
CWT 10	63	880.98	0.36
CWT 11	30	473.83	0.01
CWT 14	26	388	0.11
CWT 15	36	726.97	0.3
CWT 16	30	862.92	0.65
CWT 17	20	84.67	0
DANNY LANG CENTER Full Event Facility	250	479.88	0.13
DANNY LANG CENTER Upstairs Only	250	216	0.01
ESB 15	64	68.5	0
ESB 32	24	0	0
ESB 33	12	0	0
ESB 9	6	0	0
ESB INDIVIDUAL TEST	1	0	0
ESB TEST1	1	0	0
ESB TEST2	1	0	0
ESB TEST3	1	0	0
ESB TEST4	1	0	0
ESB TEST5	1	0	0
HNSC 100	54	1272.5	0.34
HNSC 100A	4	344	0
HNSC 100B	6	1080	0
HNSC 100C	4	1080	0
HNSC 101	32	608.15	0.38
HNSC 102	30	214.5	0.02
HNSC 102B	14	1	0
HNSC 102C	30	0	0
HNSC 102E	2	0	0
HNSC 102F	14	1	0
HNSC 103	30	303.5	0.03
HNSC 107	12	562	0.19
HNSC 200	26	717.33	0.39

HNSC 201	30	882.9	1.73
HNSC 202	30	862.82	1.66
HNSC 203	24	583.73	0.51
HNSC 204	24	557.32	0.51
HNSC 205	24	576.33	0.23
HNSC 206	24	568.17	0.25
HNSC 210	24	450.33	0.21
HNSC 212	13	337.75	0.13
HNSC FIRST FLOOR LOBBY	8	2	0
HNSC PLAZA	0	6	0
HNSC SECOND FLOOR LOBBY	18	5.5	0
HNSC TERRACE	100	6	0
JAC AUDITORIUM	1010	903.03	0.27
JAC BALCONY	200	0	0
JAC CONCESSION KITCHEN 1	2	0	0
JAC LOBBY	50	21	0
JAC ORCHESTRA	60	0	0
JAC SEATING	806	0	0
JAC TERRACE	100	0	0
JH 10	34	465.47	0.1
JH 11	32	405.67	0.11
JH 12	29	464.5	0.16
JH 14	36	407.08	0.16
JH 15	24	221.5	0.05
JH 16	30	412.17	0.1
JH 17	30	593	0.26
JH 18	36	376.17	0.11
JACOBY AUDITORIUM (Performance)	1010	0	0
JACOBY TERRACE & LOBBY	120	0	0
LANG 117	0	16.5	0
LANG 118	0	16.5	0
LANG 123	0	0	0
LANG 124	0	0	0
LANG 203	60	58.5	0
LANG 204	75	61	0
LANG 207	0	0	0
LANG 216	0	0	0
LANG COURTYARD 222	200	0	0
LANG ENOL LAB	38	16	0
LANG FERM CELLAR	64	0	0
LANG KITCHEN 210	0	4	0
LANG LAWN	200	0	0
LANG LIBRARY	14	122.75	0.02

LANG PATIO	0	0	0
LANG TASTING RM	110	41	0
LANG VIT LAB	30	49.5	0
LH 10	15	985.17	1.35
LH 11	24	473.83	0.22
LH 12	15	0	0
LH 16	12	0	0
LH 17	18	0	0
SWAN AMPHITHEAT	5000	68.5	0
SWAN SEATING	5000	0	0
SWAN STAGE	100	0	0
TAP 14	32	659.83	0.31
TAP 15	32	878.8	0.55
TAP 16	32	597	0.25
TAP 17	32	681.87	0.39
TAP 18	32	375.67	0.04
TC 101	32	1.25	0
TC 103	30	233.33	0.05
TC 104	32	343.67	0.1
TC 106	30	530.67	0.06
TC 119	31	862	0.46
TC 120	45	15.5	0
TC CONFERENCE RM	7	0	0
THE COMPASS AT CAMPUS CENTER	200	55	0
TOWER	0	0	0
TOWER 2	20	0	0
TOWER 5	30	0	0
WC 102	30	0	0
WC 103	25	0	0
WC 104	10	0	0
WC 105	17	0	0
WC 107	20	0	0
WC 108	14	22	0
WC 109	25	32	0
WCH 10	24	465.17	0.18
WCH 11	25	364.33	0.07
WCH 12	27	388.17	0.09
WCH 14	30	357.67	0.08
WCH 15	32	419.5	0.07
WCH 16	32	664.17	0.25
WCH 17	25	301	0.06
WCH 18	34	515.83	0.11
WCH 19	23	250.5	0.06

WCH 20	64	758.5	0.17
WFA	0	0	0
WFA 1	2	0	0
WFA 10	25	1101.65	2.02
WFA 12	32	231	0.01
WFA 14	100	0	0
WFA 16	12	170.5	0.02
WFA 17	0	0	0
WFA 2	2	0	0
WFA 20	18	230.33	0.04
WFA 21	0	0	0
WFA 22	23	194	0.03
WFA 23	23	521.83	0.26
WFA 24	35	0	0
WFA 27	0	0	0
WFA 3	2	0	0
WFA 4	2	0	0

Addendum 2

Umpqua Community College

Buildings HVAC Justifications for Facilities Master Plan

Scoring of the HVAC equipment was based on estimated lifespan from (ASHRAE), years in service, parts availability, and manufacture availability. It was not based on current operating conditions. The HVAC equipment has had exceptional preventive maintenance extending its estimated lifespan.

