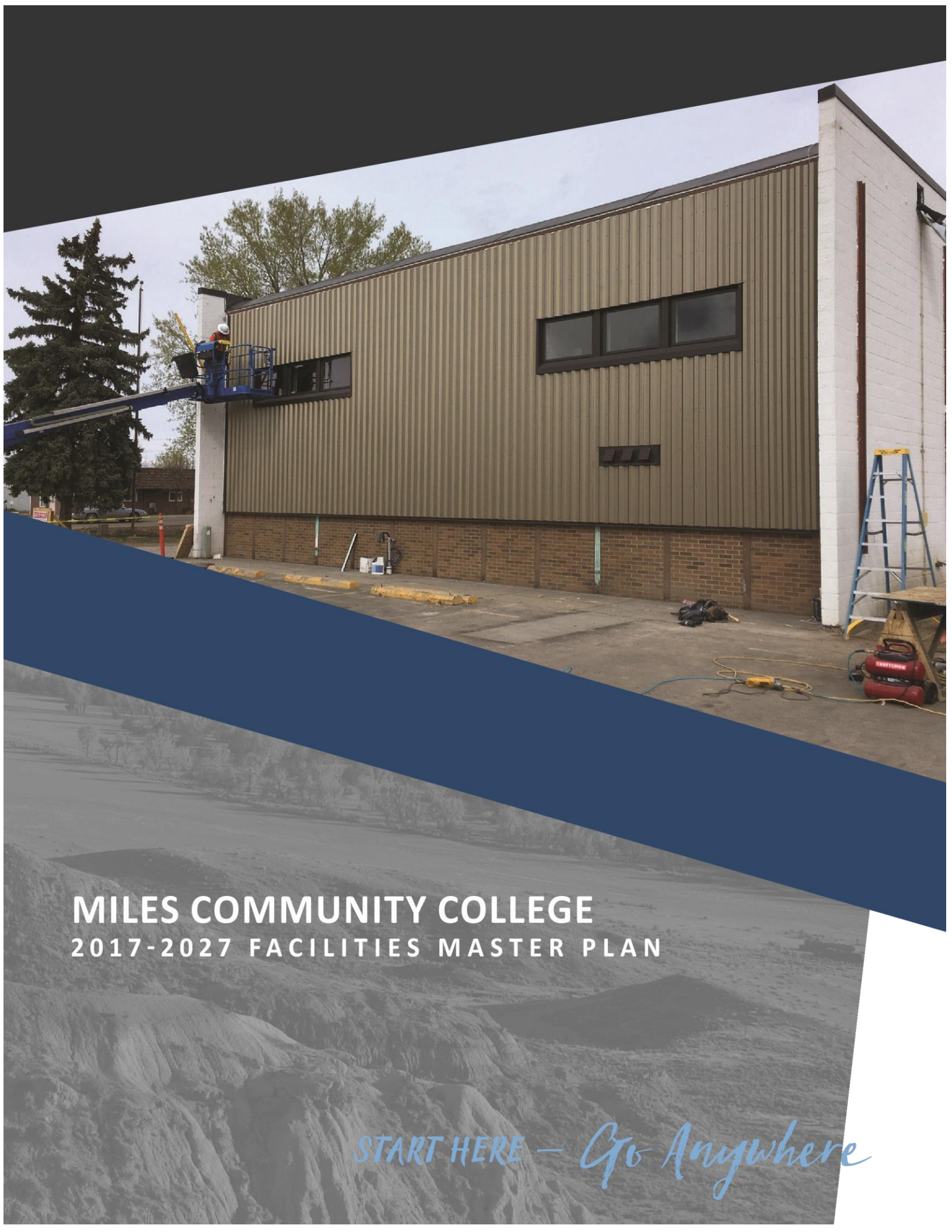


Appendix F

Facilities

- **Facilities Master Plan**
- **Deferred Maintenance Summary**
- **Carpet and Paint Schedule**
- **Sample Board of Trustees Reports Regarding Facilities**





MILES COMMUNITY COLLEGE

2017-2027 FACILITIES MASTER PLAN

START HERE — Go Anywhere

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Executive Summary

Brief introduction to MCC

Miles Community College was founded in 1939. For almost 20 years, the College, known as Custer County Junior College, operated out of a few rooms in the local public high school. In 1957, the College moved into the former Milwaukee Railroad Depot building and in June 1967, the College moved into a new building that was constructed after passage of a bond issued by county voters. On April 4, 1970, voters of the district elected the first independent Board of Trustees for the College. In December 1971, Miles Community College was granted accreditation by the Northwest Commission on Colleges and Universities. The history of Miles Community College is full of many success stories. Most are because the residents of Custer County recognized the benefit of having a community college to serve their educational needs. Success stories are still prevalent today.

Recently, Miles Community College was recognized as one of the top 150 community colleges (Aspen Award) in the nation because of our outstanding commitment to student success. Our students are retaining and graduating at a higher rate than the national average and 98% of our graduates in career and technical fields are finding jobs. This is something we should all be proud of.

Regarding the future, Miles Community College will remain focused on building a community college that cares about students and their success, meets the needs of our county and region, and provides outstanding workforce training and community outreach. Our mission is to remain true to the ideals used to form the junior college in 1939 and provide quality higher education for Custer County and eastern Montana. In order to meet this mission, it will be important that facilities adapt to the ever-changing demands on instruction, community use, and student life.

Mission Statement

Miles Community College prepares students for success and provides opportunities for lifelong learning through quality programs, community outreach, and partnerships.

Core Themes

- 1) Student Success
- 2) Academic Achievement
- 3) Workforce Training and Partnerships
- 4) Community Enrichment and Lifelong Learning

Accreditation

Miles Community College is accredited by the Northwest Commission on Colleges and Universities (NWCCU). As part of MCC's Mission Fulfillment and Sustainability Evaluation in 2016, the NWCCU's evaluation committee recommended:

1. The evaluation committee recommends that the College update long-range plans for facilities, technology and equipment replacement (Standard 2.F.5, 2.G.3, 2.G.4, and 2.G.8).

This NWCCU's recommendation is in accordance with the following four NWCUU standards:

2. 2.F.5 Capital budgets reflect the institution's mission and core theme objectives and relate to its plans for physical facilities and acquisition of equipment. Long-range capital plans support the institution's mission and goals and reflect projections of the total cost of ownership, equipment, furnishing, and operation of new or renovated facilities. Debt for capital outlay purposes is periodically reviewed, carefully controlled, and justified, so as not to create an unreasonable drain on resources available for educational purposes
3. 2.G.3 The institution develops, implements, and reviews regularly a master plan for its physical development that is consistent with its mission, core themes, and long-range educational and financial plans
4. 2.G.4 Equipment is sufficient in quantity and quality and managed appropriately to support institutional functions and fulfillment of the institution's mission, accomplishment of core theme objectives, and achievement of goals or intended outcomes of its programs and services.
5. 2.G.8 The institution develops, implements, and reviews regularly a technology update and replacement plan to ensure its technological infrastructure is adequate to support its operations, programs, and services.

Purpose and Goals of Facilities Master Plan

The 2017 Miles Community College Facilities Master Plan is the fourth facilities master plan in the history of Miles Community College and addresses several important issues that can best be characterized as those facing a stable institution during times of change with community, faculty, and student expectations and demands. This master plan is a roadmap that is representative of current analysis and future thinking. It provides a review of current facilities and deferred maintenance needs for the next 10 years, potential land acquisition, and future goals for major renovations and new construction. All information gathered will adhere to standards at outlined by the Northwest Commission on Colleges and Universities.

Main Recommendations

In order to best address the needs of all facilities, this master plan addresses seven key categories for capital improvement and new construction.

- (1) Education (classrooms, library, academic support, labs, online/ITV)
- (2) Athletic/Recreation (athletic space, recreational/student and community health space)
- (3) Student Support/Auxiliaries (support services, housing, dining, bookstore)
- (4) Administration (offices, meeting rooms, conference rooms)
- (5) Mechanical and Envelope (mechanical systems, deferred maintenance, roofs, windows, doors, sustainable systems, energy efficiencies)
- (6) Campus External (entrance and signage – front door, grounds, traffic flow, parking)
- (7) Campus Safety (campus lockdown, alert systems, doors, locks, access)

The master plan also addresses deferred maintenance, ADA compliance, and minor repairs and renovations for each facility type, which includes all buildings, exterior grounds, and parking lots.

Introduction

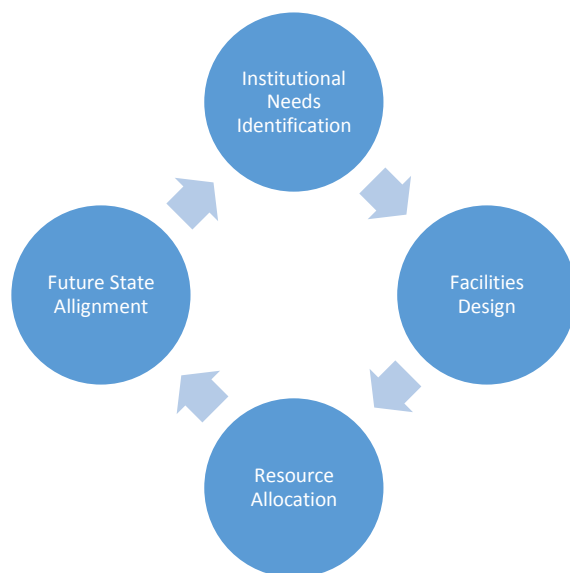
Planning process

The Facilities Master Plan was developed through the efforts of diverse stakeholders including Miles Community College administration, faculty and staff, Stevenson Design (Architects), Con'eer (Engineering) city and county planners, state and county representatives, Miles Community College Board of Trustee members, Miles City business owners and representatives from the Miles Community College Endowment.

The Facilities Master Planning Committee included:

- Aaron Stucker (MCC Director of Housing & Student Life)
- Chase Tait (MCC Men's Head Basketball Coach & Math and P.E. Teacher)
- Jerry Forman (MCC Heavy Equipment Teacher)
- Jessie Dufner (MCC Vice President of Enrollment & Student Success)
- Karla Lund (MCC Nursing Director)
- Lisa Smith (MCC Vice President of Administrative Services)
- Liz Lawrence (MCC Science Teacher)
- Michael Turck (MCC Centra Director)
- Rita Kratky (MCC Vice President of Academic Affairs)
- Ross Lawrence (MCC Facilities Director)
- Stacy Klippenstein (MCC President)
- Vicki Davis (MCC Dining Services Director) and
- Chad Sutter (Stevenson Design, Inc.).

The Facilities Master Planning Committee first met in April of 2016. In this meeting, President Klippenstein discussed the purpose of the Facilities Master Plan and Chad Sutter of Stevenson Design provided an overview of the findings as reports in the February 2016 Master Plan, Preliminary Facilities Report (Con'eer). In addition, committee members broke into three groups—Internal Drivers group, External Drivers group, and Strengths, Weaknesses, Opportunities and Threats (SWOT) group—to begin a current state analysis of MCC facilities. The committee's decision-making process was informed by the following diagram:



This is MCC’s first Facilities Master Plan since 2005. Miles Community College initiated its current master planning effort in 2016.

MCC contracted with Stevenson Design, LLC to conduct a facilities assessment and to guide and assist MCC in developing a comprehensive facilities master plan. After inspecting each building on campus, Stevenson Design provided a written report on February 19, 2016 (Appendix 2). Con’eer Engineering, Inc. has also reviewed the mechanical systems. The Con’eer report is incorporated into the Stevenson Design report in Appendix 2. These reports provide us with a “current status” of our buildings and mechanical structures by identifying issues that need attention and provide the expected remaining life of buildings, roofing, mechanicals, etc. The key finds from these assessments are: (1) MCC’s facilities are generally well-maintained, but there are significant improvements needed to promote (2) accessibility and (3) energy-efficiency.

The current plan is a roadmap to help guide physical improvements to the campus that respond to issues raised by the Mission Fulfillment and Sustainability Evaluation from the Northwest Commission on Colleges and Universities (NWCCU) in 2016. In this report, the NWCCU recommended:

1. The evaluation committee recommends that the College update long-range plans for facilities, technology and equipment replacement (Standard 2.F.5, 2.G.3, 2.G.4, and 2.G.8).

The recommendations in this Plan are in accordance with this recommendation. This plan describes a compelling vision for the next ten years of growth and change on the campus. Recommended improvements are achievable in incremental, realistically fundable steps. Some improvements will take a substantial investment by the City of Miles City and surrounding property owners.

History of MCC facilities

Miles Community College was founded in 1939 as a result of a vote by the Custer County High School District. The College utilized the High School for classroom space and gymnasium space for the athletic department. After being housed at the Custer County High School for over 15 years, the former Milwaukee Railroad Depot Building in Miles City became the second home for Custer County Junior College in 1957. Miles Community College relocated to its current site in 1967 after the completion of a

33,365 sq ft building consisting of classrooms, laboratories, office facilities, counseling center, and other supporting facilities.

In 1972 a 6,944 sq ft student center was built. This building, which is named the Smith Center, houses the food service and bookstore facilities. In 1979 Miles Community College constructed a 17016 sq ft Vocational/Technical building on the southeastern edge of the campus. Students were moved from what is now the Miles City Fire Department. The building contains an auto shop, wood shop, welding area, and two classrooms. In 1980-1982 Miles Community College enjoyed major growth with the addition of two buildings, the library/classroom addition and the recreation center, Centra. The library classroom addition was a 21,488 sq ft addition to the main administration building. It joined the main administration building with the Smith Center. It contains several faculty offices, six classrooms, an auditorium, and a 7,744 sq ft library. In 2003, the library was dedicated and renamed the Judson H. Flower Jr. Library after former college President Judson Flower.

The recreation center Centra was constructed just north of the Smith Center and later connected by what is known as the annex. The Centra is a 27,240 sq ft facility containing four racquetball courts, four locker rooms, free weight area, machine weight area, aerobic room, cardio room, coach's offices, and a NJCAA regulation size gymnasium. It has become the home of the Pioneer and Lady Pioneer basketball teams. It will also be the home of the Lady Pioneer volleyball team beginning in 2005. The CENTRA serves the entire Miles City community and offers memberships to the community to help finance operations.

In 1981 the Big Sky Residence Hall was built south of Dickinson Street. It was a 3,840 sq ft residence hall which contained 32 double occupancy dorm rooms, one resident director studio, and two community showers/restrooms. In 1997 additional student housing was added with the construction of three quad units and a commons unit. The quads are 2,912 sq ft complexes that can house 16 students each. The commons building is 1,760 sq ft and houses a laundry facility, game room, TV room, restroom, and two offices. In 2003 the Big Sky Residence Hall was demolished and a new 26,500 sq ft two-story residence hall was constructed. The new hall has 66 double occupancy rooms with private bathrooms for every two rooms. It has an office, kitchen, two laundry rooms, sitting area, elevator, and a resident director studio apartment.

In 2008, the old, inefficient heating boilers for Lucas Hall and the library were replaced with high-efficiency, condensing boilers. In 2008, in rooms 106, 107 and 108, new wall partitions were added to replace old accordion walls that did a poor job of containing sound. In 2009, in Lucas Hall and the Library, the hallway carpeting was replaced. In 2009, new roofs were installed with added installation over the cafeteria, bookstore, and the annex (the area between the Centra and the cafeteria). In 2010, the bookstore and cafeteria were remodeled for general updates and modernization. In 2010, a new fire alarm system was installed in Lucas Hall, the library and the cafeteria.

With the help of federal government stimulus money from 2010-2011, MCC undertook the following projects. In 2010, all the fan coils and classroom unit ventilators were replaced and updated. In 2010, the air operated heating controls (thermostats) were replaced with modernized electronic controls. In 2010, the Centra received high-efficiency boilers, high-efficiency domestic hot water heaters, new heating controls, and the lighting system was upgraded. In 2011, in Lucas Hall, single-pane aluminum framed windows were replaced with new high-efficiency thermo-pane windows.

In 2013, the Nursing Lab was remodeled and simulated hospital rooms were added. In 2014, within the vo-tech building, a room was constructed to house the heavy equipment simulators and a classroom was built for the heavy equipment program. In addition, air conditioning was added to classrooms in the vo-tech building. In 2014, the auditorium was remodeled to comply with ADA accessibility standards. It now has one level and also has new movable wall partitions. In 2015, the Office for the VP of Academic Affairs was remodeled and enlarged with a conference area. In 2016, new roofs were installed with added installation over the vo-tech building.

In 2016 the National Guard Readiness Center (Armory) adjacent to campus was purchased by Miles Community College for \$650,000 using Montana Community Development Block Grant funds. Economic Development Agency funds were used to renovate the facility in 2016-17. Total renovation funds received was \$739,000. Total square footage of the facility is over 9,000 sq. ft. and includes a large open bay for heavy equipment storage and maintenance, classroom space, office space, new ADA bathrooms, and simulator labs. Renovations included new sewer and water lines, electrical upgrades, asbestos and lead paint abatement, mechanical upgrades, new classroom space and offices, and ADA upgrades.

In 2016, Miles Community College Trustees and Endowment Board approved the construction of the Ag Advancement Center on the west campus. This 36,000 sq. ft. facility has a large arena for equine instruction and rodeo, three classrooms for agriculture instruction and community use, concession area, faculty offices, and one apartment. Total cost for the facility was \$3,200,000 million. MCC has requested the Bureau of Land Management (BLM) to issue an appraisal on the west campus land (11 acres) for potential purchase. Current land use is under a Patent issued by BLM in the early 1990s.

On Sept. 26, 2016, Miles Community College Board of Trustees approved the purchase of two acres adjacent to the east boundary of campus from Landmark Land Company, LLC. Total cost was \$187,500.

On April 3, 2017, MCC celebrated the grand opening of the new Ag Advancement Center on the “west” campus (BLM patented lands). Over 200 people and donors attended this event and the ribbon cutting ceremony included members of the AAC Fundraising Steering Committee and Bill and Jan Champion (Champion Arena). The 36,000 sq. ft. facility is now home for all agriculture and equine sciences courses, faculty offices, and the MCC rodeo team.

The Workforce Readiness Center (former National Guard Readiness Center) renovation was completed by June 30, 2017 and is now home for the Heavy Equipment Operations and CDL training programs. This 9,000 sq. ft. facility was fully purchased and renovated (minus the second floor) using EDA and CDBG funds. The Baldrige Classrooms were named after a generous donor from Kalispell, MT.

Enrollment Analysis and Trends

Enrollment Category/Academic Year	AY 2011-2012	AY 2012-2013	AY 2013-2014	AY 2014-2015	AY 2015-2016	5 year Average
Fall Headcount	491	441	407	415	481	447
Annualized FTE	433	390	356	360	381	384
Total Credit Hour Production	12,991	11,705	10,693	10,787	11,424	11,520
Athletes	92	90	101	98	101	94.5
Dual Enrollment Headcount	64	68	90	122	106	90
18-24 years old FTE	325.6	292.9	270.4	275.2	281.2	252.7
25 + years old FTE	108.6	97.2	86	84.8	99.6	95.2

Enrollment Projections:

Enrollment projections are calculated using a two percent annual increase each academic year (AY) for both FTE (Full Time Equivalent) and Headcount. **Strategic Enrollment Plan (SEP) will be created by end of AY 2017.**

Enrollment and Year	AY 15-16	AY16-17	AY17-18	AY18-19	AY19-20	AY20-21	AY21-22	AY22-23	AY23-24	AY24-25
FTE	381	389	396	404	412	421	429	438	446	455
Headcount	481	491	500	510	521	531	542	553	564	575
Athletes	101	105	119	119	137	137	137	137	137	137

The two percent increase includes addition of two women's sports and predicts a gain of 74 FTE and 94 headcount. Most athletes will live in the residence halls and modest growth will occur in adult learners.

Housing Capacity:

Quads: The Quads are apartment style with two bedrooms, small living area, kitchenette, bathroom, and a storage area.

Quad A has 12 beds

Quad B has 16 beds

Quad C has 16 beds

Pioneer Hall: Pioneer Hall is a four-person suite style residence hall with a private bathroom. Laundry facilities and a kitchen are available. The Commons is a student lounge for students residing on campus.

First Floor has 61 beds

Second Floor has 68 beds

TOTAL BEDS: 173 beds

Housing Occupancy:

Semester/Year	Housing Occupancy	Occupancy Percentage
Fall 2013	151	87%
Spring 2014	129	74.5%
Fall 2014	148	85.5%
Spring 2015	131	75.7%
Fall 2015	131 + 3 CDL short stay	75.7%
Spring 2016	121	70%
Fall 2016	147 + 2 CDL short stay	85%
Projected Fall 2017	167 (Volleyball)	96.5%
Total RAs	8	
Summer Housing 2016	6	
Summer Conference 2016	280 bed nights	

Current State Analysis

Stevenson Design Building Survey: A Current State of MCC Facilities

The summary of the February 19, 2016 Stevenson Design Master Plan, Preliminary Facilities Report is as follows:

For the most part, MCC campus buildings are in good shape and well maintained. Potential capital expenditures beyond normal maintenance that we observed on this first pass:

- Centra (Athletic/Wellness): New handicap accessible public restrooms and general access upgrades, thermal upgrades; replacement of the fire alarm system, and installation of emergency egress lighting.
- Café (Dining): Kitchen remodel and expansion.
- Auditorium & Library: New roof and roof insulation. New windows & Panel 15 replacement. Replacement of the Auditorium Air Conditioning Unit.

- New Connector: Enclosed walkway between Centra & Auditorium; Installation of dedicated HVAC unit for connector, Bookstore and Dining vestibule area. Completion of fire alarm system to space between Dining and Centra.
- Classrooms: Roof coating
- Quads (housing): Shingle roof replacement
- Vo-Tech: New roof, insulation & fascia/soffits (COMPLETE 2016); new windows, ADA bathroom upgrades, new garage doors, wall insulation, possible storage/welding additions, modifications to the ventilation system in the shop and classroom spaces.
- Armory: Handicap accessible toilet remodel, second floor access, windows, wall insulation, new interior finishes, possibly fire sprinklers and other items identified in the Prelim. Architectural Report, M&E upgrades (to be COMPLETED June 2017).
- Site: Lighting and safety improvements, event parking and access.

Current Square Footage:

The Centra - 27,425 sq. ft. total (22,200 down and 5,225 upstairs)

The Nursing areas - Lab-1024 sq. ft.

Simulator rooms - 576 sq. ft.

Nursing Director's office - 448 sq. ft.

Lucas Hall - 33,365 sq. ft.

Café/Bookstore-6,944 sq. ft.

Vo-Tech-17,016 sq. ft.

Library Addition-21,488 sq. ft.

Quads-2,912 sq. ft.

Commons-1,760 sq. ft.

Pioneer Hall-26,500 sq. ft.

Heavy Equipment Operations and CDL Training Center – 9,600 sq. ft.

Agriculture Advancement Center – 36,000 sq. ft.

Total Campus Square Footage – 184,034 sq. ft.

Facilities Master Planning Committee Current State Analysis

Internal Impact—Internal demands that impact facilities:

- (1) There is a need to review how to be use distance education and online platforms to improve educational delivery.
- (2) Our IT infrastructure needs a full analysis and plans to adapt to new demands should be developed.
- (3) There is a need for family housing, temporary student housing, and potential overflow housing.
- (4) Human Resources – MCC must plan to bring on new faculty as current faculty members begin to retire.
- (5) MCC must continue to review Title IX issues after installation of Volleyball in Fall 2017.
- (6) MCC will continue to have an increase in summer course related to nursing program changes and strategic enrollment initiatives. Plans to address subsequent concerns with faculty availability, space, and online platform performance will need to be developed.
- (7) Safety Concerns – MCC will need to review and address active shooter response protocol and infrastructure needs.

External Impact—External demands and issues that impact facilities:

- (1) As local economy begins to slow (for example, Sanjel leaving on 5/1/16) we can expect enrollment to increase, especially among non-traditional students.
- (2) Local road infrastructure changes and impact traffic flow on and off Haynes Avenue.
- (3) Haynes entrance to campus and the Dickinson Street extension will need to be analyzed for traffic flow, safety, and enrollment potential.
- (4) Use of Kailey Gym (Centra) by outside agencies continues to grow. A second gym for MCC would increase revenue. Bringing volleyball and potential soccer adds gym pressure.
- (5) Centra members don't get full access to gym and weight room because of outside event pressure and competition between students and community members for weight room use.
- (6) Lack of storage across campus.
- (7) Higher education changes and mandates, industry partnerships and workforce needs, etc. - something is always going to drive pressure on programs so it's important to remain flexible.
- (8) "Teil" Classrooms – install classroom equipment that is able to shift and repurpose easily and enhance instruction and learning.
- (9) There is a need for generators for the Centra (Red Cross shelter designation) and residence halls.