Educational Support Building

- The boiler is the original from 1979 and is the only remaining electric boiler on the campus. This boiler has served its estimated lifespan of 25 years by being in service for the past 44 years. Some parts for this boiler may no longer be available, most of the parts could be replaced with an aftermarket part if required. This boiler is currently in good operating condition.
- 2. The chiller is the original from 1979, it has served its estimated lifespan of 20 years by being in service for the past 44 years. This chiller has run problem free for the most part the last 20 years, some parts for this chiller may no longer be available, most of the parts could be replaced with an aftermarket part if required. This chiller is currently in good operating condition.
- 3. The air handling units are the original from 1979, they have served their estimated lifespan of 30 years by being in service for the past 44 years. The manufacturer, Pace Equipment is no longer in business. These units are built in such a way that all the parts can be replaced by aftermarket or custom fabricated items relatively easily. These air handlings are currently in good operating condition.

Ford Childhood Enrichment Center (MCM)

 This building has six Carrier Gas/Electric roof top units, these are the original units installed in 1995. These units have an estimated life expectancy of 15 years in commercial service and are currently at their 28th year of service. Some parts for these units may no longer be available, some are, and some may be replaced with aftermarket parts. All these units are currently in good operating condition.

✤ Jacoby Auditorium

- 1. The boilers supporting the heating hot water to the air handling units in this building are in the athletics complex mechanical room central plant. The boilers are the original from 1970 and have served their estimated lifespan of 30 years by being in service for the past 53 years. The manufacture of these boilers, Kewanee is no longer in business. Most parts for these boilers are no longer available and would be cost prohibitive to retrofit some of the parts. There are some parts that could be replaced with an aftermarket part if required. One of the two boilers is currently inoperative due to tube leaks that we have an estimate to repair, one boiler is currently operating in good condition. We are currently waiting on an estimate for replacement of one or both boilers.
- 2. The chiller supporting the chilled water to the air handling units in this building is in the athletics complex mechanical room central plant. This chiller and its cooling tower were replaced in 2016 and they are in good operating condition. This chiller has a life expectancy of 30+ years.
- 3. The air handling units are the original from 1972, they have served their estimated lifespan of 30 years by being in service for the past 51 years. The manufacturer, Pace Equipment is no longer in

business. These units are built in such a way that all the parts can be replaced by aftermarket or custom fabricated items relatively easily. These air handlings are currently in good operating condition.

Danny Lang Teaching Learning and Events Center

 This is the only building on campus that's HVAC system is a variable refrigerant flow (VRF) system, it was commissioned in November 2011. These systems have an estimated lifespan of 15 years, they are very expensive to service, repair, or replace. The systems at the college have had multiple failures since the date of their commissioning with supporting documentation. The systems are currently operating.

Sue Schafer Learning Commons and Library

- 1. The original electric hot water boiler was changed out with a new gas fired boiler in 1998, this boiler has served its estimated lifespan of 20 years by being in service for the past 25 years. Parts are still currently available for this boiler. This boiler is currently in good operating condition.
- 2. The original chiller was replaced in 2006, the new chiller has a life expectancy of 20 years. This chiller is currently in good operating condition.
- 3. The air handling units are the original from 1967, they have served their estimated lifespan of 30 years by being in service for the past 56 years. The manufacturer, Pace Equipment is no longer in business. These units are built in such a way that all the parts can be replaced by aftermarket or custom fabricated items relatively easily. These air handlings are currently in good operating condition.

✤ Lockwood Hall

- This building has two Carrier Gas/Electric roof top units, these are not the original units, they
 were installed in 1998. The units have an estimated life expectancy of 15 years in commercial
 service and are currently at their 25th year of service. Some parts for these units may no longer
 be available, some are, and some may be replaced with aftermarket parts. Both units are
 currently in good operating condition.
- 2. This building also has two straight heat Trane roof top units, they serve the auto shop and new aluminum welding shop. These two units are the original units from 1969, the units have a 15-year life expectancy and are currently in their 54th year of service. Some parts for these units may no longer be available, some are, and some may be replaced with aftermarket parts. Both units are currently in good operating condition.