Strengths, Weaknesses, Opportunities and Threats (SWOT): Facilities

Strengths:

- (1) MCC is a mostly single-story facility, which makes buildings more accessible.
- (2) We have room to expand, as highlight in the Acquisition Zones section of this document.
- (3) We have good community support and awareness of campus.
- (4) We have a great location in Miles City.
- (5) Addition of the new entrance from Haynes Ave. will enhance visibility.
- (6) The buildings are in generally good condition and is well-maintained.

Weaknesses:

- (1) MCC is almost fully supported by local taxes and state allocations
- (2) We have low enrollment and growth projection in eastern Montana is low as compared to other parts of the state.
- (3) We have limited housing types, which impacts student capacity, especially among adult learners.
- (4) We have limited parking for events and for the Centra.

Opportunities:

- (5) Campus expansion: Readiness Center (Armory), land purchase, West Campus facilities (Ag Center).
- (6) Student enrollment growth over the past few years. Strategic Enrollment Plan being developed
- (7) New programs in career and technical, trades, healthcare, business, and agriculture.
- (8) Online education courses can be expanded.
- (9) Distance education courses can be expanded with new technologies.

Threats:

- (10) MCC does not have a campus security office. Rely on MCPD response.
- (11) We have limited funding and could lose more from the upcoming legislative session.
- (12) No access to Montana Long Range Building Plan funds.
- (13) There is a possibility of enrollment decrease.
- (14) Competition from online and other regional institutions pulls students away from MCC.

Current MCC Campuses and Property Properties:





Future State Analysis

The Facilities Master Planning Committee review of the current state analysis and the 2016 Building Survey informed its future state analysis. During one Facilities Master Planning Committee meeting, members were involved in multiple exercises to identify facility needs (renovations, additions, new construction, maintenance, etc.). The following items were identified by multiple members as high priority needs for the campus to review and address over the next 10 years. This list will be presented to the campus community and the community at large with additional information to be added based on feedback.

Facilities Needs – The Next 10 Years:

- (1) New MCC Nursing wing with updated learning labs, simulators, classrooms, and offices.
- (2) Renovation and expansion of the Centra to include ADA and safety upgrades, more usable space for community membership and athletes, and potential of additional auxiliary court.
- (3) Renovation and expansion of the Café (dining and bookstore facility).
- (4) Create new housing options to address families and additional women student-athletes.
- (5) Review renovation of all classroom space, including science lab space.
- (6) Begin to review addition of alternative/renewable energy sources such as solar and wind.
- (7) Student Union Center with ASMCC offices, clubs and organizations, and meeting space.
- (8) Outdoor rental activity center located in or near the Centra.

- (9) External lighting upgrades and new sidewalk and lighting to the new HEO/CDL training center (Armory).
- (10) MCC owned and operated ranch for educational purposes including ag facilities and ag related equipment (Per Board of Trustee Retreat)
- (11) Purchase property as identified in the “accusation” zone (see Master Plan Goal 1).

Master Plan Goals

Summary of goals

There are three goals associated with this master plan. First goal relates to four properties that are considered priorities for acquisition for future growth and expansion. Second goal relates to deferred maintenance, safety and ADA upgrades, and minor renovations for building improvements. An audit of each facility was conducted to establish need and costs. Third goal relates to major renovations and new construction based on future state analysis conducted by the Facilities Long Range Planning Committee.

Goal 1: Acquisition Zones

1. Owner—Landmark Land Company LLC (PURCHASED 2016)
 - a. Potential Use: Housing, Centra Expansion, Dining Expansion, Nursing Facility
2. Owner—Kosty Properties LLC
 - a. Potential Use: Housing, Nursing Facility
3. Owner—VA Hospital (apartments, potential classroom space, auditorium space, and/or office space usage)
 - a. Potential Use: Upgraded Apartments for Family Housing and President’s Home
4. Owner—Bureau of Land Management
 - a. Potential Use: Ag Advancement Center, Ag Related Facilities and Use
 - b. Appraisal to be conducted and submitted to MCC Spring 2017.



Goal 2: Deferred Maintenance and Building Audit Needs Analysis

As state above, the summary of the February 19, 2016 Stevenson Design Master Plan, Preliminary Facilities Report is as follows:

For the most part, MCC campus buildings are in good shape and well maintained. Potential capital expenditures beyond normal maintenance that we observed on this first pass:

- Centra (Athletic/Wellness): New handicap accessible public restrooms and general access upgrades, thermal upgrades; replacement of the fire alarm system, and installation of emergency egress lighting.
- Café (Dining): Kitchen remodel and expansion and possible connection to the bookstore.
- Auditorium & Library: New roof and roof insulation. New windows & Panel 15 replacement. Replacement of the Auditorium Air Conditioning Unit.
- New Connector: Enclosed walkway between Centra & Auditorium; Installation of dedicated HVAC unit for connector, Bookstore and Café (dining) vestibule area. Completion of fire alarm system to space between Dining and Centra.
- Classrooms: Roof coating
- Quads (housing): Shingle roof replacement
- Vo-Tech: New roof, insulation & fascia/soffits (COMPLETE 2016); new windows, ADA bathroom upgrades, new garage doors, wall insulation, possible storage/welding additions, modifications to the ventilation system in the shop and classroom spaces.
- Armory: Handicap accessible toilet remodel, second floor access, windows, wall insulation, new interior finishes, possibly fire sprinklers and other items identified in the Prelim. Architectural Report, M&E upgrades (to be COMPLETED 2016-17).
- Site: Lighting and safety improvements, event parking and access.

After review of the Preliminary Facilities Report (2016), it was determined that a 12-year deferred maintenance plan be developed to address all identified items and calculate annual costs. Total costs for all projects, including contractor fees and inflation, is **\$6,948,072.68**. In Appendix A, it outlines the total cost by three priority areas. Priority One items, determined most critical, were placed in a four-year repair cycle, beginning FY17. Priority Two items were placed in a four-year repair cycle from FY21-FY24. Priority Three items were placed in a four-year repair cycle from FY25-FY28.

Goal 3: New Construction and Renovations

The Long-Range Facilities Planning Committee spent time analyzing space needs in various categories. After identification and vetting of all items, Appendix B was created to indicate selected major renovation and new construction projects to be completed within the next 10 years. The total cost for all projects, which includes all contractor, other fees, and inflationary costs is **\$23,414,822**.

New construction includes:

1. New Nursing Academic and Lab Facility
2. New Science Lab
3. Expansion of the Centra
4. Student Union/Center
5. New Residence Hall

6. New MCC owned and operated ranch for educational purposes (cost of project not yet determined)

Major Renovation/Safety Items Includes:

1. Classroom and Lab Renovations
2. Centra Renovation (ADA, Athletic Space, Wellness Space)
3. Renovated Café (dining) and Kitchen area
4. Remodel Student Services Office area
5. Remodel Business Office area.
6. Repair Dickinson Street and pedestrian safety
7. New entrance signs and lighting
8. Multiple campus safety upgrades including redundant power supply
9. Childcare Services
10. Athletic Complex for Baseball and Soccer

Based on prioritization exercises with the Facilities Master Planning Committee and during the faculty and staff open forum, the following construction and major renovation projects were identified as high priority projects.

1. Centra remodel and expansion
2. Classroom renovations
3. New student union and dining kitchen remodel and expansion
4. New entrance signs to campus
5. New residence hall and family housing (VA or new construction)
6. New sidewalk and lighting to the Workforce Readiness Center
7. Nursing wing and lab space (larger expanded teaching and learning areas)
8. New center entrance and student services remodel/one-stop-shop renovation

The Fine Arts facility was removed from the new construction and major renovation list based on feedback and lack of votes.

Appendices

- a. **Appendix A: Deferred Maintenance 10-Year Mitigation Plan**
- b. **Appendix B : 10 year Renovation and New Construction Plan**
- c. **Appendix C : IT Plan (13 page document)**
- d. **Appendix D: Vehicle, Equipment, Carpet & Paint Schedule**

MILES COMMUNITY COLLEGE 10-YEAR RENOVATION AND NEW CONSTRUCTION PLAN

Category	Project	Description	Square Footage and Land Size Need	Cost Per Square Foot	Construction Cost	Potential Funding Source	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY 24	FY25	FY26
Education																
6, 5	New Nursing Academic and Lab Facility	Construct a new state-of-the-art nursing wing including two classrooms with full distance education capabilities, four faculty offices, a director's office, a small symposium room, room with hospital beds and teaching equipment, and two simulator labs. VA Hospital may have space, depends on Custer County and future ownership.	10,000	\$250	\$ 2,500,000	Donations, Grants, Fee Funds, Intercap Loan, or levy							\$ 2,500,000			
	Add Third Science Lab	Identify current space or new space for additional science lab. Science Lab would serve earth and animal science courses and labs. Review potential location at new AAC.	700	\$350	\$ 245,000	Grants, Fee Funds, or levy				\$ 245,000						
5, 1	Renovate all classrooms	Renovate all classrooms (non-lab space) over a 10 year period. Develop a renovation and F,F,& E schedule. Review rooms 107 and 113 first.	Current sq ft., how many rooms?	renovation cost? F, F, and E costs	\$ 300,000	Grants, Instructional Requip. Fee Fund, Building Fee Fund	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Athletics/Recreation																
1, 1	Renovation and Expansion of the Centra	Renovate existing space to create state-of-the-art weight and fitness space including membership and student-athlete training space, cardio rooms with external views, additional courts for public use, and renovated bathrooms.	17,000 new aux. gym space plus current sq. ft. remodel (bathrooms, weight and cardio areas, locker rooms, coach offices)	\$200	\$ 4,580,000	Centra Fee Funds, Building Fee Funds, Intercap Loan					\$ 4,580,000					
	Auxiliary Court		17000	\$200	\$ 3,400,000											
	New Cardio Vas./weight room space		2,000	\$200	\$ 400,000											
	Athletic Department Offices		800	\$200	\$ 160,000											
	Remodeled Locker Rooms		1,000	\$250	\$ 250,000											
	Remodeld Bathrooms - ADA		400	\$300	\$ 120,000											
	Elevator Access				\$ 250,000											
	Build new baseball complex	Build a new baseball complex for MCC baseball program - closer to MCC and not part of city complex.			\$ 1,000,000										\$ 1,000,000	
Student Support/Auxiliaries																
2, 3	New "Student Union/Center" space	Create a student center for student activities, ASMCC, and meeting space. This space will be placed between Library and Centra and connected to Dining, Bookstore, and foyer area of Kailey Gym.	4,000	\$200	\$ 800,000	Fee Funds, Intercap Loan					\$ 800,000					

		Increase in housing occupancy will place demands on dining space and kitchen use. Create a new dining experience by expanding kitchen and meal options, introduce all-you-care-to-eat options, and offer more seating space. Move current coffee stand to Bookstore and create additional kitchen and serving area for all-you-care-to-eat option.	renovate current Café space - update kitchen - 2,000	\$500	\$ 1,000,000	Fee Funds, Intericap Loan		\$ 1,000,000
2, 3	Expand Dining and Renovate Kitchen							
		Create four new living units (three bedroom) for families and short-term needs. Create 40 new suite-style bed spaces (same as Pioneer Hall) as enrollment increases from new athletic programs and strategic enrollment plans.	12,000	\$300	\$ 3,600,000	Private/Public Partnership, Loans		\$ 3,600,000
7, 3	Build New Multiple Living Option Residence Hall							
		Add new entrance to middle of Lucal Hall and create a more inviting space for students to interact with student services, financial aid, and the VP for Enrollment and Student Success.			\$ 1,000,000	Building Fee Funds		\$ 1,000,000
5	Remodel Student Services Office Area - Modern One Stop Shop Environment							
	Childcare Facility	Childcare is viewed as a necessity to better serve our adult population. Create a childcare facility (either rental space/new space or VA space) to potentially serve 20 children.	Need to determine if using existing space or using new. Possible connection to new housing?			Childcare Fees or Provider Contract for Service.		
Administration								
	Review and Generate More Office Space	Review need to more private office space for those who work directly with students.			\$ 50,000	Building Fee Funds	\$ 50,000	
	Current space remodel	Renovate current and outdated office space			\$ 50,000	Building Fee Funds		\$ 50,000
Campus External								
		Create a nice, well-lighted walking path from the main campus to the new Workforce Readiness Center.	1,300 In. ft.		\$ 150,000	Building Fee Funds	\$ 150,000	
4, 3	New Sidewalk and Lighting to HEO/CDL Training Center							
	Parking	Review potential for additional parking if new housing and/or Centra expansion is completed. Create new parking closer to the Centra entrance.	What is the current cost per parking spot?		\$ 45,000	Building Fee Funds or Housing Construction Funds		\$ 45,000
	Access Road Upgrades	Renovate Dickinson Street.			\$ 25,000	Building Fee Funds	\$ 25,000	
3, 2	Entrance Signs and Lighting	Install new signage at all campus entrance locations.			\$ 60,000	Building Fee Funds	\$ 60,000	
4, 3	Pedestrian Safety	Create signs and warning mechanisms for pedestrian safety on Dickinson Street.			\$ 15,000	Building Fee Funds	\$ 15,000	
Campus Safety								
	Mirrors Installed in Hallways	Address first-responder needs by installing mirrors at various hallway corners.			\$ 2,000	Building Fee Funds	\$ 2,000	
		Install new voice alert systems on campus, at the HEO/CDL Training Center and at the Ag Advancement Center.			\$ 10,000	Building Fee Funds	\$ 10,000	
	New Campus Alarm/Alert System	View need to install new camera systems at the HEO/CDL Training Center and the Ag Advancement Center.			\$ 10,000	Building Fee Funds	\$ 10,000	
	Camera System Upgrade/Installation				\$ 10,000	Building Fee Funds	\$ 10,000	

[illegible]

Miles Community College Building Survey 2016 Deferred Maintenance Costs - PRIORITY 3

Location	Summary Item	Description	Priority	Quantity	Unit	Unit Cost	Total	Bldg Subtotal
Campus & Site	1	Develop Moorehead	3				By City	
Campus & Site	3	Bridge St. Curb & Gutter east of S. Sewell N side	3	750	l.f	20	\$ 15,000	
Campus & Site	3	Dedicated bus parking on Bridge St. by track S. side	3	6000	sf	25	\$ 150,000	
Campus & Site	3	Bridge St. Curb & Gutter east of S. Sewell by Track	3	800	l.f	20	\$ 16,000	
Campus & Site	8	Develop French drains, or wells for roof downspouts	3	58	ea.	2500	\$ 145,000	
Campus & Site	8	Grade and develop retention ponds	3	6	ea.	7500	\$ 45,000	
Campus & Site	9	Building Access Controls	3	25	ea.	5500	\$ 137,500	
Campus & Site	9	Outdoor Call Stations	3	7	ea.	7000	\$ 49,000	
Campus & Site	9	Wall Mtd. Call Stations	3	4	ea.	3800	\$ 15,200	
Campus & Site	9	Restrictive Traffic Bollards	3	24	ea.	500	\$ 12,000	
Campus & Site	9	Traffic Gates w/ Access Controls	3	4	ea.	9000	\$ 36,000	
Campus & Site	10	Sidewalk parallel to S. Sewell	3	3500	sf	8	\$ 28,000	
Campus & Site	10	Disc Golf Course	3	18	ea.	750	\$ 13,500	
Campus & Site	10	SE to Track path	3	700	l.f.	48	\$ 33,600	
Campus & Site	11	Modify Irrigation to Drip	3	40	ea.	100	\$ 4,000	
Campus & Site	11	Plant Trees	3	30	ea.	400	\$ 12,000	
Campus & Site	12	Install Generator for Essential systems at Admin., Student Services, Centra	3	3	ea.	100000	\$ 300,000	
Campus & Site	12	Underground LPG storage for Centra, Student Services and Admin	3	5000	gal	5	\$ 25,000	
Campus & Site	12	100 KW Solar Array & Controller	3	100000	watt	1.9	\$ 190,000	
Campus & Site	12	New Building Sign Package	3	20	ea.	1500	\$ 30,000	
Campus & Site	12	Fix Fence @ Dirt Pkg Lot/Track	3	1	l.s.	800	\$ 800	\$ 1,257,600
Classroom & Admin.	19	Misc Lay In Clnng Replacement	3	1	l.s.	8500	\$ 8,500	
Classroom & Admin.	20	Courtyard Landscape & ReDo	3	1	l.s.	30000	\$ 30,000	\$ 38,500

Student Services	28	R&R &Raise Kitchen Ceiling	3	830	s.f.	5	\$ 4,150	\$ 4,150
Centra	36	N Side Gutters & Snow Grds	3	180	l.f.	20	\$ 3,600	
Centra	36	N Side Snow Guards	3	360	ea.	10	\$ 3,600	
Centra	36	Heat Tape all Downspout Ldr	3	10	ea.	500	\$ 5,000	
Centra	40	Replace Damaged Cng Tiles	3	1	l.s.	1500	\$ 1,500	
Centra	44	Dedicated Track Restrooms	3	2	ea.	60000	\$ 120,000	
Centra	45	Seal East drive & parking	3	3000	s.f.	2.5	\$ 7,500	\$ 141,200
Vo-Tech	48	Repair or Remove Ext. Walls	3	1	l.s.	4500	\$ 4,500	
Vo-Tech	50	<i>Roof Coating (in 15 yrs out)</i>	3	18570	s.f.	TBD	TBD	
Vo-Tech	53	Clean & Caulk Joints	3	448	l.f.	4	\$ 1,792	
Vo-Tech	53	Repair Damaged Sheet Vinyl	3	15	ea.	150	\$ 2,250	
Vo-Tech	55	Replace Damaged Cng Tiles	3	1	l.s.	1500	\$ 1,500	
Vo-Tech	58	Extend Paving to South	3	24000	s.f.	6	\$ 144,000	
Vo-Tech	58	Fence Around S Lot/Parking	3	500	l.f.	30	\$ 15,000	\$ 169,042
Library Addition	68	R&R Carpet Library	3	4800	s.f.	6	\$ 28,800	
Library Addition	69	Replace Damaged Cng Tiles	3	1	l.s.	1200	\$ 1,200	\$ 30,000.00
Auditorium Addition	76	Replace Damaged Cng Tiles	3	1	l.s.	1200	\$ 1,200	
Auditorium Addition	79	<i>Build Enclosed Passage</i>	3	2250	s.f.	TBD	TBD	\$ 1,200
Quads Housing	81	R&R Settled Walks	3	500	s.f.	8	\$ 4,000	\$ 4,000
Pioneer Hall Dorms	92	Drill French Drains	3	4	ea.	2500	\$ 10,000	
Pioneer Hall Dorms	93	Add Roof Access Hatch	3	1	ea.	6500	\$ 6,500	\$ 16,500
Worforce Readiness Ctr	100	Add Roof Access Hatch	3	1	ea.	7500	\$ 7,500	
TOTAL							\$ -	\$ 1,662,192

Total of Identified Items \$1,662,192

# NESHAP/HazMat Testing	N.I.C.	0
# HazMat Abatement	N.I.C.	0
Subtotal Cost		1,662,192
Contractor Profit	10%	166,219
Contractor General Conditions	6%	99,732
Bonds & Insurance	2%	33,244
Location/Inflation Factor	10%	166,219
PROBABLE CONTRACT COST.....		2,127,606
Suggested Construction Contingency	5.0%	106,380
A/E Fees	10.0%	212,761
Building Permit	1.5%	31,914
OVERALL PROJECT COST.....		\$ 2,478,660.71

Hazardous material testing is required, costs of testing and abatement are Not In Contract

MILES COMMUNITY COLLEGE DEFERRED MAINTENANCE 10-YEAR MITIGATION PLAN

Deferred Maintenance Category/Location	Summary Item	Description	Priority	Quantity	Unit	Unit Cost	Total
Campus & Site	1	Develop Moorehead	3				By City
Campus & Site	2	Develop S Sewell by Track and Centra	2	600	l.f.	500	\$ 300,000
Campus & Site	2	Develop S Sewell from Batchelor to Comstock	2				By City
Campus & Site	3	Bridge St. Curb & Gutter east of S. Sewell N side	3	750	l.f.	20	\$ 15,000
Campus & Site	3	Dedicated bus parking on Bridge St. by track S. side	3	6000	sf	25	\$ 150,000
Campus & Site	3	Bridge St. Curb & Gutter east of S. Sewell by Track	3	800	l.f.	20	\$ 16,000
Campus & Site	5	Expand S Quads Parking	3	4250	sf	10	\$ 42,500
Campus & Site	5	Develop East Centra Parking	3	45000	sf	10	\$ 450,000
Campus & Site	6	Develop Track Pkg. @ Armory	2	7000	sf	10	\$ 70,000
Campus & Site	6	Campus Sidewalk Demo & Replacement	2	1500	s.f.	12	\$ 18,000
Campus & Site	7	Campus Outdoor Lighting	3	40	ea.	3500	\$ 140,000
Campus & Site	8	Develop French drains, or wells for roof downspouts	3	58	ea.	2500	\$ 145,000
Campus & Site	8	Grade and develop retention ponds	3	6	ea.	7500	\$ 45,000
Campus & Site	9	Building Access Controls	3	25	ea.	5500	\$ 137,500
Campus & Site	9	Outdoor Call Stations	3	7	ea.	7000	\$ 49,000
Campus & Site	9	Wall Mtd. Call Stations	3	4	ea.	3800	\$ 15,200
Campus & Site	9	Restrictive Traffic Bollards	3	24	ea.	500	\$ 12,000
Campus & Site	9	Traffic Gates w/ Access Controls	3	4	ea.	9000	\$ 36,000
Campus & Site	10	Sidewalk parallel to S. Sewell	3	3500	sf	8	\$ 28,000
Campus & Site	10	Disc Golf Course	3	18	ea.	750	\$ 13,500
Campus & Site	10	SE to Track path	3	700	l.f.	48	\$ 33,600
Campus & Site	11	Modify Irrigation to Drip	3	40	ea.	100	\$ 4,000
Campus & Site	11	Plant Trees	3	30	ea.	400	\$ 12,000
Campus & Site	12	Install Generator for Essential systems at Admin., Student Services, Centra	3	3	ea.	100000	\$ 300,000
Campus & Site	12	Underground LPG storage for Centra, Student Services and Admin	3	5000	gal	5	\$ 25,000
Campus & Site	12	100 KW Solar Array & Controller	3	100000	watt	1.9	\$ 190,000
Campus & Site	12	New Building Sign Package	3	20	ea.	1500	\$ 30,000
Campus & Site	12	Fix Fence @ Dirt Pkg Lot/Track	3	1	l.s.	800	\$ 800
							\$ 2,278,100
Classroom & Admin.	13	Sidewalk Replacement	1	100	s.f.	10	\$ 1,000
Classroom & Admin.	14	Add Gutters & Downspouts	1	452	l.f.	6	\$ 2,712
Classroom & Admin.	14	Re-grade N side of bldg.	1	190	c.y.	32	\$ 6,080
Classroom & Admin.	15	ReDo Courtyard ramp/walks	1	1	l.s.	7500	\$ 7,500
Classroom & Admin.	15	Infill W Entry Mud Scrapers	1	2	ea.	250	\$ 500
Classroom & Admin.	15	Modify Men's RR Stalls	1	3	ea.	1500	\$ 4,500
Classroom & Admin.	15	Modify Men's RR Entry	1	1	ea.	TBD	TBD
Classroom & Admin.	16	Coat Roof	1	37332	s.f.	4	\$ 149,328
Classroom & Admin.	17	Replace Entry Systems	2	450	s.f.	90	\$ 40,500
Classroom & Admin.	18	Insulate Exterior Walls	2	9500	s.f.	10	\$ 95,000
Classroom & Admin.	19	Misc Lay In CIng Replacement	3	1	l.s.	8500	\$ 8,500