* <u>Athletics Complex</u>

 The boilers supporting the heating hot water to the air handling units in the four building of the athletics complex, are in the mechanical room central plant at the athletics complex. The boilers are the original from 1970 and have served their estimated lifespan of 30 years by being in service for the past 53 years. The manufacture of these boilers Kewanee is no longer in business. Most parts for these boilers are no longer available and would be cost prohibitive to retrofit some of the parts. There are some parts that could be replaced with an aftermarket part if required. One of the two boilers is currently inoperative due to tube leaks that we have an estimate to repair, one boiler is currently operating in good condition. We are currently waiting on an estimate for replacement of one or both boilers.

- 2. The chiller supporting the chilled water to the air handling units in the four building of the athletics complex, is in the mechanical room central plant at the athletics complex. This chiller and its cooling tower were replaced in 2016 and they are in good operating condition. This chiller has a life expectancy of 30+ years.
- 3. The air handling units are the original from 1970, they have served their estimated lifespan of 30 years by being in service for the past 53 years. The manufacturer, Pace Equipment is no longer in business. These units are built in such a way that all the parts can be replaced by aftermarket or custom fabricated items relatively easily. These air handlings are currently in good operating condition.

* Community Workforce Training

- A new gas fired boiler was installed in this building in 2017 when Tap^hòyt^ha' Hall was built, this boiler serves as a central plant boiler for both CWT and Tap^hòyt^ha' Hall. This boiler has a life expectancy of 20 years and is in good operating condition.
- 2. The original chiller was replaced in 2006, the new chiller has a life expectancy of 20 years. This chiller is currently in good operating condition.
- 3. The air handling units are the original from 1967, they have served their estimated lifespan of 30 years by being in service for the past 56 years. The manufacturer, Pace Equipment is no longer in business. These units are built in such a way that all the parts can be replaced by aftermarket or custom fabricated items relatively easily. These air handlings are currently in good operating condition.

Warehouse

- The boiler is the original from 1970 and has served its estimated lifespan of 30 years by being in service for the past 53 years. The manufacture of this boiler, Kewanee is no longer in business. Most parts for this boiler are no longer available and would be cost prohibitive to retrofit some of the parts. There are some parts that could be replaced with an aftermarket part if required. This boiler serves as a central plant boiler to the warehouse and the LaVern Murphy Student Center. This boiler is currently in good operating condition.
- 2. The chiller is the original from 1970, it has served its estimated lifespan of 20 years by being in service for the past 53 years. This chiller has had 2 compressor replacements since its commissioning in 1970. For the most part it has run problem free for the past 20 years with the exception of one of the compressor change out and a few refrigerant leaks that were repaired. Some parts for this chiller may no longer be available, most of the parts could be replaced with an aftermarket part if required. This chiller serves as a central plant chiller to the warehouse and the LaVern Murphy Student Center. This chiller is currently in good operating condition.
- 3. The air handling units are the original from 1970, they have served their estimated lifespan of 30 years by being in service for the past 53 years. The manufacturer, Pace Equipment is no longer in business. These units are built in such a way that all the parts can be replaced by aftermarket or custom fabricated items relatively easily. These air handlings are currently in good operating condition.

Wayne Crooch Hall

- 1. The original electric hot water boiler was changed out with a new gas fired boiler in 1998, this boiler has served its estimated lifespan of 20 years by being in service for the past 25 years. Parts are still currently available for this boiler. This boiler is currently in good operating condition.
- 2. The original chiller was replaced in 2005, the new chiller has a life expectancy of 20 years. This chiller is currently in good operating condition.
- 3. The air handling units are the original from 1969, they have served their estimated lifespan of 30 years by being in service for the past 54 years. The manufacturer, Pace Equipment is no longer in business. These units are built in such a way that all the parts can be replaced by aftermarket or custom fabricated items relatively easily. These air handlings are currently in good operating condition.

✤ Whipple Fine Arts

- 1. The boilers supporting the heating hot water to the air handling units in this building are in the athletics complex mechanical room central plant. The boilers are the original from 1970 and have served their estimated lifespan of 30 years by being in service for the past 53 years. The manufacture of these boilers Kewanee is no longer in business. Most parts for these boilers are no longer available and would be cost prohibitive to retrofit some of the parts. There are some parts that could be replaced with an aftermarket part if required. One of the two boilers is currently inoperative due to tube leaks that we have an estimate to repair, one boiler is currently operating in good condition. We are currently waiting on an estimate for replacement of one or both boilers.
- 2. The chiller supporting the chilled water to the air handling units in this building is in the athletics complex mechanical room central plant. This chiller and its cooling tower were replaced in 2016 and they are in good operating condition. This chiller has a life expectancy of 30+ years.
- 3. The air handling units are the original from 1979, they have served their estimated lifespan of 30 years by being in service for the past 44 years. The manufacturer, Pace Equipment is no longer in business. These units are built in such a way that all the parts can be replaced by aftermarket or custom fabricated items relatively easily. These air handlings are currently in good operating condition.