Classroom & Admin.	21	Pipe insulation & Wrap	2	1	I.s.	1500	\$ 1,500
Classroom & Admin.	21	Replace HID Wall Packs	2	6	ea.	500	\$ 3,000
Classroom & Admin.	21	Repair Masonry Sign	2	1	I.s.	2500	\$ 2,500
							\$ 322,620
Student Services	22	E. Sidewalk Replacement	2	400	s.f.	8	\$ 3,200
Student Services	22	W. Sidewalk Replacement	2	800	s.f.	8	\$ 6,400
Student Services	22	W. Patio Walk Edge Slope	2	100	I.f.	40	\$ 4,000
Student Services	23	Engineered Fill E. Side	2	40	c.y.	35	\$ 1,400
Student Services	23	Relocate W. Roof Drains	2	4	ea.	2500	\$ 10,000
Student Services	24	Replace W Hall Exterior Brick	2	60	s.f.	25	\$ 1,500
Student Services	24	R&R E Wainscot Brick	2	380	s.f.	35	\$ 13,300
Student Services	25	R&R W Alum Entry System	2	132	s.f.	90	\$ 11,880
Student Services	25	Overhaul E. Doors	2	2	ea.	800	\$ 1,600
Student Services	26	Adjust N Café Doors	2	2	ea.	250	\$ 500
Student Services	27	Mud Jack E. Café/Bookstore	1	1	I.s.	150	\$ 8,000
Student Services	27	R&R Kitchen Flooring	1	830	s.f.	11	\$ 9,130
Student Services	28	R&R &Raise Kitchen Ceiling	3	830	s.f.	5	\$ 4,150
Student Services	29	P&P Kitchen E Wall	2	1	I.s.	2500	\$ 2,500
Student Services	29	Doorknob Hole W Closet	2	1	I.s.	150	\$ 150
Student Services	30	R&R Range Hood/Upgrade	1	1	I.s.	30000	\$ 30,000
Student Services	30	<i>Complete Kitchen Overhaul</i>	1	1	ea.	TBD	TBD
							\$ 107,710
Centra	31	Repair walks for even grades	1	1	I.s.	4000	\$ 4,000
Centra	31	Modify Men's RR Stalls	1	2	ea.	1500	\$ 3,000
Centra	31	Install Exterior Elevator & Shft	1	1	I.s.	125000	\$ 125,000
Centra	31	R&R Racquetball Doors	1	4	ea.	1800	\$ 7,200
Centra	31	Install ADA/Braille Signage	1	22	ea.	30	\$ 660
Centra	32	Change & Extend N Landing	2	70	s.f.	8	\$ 560
Centra	33	Eng. Fill and Grade N Side	2	135	c.y.	32	\$ 4,320
Centra	34	Prep and Paint CMU Walls	2	4600	s.f.	3	\$ 13,800
Centra	34	Seal wall Penetrations	1	1	I.s.	800	\$ 800
Centra	34	Apply EIFS to Lower CMU	2	4600	s.f.	14	\$ 64,400
Centra	34	Add Insulation to Upper Walls	2	10800	s.f.	8	\$ 86,400
Centra	35	Replace Windows	2	192	s.f.	75	\$ 14,400
Centra	35	Exterior Shade for S windows	2	24	I.f.	200	\$ 4,800
Centra	36	N Side Gutters & Snow Grds	3	180	I.f.	20	\$ 3,600
Centra	36	N Side Snow Guards	3	360	ea.	10	\$ 3,600
Centra	36	Heat Tape all Downspout Ldr	3	10	ea.	500	\$ 5,000
Centra	37	<i>Addition w/ Airlocks to Auditor.</i>	2	1	ea.	TBD	TBD
Centra	38	Replace Main Floor Carpet	2	1664	s.f.	6	\$ 9,984
Centra	38	Clean & Seal Bare Concrete	2	1	I.s.	800	\$ 800
Centra	39	<i>Modify Fire Sprinklers</i>	1	<i>See M&E</i>		TBD	TBD
Centra	40	Replace Damaged CIng Tiles	3	1	I.s.	1500	\$ 1,500
Centra	41	Change Doors to ADA Hrdwr.	2	17	ea.	500	\$ 8,500

Centra	42	Re-insulate Foundation	2	1600	s.f.	6	\$	9,600
Centra	43	Crows Nest Staircase	1	1	l.s.	8500	\$	8,500
Centra	43	Enclose Hall to Crows Nest	1	1	l.s.	10000	\$	10,000
Centra	43	<i>HVAC for Crows Nest</i>	1	<i>See M&E</i>		<i>TBD</i>		<i>TBD</i>
Centra	44	Dedicated Track Restrooms	3	2	ea.	60000	\$	120,000
Centra	45	Seal East drive & parking	3	3000	s.f.	2.5	\$	7,500
Centra	45	R&R Heavy Pave E. Side		8000	s.f.	10	\$	80,000
							\$	597,924
Vo-Tech	46	R&R Main Entry Landing	2	144	s.f.	8	\$	1,152
Vo-Tech	46	Change Door Hrdwr to ADA	2	23	ea.	500	\$	11,500
Vo-Tech	46	New Unisex ADA Restroom	2	1	l.s.	25000	\$	25,000
Vo-Tech	47	Regrade Landscape to Drain	2	1	l.s.	2500	\$	2,500
Vo-Tech	47	Modify bottom of Ramp/Gutter	1	1	l.s.	2500	\$	2,500
Vo-Tech	48	Repair or Remove Ext. Walls	3	1	l.s.	4500	\$	4,500
Vo-Tech	49	Replace all windows	1	185	s.f.	75	\$	13,875
Vo-Tech	50	<i>Roof Coating (in 15 yrs out)</i>	3	<i>18570</i>	s.f.	<i>TBD</i>		<i>TBD</i>
Vo-Tech	51	New Seals on Exterior Doors	1	10	ea.	200	\$	2,000
Vo-Tech	51	Replace OH Doors & Opnrs.	1	3	ea.	8500	\$	25,500
Vo-Tech	52	Replace Fndn. Insulation	1	1968	s.f.	4	\$	7,872
Vo-Tech	52	Apply EIFS to Exterior Walls	2	7800	s.f.	14	\$	109,200
Vo-Tech	53	Clean & Caulk Joints	3	448	l.f.	4	\$	1,792
Vo-Tech	53	Repair Damaged Sheet Vinyl	3	15	ea.	150	\$	2,250
Vo-Tech	53	Replace Vinyl Tile Flooring	3	190	s.f.	6	\$	1,140
Vo-Tech	54	Fix Fire Taping Upper Walls	1	160	l.f.	5	\$	800
Vo-Tech	54	Prep and Paint Shop Walls	2	7400	s.f.	2	\$	14,800
Vo-Tech	55	Prep and Paint Shop Clngs.		8320	s.f.	2	\$	16,640
Vo-Tech	55	Replace Damaged Clng Tiles	3	1	l.s.	1500	\$	1,500
Vo-Tech	56	New Door Seals Entry Doors	1	2	ea.	250	\$	500
Vo-Tech	56	New HM Door on Mech Room	1	1	ea.	1500	\$	1,500
Vo-Tech	56	Adjust & R&R Closers	1	10	ea.	150	\$	1,500
Vo-Tech	56	Electric Door Hold Opens	1	4	ea.	1500	\$	6,000
Vo-Tech	57	Install Exit Signs	1	6	ea.	500	\$	3,000
Vo-Tech	58	Replace Damaged Ashpalt	2	500	s.f.	8	\$	4,000
Vo-Tech	58	Clean & Seal Asphalt Paving	2	9700	s.f.	2.5	\$	24,250
Vo-Tech	58	Extend Paving to South	3	24000	s.f.	6	\$	144,000
Vo-Tech	58	Fence Around S Lot/Parking	3	500	l.f.	30	\$	15,000
Vo-Tech	59	Fixed Mezzanine Stairs	1	2	ea.	3500	\$	7,000
							\$	451,271
Library Addition	60	Re-Route Downspout	1	1	l.s.	1500	\$	1,500
Library Addition	60	R&R SW Walk	2	512	s.f.	8	\$	4,096
Library Addition	61	Install Heat Tape in Gutter/DS	2	1	l.s.	1500	\$	1,500
Library Addition	61	Modify SW corner Landscape	2	1	l.s.	1800	\$	1,800
Library Addition	62	Install Roof Hatch & Ladder	2	1	l.s.	6500	\$	6,500
Library Addition	63	R&R Panel 15 over Windows	2	520	s.f.	20	\$	10,400

Library Addition	64	R&R Windows	2	420	s.f.	75	\$	31,500
Library Addition	65	R&R Roof	1	22000	s.f.	8.5	\$	187,000
Library Addition	67	Add Rigid Insulation to Roof	2	22000	s.f.	3.25	\$	71,500
Library Addition	67	Insulate Foundation	2	1404	s.f.	4	\$	5,616
Library Addition	68	R&R Carpet Library	3	4800	s.f.	6	\$	28,800
Library Addition	69	Replace Damaged CIng Tiles	3	1	l.s.	1200	\$	1,200
							\$	351,412
Auditorium Addition	71	R&R Settled Walk E Side	1	1	l.s.	1200	\$	1,200
Auditorium Addition	71	Install Splash Blocks	2	8	ea.	100	\$	800
Auditorium Addition	71	Patch in Missing Concrete	2	1	l.s.	500	\$	500
Auditorium Addition	72	Repair Damaged Foundation	2	1	l.s.	600	\$	600
Auditorium Addition	73	Roof (SEE Lib Addn Above)	1				\$	-
Auditorium Addition	74	R&R East Doors w/HM Doors	2	2	ea.	2500	\$	5,000
Auditorium Addition	74	R&R South Landing	2	1	l.s.	3500	\$	3,500
Auditorium Addition	75	(SEE Lib Addn Above)	2				\$	-
Auditorium Addition	76	Replace Damaged CIng Tiles	3	1	l.s.	1200	\$	1,200
Auditorium Addition	78	Install Exit Signs	2	3	ea.	500	\$	1,500
Auditorium Addition	79	<i>Build Enclosed Passage</i>	3	2250	s.f.	TBD		TBD
Auditorium Addition	80	<i>SEE M&E Attached</i>				TBD		TBD
							\$	-
Quads Housing	81	R&R Settled Walks	3	500	s.f.	8	\$	4,000
Quads Housing	82	R&R walk to Commons	2	1	l.s.	800	\$	800
Quads Housing	83	Repair Missing Downspouts	2	7	ea.	400	\$	2,800
Quads Housing	84	Prep/Paint hardboard Siding	2	3400	s.f.	2	\$	6,800
Quads Housing	85	Shingle Re-Roof Quads	2	14750	s.f.	6	\$	88,500
Quads Housing	88	Re-Carpet Commons	2	1220	s.f.	6	\$	7,320
Quads Housing	89	Connect Dryers w/ Rigid Duct	1	3	ea.	400	\$	1,200
							\$	-
Pioneer Hall Dorms	91	Repair Walk (See 81 above)	2	500	s.f.	8	\$	4,000
Pioneer Hall Dorms	92	Replace Missing Downspouts	1	6	ea.	350	\$	2,100
Pioneer Hall Dorms	92	Drill French Drains	3	4	ea.	2500	\$	10,000
Pioneer Hall Dorms	93	Add Roof Access Hatch	3	1	ea.	6500	\$	6,500
Pioneer Hall Dorms	94	Adjust Sprinklers	1	1	l.s.	400	\$	400
Pioneer Hall Dorms	94	Repair Siding Trim	2	1	l.s.	1500	\$	1,500
Pioneer Hall Dorms	94	Re-Paint Lap Siding	2	7410	s.f.	4.15	\$	30,752
							\$	-
Worforce Readiness Ctr	96	<i>Develop S Sewell & Bridge St</i>	1			TBD		TBD
Worforce Readiness Ctr	97	Cut and Grade E Side/Sewell	2	21000	s.f.	0.65	\$	13,650
Worforce Readiness Ctr	97	Cut & Grade Yard & Bridge St	2	59000	s.f.	0.65	\$	38,350
Worforce Readiness Ctr	97	Develop Retention Pond	2	1	l.s.	11000	\$	11,000
Worforce Readiness Ctr	100	Add Roof Access Hatch	3	1	ea.	7500	\$	7,500
Worforce Readiness Ctr	100	Apply Fluid Coating to Roof	2	7240	s.f.	4	\$	28,960
Worforce Readiness Ctr	100	Add Insulation w/ ReRoof	1	7240	s.f.	3.25	\$	23,530
Worforce Readiness Ctr	107	<i>Add Exit Stairs to 2nd Floor</i>	1			TBD		TBD
Worforce Readiness Ctr	107	Add Walk Gates to Yard	2	2	ea.	1800	\$	3,600

Worforce Readiness Ctr	110	Sight Barrier Wall w/ Landscape and enlarged yard	2	800	l.f.	225	\$	180,000
Worforce Readiness Ctr	110	Addl Gravel For Enlarged Yd.	2	160	c.y.	25	\$	4,000
Worforce Readiness Ctr	110	Secure Wheel Stops	2	33	ea.	50	\$	1,650
Worforce Readiness Ctr	110	Add Stops at Missing Pkg.	2	6	ea.	200	\$	1,200
Worforce Readiness Ctr	111	<i>New Electrical Service</i>	1			<i>TBD</i>		<i>TBD</i>
Worforce Readiness Ctr	111	<i>Bore Fiber Opticcable to Main Campus/Admin Bldg.</i>	2			<i>TBD</i>		<i>TBD</i>
Worforce Readiness Ctr	111	<i>Develop Paved Walking Path to campus</i>	2			<i>TBD</i>		<i>TBD</i>
Worforce Readiness Ctr	111	<i>Demo North Shed</i>	3	1	<i>l.s.</i>	<i>500</i>	\$	<i>500</i>

**Costs do not include A&E fees, contractor costs, insurance, bonds, inflationary increases, etc. Refer to Priority Lists for more detail.

**Miles Community College
2016 Building Survey Estimate**

Miles Community College Building Survey 2016 Deferred Maintenance Costs - TOTAL

Location	Summary Item	Description	Priority	Quantity	Unit	Unit Cost	Total	Item Subtotal	Bldg Subtotal
Campus & Site	1	Develop Moorehead	3				By City		
Campus & Site	2	Develop S Sewell by Track and Centra	2	600	l.f.	500	\$ 300,000		
Campus & Site	2	Develop S Sewell from Batchelor to Comstock	2				By City	\$ 300,000	
Campus & Site	3	Bridge St. Curb & Gutter east of S. Sewell N side	3	750	l.f	20	\$ 15,000		
Campus & Site	3	Dedicated bus parking on Bridge St. by track S. side	3	6000	sf	25	\$ 150,000		
Campus & Site	3	Bridge St. Curb & Gutter east of S. Sewell by Track	3	800	l.f	20	\$ 16,000	\$ 181,000	
Campus & Site	5	Expand S Quads Parking	3	4250	sf	10	\$ 42,500		
Campus & Site	5	Develop East Centra Parking	3	45000	sf	10	\$ 450,000	\$ 492,500	
Campus & Site	6	Develop Track Pkg. @ Armory	2	7000	sf	10	\$ 70,000		
Campus & Site	6	Campus Sidewalk Demo & Replacement	2	1500	s.f.	12	\$ 18,000	\$ 88,000	
Campus & Site	7	Campus Outdoor Lighting	3	40	ea.	3500	\$ 140,000		
Campus & Site	8	Develop French drains, or wells for roof downspouts	3	58	ea.	2500	\$ 145,000		
Campus & Site	8	Grade and develop retention ponds	3	6	ea.	7500	\$ 45,000	\$ 190,000	
Campus & Site	9	Building Access Controls	3	25	ea.	5500	\$ 137,500		
Campus & Site	9	Outdoor Call Stations	3	7	ea.	7000	\$ 49,000		
Campus & Site	9	Wall Mtd. Call Stations	3	4	ea.	3800	\$ 15,200		
Campus & Site	9	Restrictive Traffic Bollards	3	24	ea.	500	\$ 12,000		
Campus & Site	9	Traffic Gates w/ Access Controls	3	4	ea.	9000	\$ 36,000	\$ 249,700	
Campus & Site	10	Sidewalk parallel to S. Sewell	3	3500	sf	8	\$ 28,000		
Campus & Site	10	Disc Golf Course	3	18	ea.	750	\$ 13,500		
Campus & Site	10	SE to Track path	3	700	l.f.	48	\$ 33,600	\$ 75,100	

**Miles Community College
2016 Building Survey Estimate**

Campus & Site	11	Modify Irrigation to Drip	3	40	ea.	100	\$ 4,000		
Campus & Site	11	Plant Trees	3	30	ea.	400	\$ 12,000		
Campus & Site	12	Install Generator for Essential systems at Admin., Student Services, Centra	3	3	ea.	100000	\$ 300,000		
Campus & Site	12	Underground LPG storage for Centra, Student Services and Admin	3	5000	gal	5	\$ 25,000		
Campus & Site	12	100 KW Solar Array & Controller	3	100000	watt	1.9	\$ 190,000		
Campus & Site	12	New Building Sign Package	3	20	ea.	1500	\$ 30,000		
Campus & Site	12	Fix Fence @ Dirt Pkg Lot/Track	3	1	l.s.	800	\$ 800	\$ 545,800	\$ 2,278,100.00
							\$ -		
Classroom & Admin.	13	Sidewalk Replacement	1	100	s.f.	10	\$ 1,000	\$ 1,000	
Classroom & Admin.	14	Add Gutters & Downspouts	1	452	l.f.	6	\$ 2,712		
Classroom & Admin.	14	Re-grade N side of bldg.	1	190	c.y.	32	\$ 6,080	\$ 8,792	
Classroom & Admin.	15	ReDo Courtyard ramp/walks	1	1	l.s.	7500	\$ 7,500		
Classroom & Admin.	15	Infill W Entry Mud Scrapers	1	2	ea.	250	\$ 500		
Classroom & Admin.	15	Modify Men's RR Stalls	1	3	ea.	1500	\$ 4,500		
Classroom & Admin.	15	<i>Modify Men's RR Entry</i>	1	1	ea.	TBD	TBD	\$ 12,500	
Classroom & Admin.	16	Coat Roof	1	37332	s.f.	4	\$ 149,328		
Classroom & Admin.	17	Replace Entry Systems	2	450	s.f.	90	\$ 40,500		
Classroom & Admin.	18	Insulate Exterior Walls	2	9500	s.f.	10	\$ 95,000		

**Miles Community College
2016 Building Survey Estimate**

Classroom & Admin.	19	Misc Lay In Cing Replacement	3	1	l.s.	8500	\$ 8,500		
Classroom & Admin.	20	Courtyard Landscape & ReDo	3	1	l.s.	30000	\$ 30,000		
Classroom & Admin.	21	Pipe insulation & Wrap	2	1	l.s.	1500	\$ 1,500		
Classroom & Admin.	21	Replace HID Wall Packs	2	6	ea.	500	\$ 3,000		
Classroom & Admin.	21	Repair Masonry Sign	2	1	l.s.	2500	\$ 2,500	\$ 7,000	\$ 352,620.00
							\$ -		
Student Services	22	E. Sidewalk Replacement	2	400	s.f.	8	\$ 3,200		
Student Services	22	W. Sidewalk Replacement	2	800	s.f.	8	\$ 6,400		
Student Services	22	W. Patio Walk Edge Slope	2	100	l.f.	40	\$ 4,000	\$ 13,600	
Student Services	23	Engineered Fill E. Side	2	40	c.y.	35	\$ 1,400		
Student Services	23	Relocate W. Roof Drains	2	4	ea.	2500	\$ 10,000	\$ 11,400	
Student Services	24	Replace W Hall Exterior Brick	2	60	s.f.	25	\$ 1,500		
Student Services	24	R&R E Wainscot Brick	2	380	s.f.	35	\$ 13,300	\$ 14,800	
Student Services	25	R&R W Alum Entry System	2	132	s.f.	90	\$ 11,880		
Student Services	25	Overhaul E. Doors	2	2	ea.	800	\$ 1,600	\$ 13,480	
Student Services	26	Adjust N Café Doors	2	2	ea.	250	\$ 500		
Student Services	27	Mud Jack E. Café/Bookstore	1	1	l.s.	150	\$ 8,000		
Student Services	27	R&R Kitchen Flooring	1	830	s.f.	11	\$ 9,130	\$ 17,130	
Student Services	28	R&R &Raise Kitchen Ceiling	3	830	s.f.	5	\$ 4,150		
Student Services	29	P&P Kitchen E Wall	2	1	l.s.	2500	\$ 2,500		
Student Services	29	Doorknob Hole W Closet	2	1	l.s.	150	\$ 150	\$ 2,650	
Student Services	30	R&R Range Hood/Upgrade	1	1	l.s.	30000	\$ 30,000		
Student Services	30	Complete Kitchen Overhaul	1	1	ea.	TBD	TBD	\$ 30,000	\$ 107,710.00
							\$ -		
Centra	31	Repair walks for even grades	1	1	l.s.	4000	\$ 4,000		
Centra	31	Modify Men's RR Stalls	1	2	ea.	1500	\$ 3,000		
Centra	31	Install Exterior Elevator & Shft	1	1	l.s.	125000	\$ 125,000		
Centra	31	R&R Racquetball Doors	1	4	ea.	1800	\$ 7,200		

**Miles Community College
2016 Building Survey Estimate**

Centra	31	Install ADA/Braille Signage	1	22	ea.	30	\$ 660	\$ 139,860	
Centra	32	Change & Extend N Landing	2	70	s.f.	8	\$ 560		
Centra	33	Eng. Fill and Grade N Side	2	135	c.y.	32	\$ 4,320		
Centra	34	Prep and Paint CMU Walls	2	4600	s.f.	3	\$ 13,800		
Centra	34	Seal wall Penetrations	1	1	l.s.	800	\$ 800		
Centra	34	Apply EIFS to Lower CMU	2	4600	s.f.	14	\$ 64,400		
Centra	34	Add Insulation to Upper Walls	2	10800	s.f.	8	\$ 86,400	\$ 169,720	
Centra	35	Replace Windows	2	192	s.f.	75	\$ 14,400		
Centra	35	Exterior Shade for S windows	2	24	l.f.	200	\$ 4,800	\$ 19,200	
Centra	36	N Side Gutters & Snow Grds	3	180	l.f.	20	\$ 3,600		
Centra	36	N Side Snow Guards	3	360	ea.	10	\$ 3,600		
Centra	36	Heat Tape all Downspout Ldr	3	10	ea.	500	\$ 5,000	\$ 12,200	
Centra	37	<i>Addition w/ Airlocks to Auditor.</i>	2	1	ea.	TBD	TBD		
Centra	38	Replace Main Floor Carpet	2	1664	s.f.	6	\$ 9,984		
Centra	38	Clean & Seal Bare Concrete	2	1	l.s.	800	\$ 800	\$ 10,784	
Centra	39	<i>Modify Fire Sprinklers</i>	1	<i>See M&E</i>		TBD	TBD		
Centra	40	Replace Damaged Cing Tiles	3	1	l.s.	1500	\$ 1,500		
Centra	41	Change Doors to ADA Hrdwr.	2	17	ea.	500	\$ 8,500		
Centra	42	Re-insulate Foundation	2	1600	s.f.	6	\$ 9,600		
Centra	43	Crows Nest Staircase	1	1	l.s.	8500	\$ 8,500		
Centra	43	Enclose Hall to Crows Nest	1	1	l.s.	10000	\$ 10,000		
Centra	43	<i>HVAC for Crows Nest</i>	1	<i>See M&E</i>		TBD	TBD	\$ 18,500	
Centra	44	Dedicated Track Restrooms	3	2	ea.	60000	\$ 120,000		
Centra	45	Seal East drive & parking	3	3000	s.f.	2.5	\$ 7,500		
Centra	45	R&R Heavy Pave E. Side		8000	s.f.	10	\$ 80,000	\$ 87,500	\$ 597,924.00
							\$ -		
Vo-Tech	46	R&R Main Entry Landing	2	144	s.f.	8	\$ 1,152		
Vo-Tech	46	Change Door Hrdwr to ADA	2	23	ea.	500	\$ 11,500		
Vo-Tech	46	New Unisex ADA Restroom	2	1	l.s.	25000	\$ 25,000	\$ 37,652	
Vo-Tech	47	Regrade Landscape to Drain	2	1	l.s.	2500	\$ 2,500		

**Miles Community College
2016 Building Survey Estimate**

Vo-Tech	47	Modify bottom of Ramp/Gutter	1	1	l.s.	2500	\$ 2,500	\$ 5,000	
Vo-Tech	48	Repair or Remove Ext. Walls	3	1	l.s.	4500	\$ 4,500		
Vo-Tech	49	Replace all windows	1	185	s.f.	75	\$ 13,875		
Vo-Tech	50	Roof Coating (in 15 yrs out)	3	18570	s.f.	TBD	TBD	TBD	
Vo-Tech	51	New Seals on Exterior Doors	1	10	ea.	200	\$ 2,000		
Vo-Tech	51	Replace OH Doors & Opnrs.	1	3	ea.	8500	\$ 25,500	\$ 27,500	
Vo-Tech	52	Replace Windows	1	185	s.f.	75	\$ 13,875		
Vo-Tech	52	Replace Fndn. Insulation	1	1968	s.f.	4	\$ 7,872		
Vo-Tech	52	Apply EIFS to Exterior Walls	2	7800	s.f.	14	\$ 109,200	\$ 130,947	
Vo-Tech	53	Clean & Caulk Joints	3	448	l.f.	4	\$ 1,792		
Vo-Tech	53	Repair Damaged Sheet Vinyl	3	15	ea.	150	\$ 2,250		
Vo-Tech	54	Fix Fire Taping Upper Walls	1	160	l.f.	5	\$ 800		
Vo-Tech	54	Prep and Paint Shop Walls	2	7400	s.f.	2	\$ 14,800	\$ 15,600	
Vo-Tech	55	Prep and Paint Shop Clngs.		8320	s.f.	2	\$ 16,640		
Vo-Tech	55	Replace Damaged Clng Tiles	3	1	l.s.	1500	\$ 1,500	\$ 18,140	
Vo-Tech	56	New Door Seals Entry Doors	1	2	ea.	250	\$ 500		
Vo-Tech	56	New HM Door on Mech Room	1	1	ea.	1500	\$ 1,500		
Vo-Tech	56	Adjust & R&R Closers	1	10	ea.	150	\$ 1,500		
Vo-Tech	56	Electric Door Hold Opens	1	4	ea.	1500	\$ 6,000	\$ 9,500	
Vo-Tech	57	Install Exit Signs	1	6	ea.	500	\$ 3,000		
Vo-Tech	58	Replace Damaged Ashpalt	2	500	s.f.	8	\$ 4,000		
Vo-Tech	58	Clean & Seal Asphalt Paving	2	9700	s.f.	2.5	\$ 24,250		
Vo-Tech	58	Extend Paving to South	3	24000	s.f.	6	\$ 144,000		
Vo-Tech	58	Fence Around S Lot/Parking	3	500	l.f.	30	\$ 15,000	\$ 187,250	
Vo-Tech	59	Fixed Mezzanine Stairs	1	2	ea.	3500	\$ 7,000		\$ 464,006.00
							\$ -		
Library Addition	60	Re-Route Downspout	1	1	l.s.	1500	\$ 1,500		
Library Addition	60	R&R SW Walk	2	512	s.f.	8	\$ 4,096	\$ 12,596	
Library Addition	61	Install Heat Tape in Gutter/DS	2	1	l.s.	1500	\$ 1,500		

**Miles Community College
2016 Building Survey Estimate**

Library Addition	61	Modify SW corner Landscape	2	1	l.s.	1800	\$ 1,800	\$ 3,300	
Library Addition	62	Install Roof Hatch & Ladder	2	1	l.s.	6500	\$ 6,500		
Library Addition	63	R&R Panel 15 over Windows	2	520	s.f.	20	\$ 10,400		
Library Addition	64	R&R Windows	2	420	s.f.	75	\$ 31,500		
Library Addition	65	R&R Roof	1	22000	s.f.	8.5	\$ 187,000		
Library Addition	67	Add Rigid Insulation to Roof	2	22000	s.f.	3.25	\$ 71,500		
Library Addition	67	Insulate Foundation	2	1404	s.f.	4	\$ 5,616	\$ 77,116	
Library Addition	68	R&R Carpet Library	3	4800	s.f.	6	\$ 28,800		
Library Addition	69	Replace Damaged Cng Tiles	3	1	l.s.	1200	\$ 1,200		\$ 351,412.00
							\$ -		
Auditorium Addition	71	R&R Settled Walk E Side	1	1	l.s.	1200	\$ 1,200		
Auditorium Addition	71	Install Splash Blocks	2	8	ea.	100	\$ 800		
Auditorium Addition	71	Patch in Missing Concrete	2	1	l.s.	500	\$ 500	\$ 2,500	
Auditorium Addition	72	Repair Damaged Foundation	2	1	l.s.	600	\$ 600		
Auditorium Addition	73	Roof (SEE Lib Addn Above)	1				\$ -		
Auditorium Addition	74	R&R East Doors w/HM Doors	2	2	ea.	2500	\$ 5,000		
Auditorium Addition	74	R&R South Landing	2	1	l.s.	3500	\$ 3,500	\$ 8,500	
Auditorium Addition	75	(SEE Lib Addn Above)	2				\$ -		
Auditorium Addition	76	Replace Damaged Cng Tiles	3	1	l.s.	1200	\$ 1,200		
Auditorium Addition	78	Install Exit Signs	2	3	ea.	500	\$ 1,500		
Auditorium Addition	79	<i>Build Enclosed Passage</i>	3	2250	s.f.	TBD	TBD		
Auditorium Addition	80	<i>SEE M&E Attached</i>				TBD	TBD		\$ 14,300.00
							\$ -		
Quads Housing	81	R&R Settled Walks	3	500	s.f.	8	\$ 4,000		
Quads Housing	82	R&R walk to Commons	2	1	l.s.	800	\$ 800		
Quads Housing	83	Repair Missing Downspouts	2	7	ea.	400	\$ 2,800		
Quads Housing	84	Adjust Lawn Sprinklers	1	1	l.s.	300	\$ 300		
Quads Housing	84	Prep/Paint hardboard Siding	2	3400	s.f.	2	\$ 6,800	\$ 7,100	
Quads Housing	85	Shingle Re-Roof Quads	2	14750	s.f.	6	\$ 88,500		
Quads Housing	88	Re-Carpet Commons	2	1220	s.f.	6	\$ 7,320		

**Miles Community College
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Quads Housing	89	Connect Dryers w/ Rigid Duct	1	3	ea.	400	\$ 1,200		\$ 111,720.00
							\$ -		
Pioneer Hall Dorms	91	Repair Walk (See 81 above)	2	500	s.f.	8	\$ 4,000		
Pioneer Hall Dorms	92	Replace Missing Downspouts	1	6	ea.	350	\$ 2,100		
Pioneer Hall Dorms	92	Drill French Drains	3	4	ea.	2500	\$ 10,000	\$ 12,100	
Pioneer Hall Dorms	93	Add Roof Access Hatch	3	1	ea.	6500	\$ 6,500		
Pioneer Hall Dorms	94	Adjust Sprinklers	1	1	l.s.	400	\$ 400		
Pioneer Hall Dorms	94	Repair Siding Trim	2	1	l.s.	1500	\$ 1,500		
Pioneer Hall Dorms	94	Re-Paint Lap Siding	2	7410	s.f.	4.15	\$ 30,752	\$ 32,252	\$ 55,251.50
							\$ -		
Worforce Readiness Ctr	96	R&R Parking lot Walks	1	1300	s.f.	8	\$ 10,400		
Worforce Readiness Ctr	96	<i>Develop S Sewell & Bridge St</i>	1			<i>TBD</i>	<i>TBD</i>		
Worforce Readiness Ctr	97	Cut and Grade E Side/Sewell	2	21000	s.f.	0.65	\$ 13,650		
Worforce Readiness Ctr	97	Cut & Grade Yard & Bridge St	2	59000	s.f.	0.65	\$ 38,350		
Worforce Readiness Ctr	97	Develop Retention Pond	2	1	l.s.	11000	\$ 11,000	\$ 63,000	
Worforce Readiness Ctr	100	Add Roof Access Hatch	3	1	ea.	7500	\$ 7,500		
Worforce Readiness Ctr	100	Apply Fluid Coating to Roof	2	7240	s.f.	4	\$ 28,960		
Worforce Readiness Ctr	100	Add Insulation w/ ReRoof	1	7240	s.f.	3.25	\$ 23,530	\$ 59,990	
Worforce Readiness Ctr	107	<i>Add Exit Stairs to 2nd Floor</i>	1			<i>TBD</i>	<i>TBD</i>		
Worforce Readiness Ctr	107	Add Walk Gates to Yard	2	2	ea.	1800	\$ 3,600	\$ 3,600	
Worforce Readiness Ctr	108	Engineer Review CMU-Bents	1	1	l.s.	2500	\$ 2,500		

**Miles Community College
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Worforce Readiness Ctr	110	Sight Barrier Wall w/ Landscape and enlarged yard	2	800	l.f.	225	\$ 180,000		
Worforce Readiness Ctr	110	Addl Gravel For Enlarged Yd.	2	160	c.y.	25	\$ 4,000		
Worforce Readiness Ctr	110	Secure Wheel Stops	2	33	ea.	50	\$ 1,650		
Worforce Readiness Ctr	110	Add Stops at Missing Pkg.	2	6	ea.	200	\$ 1,200	\$ 186,850	
Worforce Readiness Ctr	111	Bore Fiber Opticcable to Main Campus/Admin Bldg.	2			TBD	TBD		
Worforce Readiness Ctr	111	Develop Paved Walking Path to campus	2			TBD	TBD		
							\$ -		\$ 326,340.00

\$ 4,659,383.50

Total of Identified Items \$4,659,384

Testing	N.I.C.	0
Abatement	N.I.C.	0

Subtotal Cost	4,659,384
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Contractor Profit	10%	465,938
Contractor General Conditions	6%	279,563
Bonds & Insurance	2%	93,188
Location/Inflation Factor	10%	465,938
PROBABLE CONTRACT COST.....		5,964,011

Suggested Construction Contingency	5.0%	298,201
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A/E Fees	10.0%	596,401
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**Miles Community College
2016 Building Survey Estimate**

Building Permit

1.5%

89,460

OVERALL PROJECT COST.....	\$ 6,948,072.68
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Hazardous material testing is required, costs of testing and abatement are Not In Contract

	A	B	C	D	E	F	G	H
1	Carpet and Paint Schedule							
2	Room #	Description	Paint	Flooring	Paint used	Rejuvenate		
3								
4	101	classroom	(5/10)	tile 5/2010	SW Dover white	2022		
5	102	science storage	(5/10)	tile 5/2010	SW Dover white	2022		
6	103	science lab	new 8/2017	tile		2017		
7	104	Science Office	new 1/08 1/09gold	new 1/2002	S/W Bakelite Gold	2020		
8	105	Dark room	(1/04)	(1/04)		2017		
9	Receiving room	Receiving room	(5/03)	tile		2020		
10	106	First interstate rm	new 4/2003	new 8/2017	S/W Dover White/ Revel Blue	2016		
11	107	First interstate rm	new 4/2003	new 8/2017	S/W Dover White/ Revel Blue	2016		
12	108	classroom	new 5/2003	new 8/2017	S/W Dover White/ Revel Blue	2016		
13	109	Computer lab	Good	tile		2017		
14	110	Classroom	Good	new 1/2002		2017		
15	111	Nursing Secretary	new 12/2017	new 8/2017	S/W Realist Beige / Utterly Beige	2023		
16	111A	Nursing Office	new 12/2017	new 8/2017	S/W Utterly Beige / Realist Beige	2023		
17	112	Nursing lab	new 8/2013	tile 5/2013		2023		
18	113	Classroom	(5/03)	tile new 08/2017		2017		
19	114	Financial Aid Secret	new 8/2012	(6/2012)		2024		
20	114A	Financial Aid	new 8/2002	(6/2012)		2024		
21	114B	Financial Aid	new 2/2002	(6/2015)	S/W Dover White/ Revel Blue	2024		
22	114C	Office	new 5/2003	(6/2012)		2024		
23	114D	Office	new 8/2002	(6/2012)		2024		
24	114E		Good	tile		2024		
25	114F		Good	tile		2024		
26	115	student services	new 1/2008	new 1/2012	S/W Utterly Beige/ Realist Beige	2026		
27	115A	Vault	n/a	tile		2026		
28	115B	Studen Svc Dir.	new 1/2012	new 1/2012		2026		
29	116	boardroom	new 5/2012	Paxsons 05/2008	S/W Navajo White/ Blonde	2016		
30	117	Offic Space	New 2/2014	New 2/2014	S/W Dover White/ Universal Khaki	2026		
31	117A	Office Space	New 2/2014	New 2/2014	S/W Dover White/ Universal Khaki	2026		
32	117B	Office Space	New 2/2014	New 2/2014	S/W Dover White/ Universal Khaki	2026		
33	201	janitors closet	n/a	n/a				
34	202	Office	new 1/2002	new 1/2002		2017		
35	203	Office	new 6/2017	new 7/2017	S/W Dover white	2017		
36	204	Office	new 1/2002	new 1/2002		2017	S/W Dover white	
37	205	Office	new 3/2010	new 1/2002	S/W Dover white	2017		
38	206	Office	new 1/2002	new 1/2002		2017		
39								
40	Room #	Description	Paint	Carpet	Paint used			
41	208	Academic develop	2016	New 2016	S/W Trusty Tan/Realist Beige	2016		
42	208A		2016	New 2016	S/W Trusty Tan/Realist Beige	2016		
43	208B		2016	New 2016	S/W Trusty Tan/Realist Beige	2016		
44	208C		2016	New 2016	S/W Trusty Tan/Realist Beige	2016		
45	208D		2016	New 2016	S/W Trusty Tan/Realist Beige	2016		
46	209	Vice Pres Office	7/2015	7/2015	S/W Kilim Beige/ Dried Thyme	2025		
47	209A	Vice Pres Office	7/2015	7/2015	S/W Kilim Beige/ Dried Thyme	2025		

	A	B	C	D	E	F	G	H
48	209B	Vice Pres Office	7/2015	7/2015	S/W Kilim Beige/ Dried Thyme	2025		
49	209C	Vice Pres Office	7/2015	7/2015	S/W Kilim Beige/ Dried Thyme	2025		
50	210	Art Room	new 1/09	new tile 1/09	S/W Dover White & Blonde	2024		
51	211	Office	Good	new 1/2002		2018		
52	212	Office	Good	new 1/2002		2018		
53	213	Office	Good	new 1/2002		2018		
54	214	Office	new 12/2009	new 1/2002		2018		
55	215	Office	new 7/2017	new 7/2017	S/W Escape Gray/ Dried Tyme/ Dover White	2022		
56	215b	Office	new 7/2017	new 7/2017	S/W Escape Gray/ Dried Tyme/ Dover White	2022		
57								
58	218	Business Office	new 6/2010	new 2016	S/W Realist Beige/ Utterly Beige	2016		
59	218A	President	new 6/2010	new 2016	S/W Dover White & Blonde	2016		
60	218B	Office	new 6/2010	New 2016		2016		
61	218C	Office	new 6/2010	New 2016	S/W Realist Beige/ Utterly Beige	2016		
62	218D	Office	new 6/2010	new 2016		2016		
63	219	Storage	n/a	tile				
64	220	Faculty Lounge	new 6/2016	new 1/2015	S/W Dover White/ Essential Gray	2016		
65	221	Offices	new 6/2009	new 6/2009	S/W Dover White	2020		
66			*****					
67			*****					
68	South Hallway		Summer 03	new 6/2010	S/W Dover White			
69								
70	East Hallway		Summer 07	new 6/2010	S/W Dover White			
71								
72	West Hallway		Summer 07	new 6/2010	S/W Dover White			
73								
74	North Hallway		Summer 07	new 6/2010	S/W Dover White			
75								
76	Library Hallway		New 03/2013	new 6/2010	S/W Dover White			
77								
78	North/ South Hall Lib.Add'n		New 03/2013	new 6/2010	S/W Dover White			
79								
80	South Hall Lib. Add'n		New 03/2013	new 6/2010	S/W Dover White			
81								
82	North Hall Lib.Add'n		New 03/2013	new 6/2010	S/W Dover White			
83								
84								
85	Room #	Description	Paint	Carpet	Paint used			
86	301	Library	New 4/2015	New 4/2002	S/W Whole Wheat/ Dried Thyme/ Flower Pot	2018		
87	301A	Faculty Work Room	New 4/2002	New 4/2002		2018		
88	301B	Library	New 4/2015	New 4/2002	S/W Whole Wheat/ Dried Thyme/ Flower Pot	2018		
89	301C	Library	New 4/2015	New 4/2002	S/W Whole Wheat/ Dried Thyme/ Flower Pot	2018		
90	301D	Library	New 4/2015	New 4/2002	S/W Whole Wheat/ Dried Thyme/ Flower Pot	2018		
91	301E	Library	New 4/2015	New 4/2002	S/W Whole Wheat/ Dried Thyme/ Flower Pot	2018		
92	301F	Library	New 4/2015	New 4/2002	S/W Whole Wheat/ Dried Thyme/ Flower Pot	2018		
93	301G	Library	New 4/2015	New 4/2002	S/W Whole Wheat/ Dried Thyme/ Flower Pot	2018		
94	301H	Library	New 4/2015	New 4/2002	S/W Whole Wheat/ Dried Thyme/ Flower Pot	2018		
95	301I	Library	New 4/2015	New 4/2002	S/W Whole Wheat/ Dried Thyme/ Flower Pot	2018		

	A	B	C	D	E	F	G	H
96	302	Office	*****	New 1/2002		2019		
97	303	Office	*****	New 1/2002		2019		
98	304	Office	*****	New 1/2002		2019		
99	305	Office	*****			2019		
100	306	Office	new 1/2002	New 1/2002		2019		
101	307	Office	new 3/2002	New 1/2002		2019		
102	308	Office	*****	New 1/2002		2019		
103	309	Office	*****	New 1/2002		2019		
104	310	Office	7/08 Dover white	New 1/2002		2019		
105	311	Office	*****	New 1/2002		2019		
106	312	Office	*****	New 1/2002		2019		
107	313	Classroom	New 10/2002	New 10/2002		2017		
108	314	Classroom	New 11/2002	New 11/2002		2019		
109	315	Office	New 06/2017	New 06/2017	S/W Dover White	2025		
110	316	Classroom	New 06/2014	New 06/2014	S/W Dover White	2025		
111	317	Classroom	New 06/2014	New 06/2014	S/W Dover White	2025		
112	318	MET NET	New 06/2013	New 06/2013		2025		
113								
114	319	Music Room	New 06/2013	New 06/2013		2025		
115	320	Music room	summer 04	summer 04	S/W Dover White	2025		
116	321	Custodial Room	n/a	n/a	S/W Dover White			
117	322	Classroom	New 06/2014	New 06/2014	S/W Dover White	2025		
118	323	Storage/ Office	New 06/2010	summer 04				
119	324	Classroom	*****	tile		2018		
120	325	Electronics	*****	tile				
121	326	Mechanical room	n/a	n/a				
122	Room #	Description	Paint	Carpet	Paint used			
123	Centra Hallway		new 7/2012	new 6/2002		2020		
124	Mens teamroom		new 7/2012	new 6/2002		2020		
125	Mens lockerroom		new 7/2012	new 6/2002		2020		
126	Womens teamrm		new 7/2012	new 6/2002		2020		
127	Womens Volley Ball		summer 2017	summer 2017				
128	Womens lockerrm		new 7/2012	new 6/2002		2020		
129	Coaches lockerrm		(7/03)	new 6/2002		2020		
130	office		new 7/2012	tile		2021		
131	Upstairs hallway		(7/03)	new 6/2002		2021		
132	N. upstairs office		new 7/2007	new 6/2001		2021		
133	S. upstairs office		*****	summer 2017		2021		
134	Coach office annex		new 7/2002	new 6/2017		2021		
135	annex		new 12/2017		S/W Online gray/ Software gray	2018		
136	restrooms		New 5/2010	tile	S/W Whole Wheat	2025		
137								
138	Cafeteria		New 5/2010	tile	S/W Whole Wheat/ Dried Thyme/ Flower Pot	2022		
139	Cafeteria Office		New 5/2013	tile	S/W Dover White	2022		
140								
141								
142	Book Store		new 5/2010	new 6/2010 layrite	S/W Trusty tan/ Simplify beige	2022		
143								

	A	B	C	D	E	F	G	H
144	Vo-tech							
145		Auto Shop	new 7/2002	refinished annually (Budgeted)				
146		Wood Shop	*****	concrete				
147		Hallway	New 11/2014	tile	S/W Scanda/ Dover White	2023		
148	401	Classroom	New 06/2014	New 06/2014	S/W Dover White			
149	402	Classroom	New 08/2016	New 08/2017	S/W Dover White			
150	411	Classroom	New 06/2014	New 06/2014	S/W Dover White/ Blonde			
151	417	Classroom	New 06/2014	New 06/2014	S/W Dover White			
152		Veterans Lounge	New 08/2017	New 08/2017	S/W Dover White/ Dried Thyme			
153								
154	Commons		New 2/2016	New 06/2014	S/W Lazy Gray	2024		
155								
156	Quads		as needed	tile refinished annually	all units new paint S/W Dover white summer 2009			
157								
158								
159								
160			***** = Occupied offices that will be done when needed of if occupancy changes.					
161								
162	AAC		Paint	Flooring	Paint used			
163								
164	600	West of Bleachers	New 06/2017	Polished Concrete				
165	601	Classroom	New 06/2017	Polished Concrete				
166	602	Classroom	New 06/2017	Polished Concrete				
167	603	Classroom	New 06/2017	Polished Concrete				
168	605	Lobby	New 06/2017	Polished Concrete				
169	606	Concessions	New 06/2017	Polished Concrete				
170	618	East of Bleachers	New 06/2017	Polished Concrete				
171	619	Sound/Mech Room	New 06/2017	Polished Concrete				
172								
173								
174								
175								
176								
177								
178	WRC							
179	702	Sim Room	New 06/2017	New 06/2017				
180	712	Shop Bay	New 06/2017	concrete				
181	716	Classroom	New 06/2017	New 06/2017				
182	716b	Classroom	New 06/2017	New 06/2017				

**SAMPLE FACILITIES REPORTS FOR
MONTHLY BOARD OF TRUSTEES MEETINGS
SUBMITTED BY KYLENE PHIPPS,
DEAN OF ADMINISTRATIVE SERVICES AND HR**

January 2018

- We have finalized the Long-range Facilities Master Plan. The plan is ready for review during the February Board of Trustee retreat. After review by the trustees, the document will be ready to be published to the website.
- The Centra foyer project is underway including trophy case lighting, paint, new tables and table clothes, and wall and floor murals are being finalized.
- We are looking at the current scheduling and staffing patterns of our custodial staff to address increasing demands with additions of the Ag Advancement Center and Workforce Readiness Center.
- We are developing the list of projects for spring and summer along with a communication plan to campus

May 2018

- A new water line for the track irrigation system has been installed and the project is underway.
- New concrete ADA door access to Centra is being installed.
- Landscaping improvements are underway by the 300 offices and nursing department.
- Carpet project will begin mid-July for the library and identified offices.
- Office moves and painting are in progress.

November 2018

- MTI completed the HVAC temperature controls upgrade at the Ag Advancement Center as a routine maintenance project.
- Onsite Energy is tentatively scheduled to finish the internet-monitoring install for the solar panel project at the Ag Advancement Center mid-November.
- Mechanical Technology Inc. (MTI) is planning to upgrade our Heating, Ventilation, and Air Conditioning (HVAC) system on the main campus and Pioneer Hall at the beginning of December.
- MDU installed poles and area lights for added security near the horse stalls at the Ag Advancement Center.

January 2019

- Onsite Energy completed the solar panel project at the Ag Advancement Center.
- Mechanical Technology Inc. (MTI) completed the upgrade for the Heating, Ventilation, and Air Conditioning (HVAC) system in Pioneer Hall and is starting the upgrade project on the main campus in January.

- Installed new lighting in the display cases on Campus.

May 2019

- Hired four individuals for summer custodians to assist in the maintenance and cleaning of Pioneer Village to prepare for summer and fall occupancy.
- Hired Brooke and Nicole Gilbertson for the two student Event Staff/Custodian positions at the Ag Advancement Center.
- Summer cleaning, maintenance and repairs are underway at Pioneer Village.
- The campus signage project is moving forward with updating interior office signs and adding directional signs to entrances such as entrance A, B, C, etc. as well as parking areas 1, 2, and 3. This will help improve customer service and communication for our campus visitors. This also includes updating the MCC Banners in the parking lot areas.
- Carpet replacement is being scheduled for identified offices and classrooms.
- Facilities staff are building stairs to access the crows nest in the Centra, replacing the current ladder access for safety and convenience purposes.

August 2019

- Facilities and the IT department are working together to update and install four electronic locks in Pioneer Village (two locks for the Commons, one for the Pioneer Hall entrance and one for the Pioneer Hall Kitchen). This will provide for more secure, controlled access as well as allow staff to monitor who is accessing and utilizing the facilities.
- The designated pedestrian crosswalks have been painted for the safety of our student traffic.
- Summer cleaning of the main campus, Pioneer Village, Work Force Readiness Center, and the Ag Advancement Center stalls and grounds are nearing completion in preparation for the start of Fall semester.

December 2019

- Assist with MCC Athletic Hall of Fame event on November 16th.
- Winter projects are underway such as the removal of trees from the west end of the track. The trees were rotten, split, and posed a safety issue to faculty, staff, students and visitors.
- Facilities worked with Centra staff to replace and install new TV's in the Centra workout space upstairs as well as the Centra lobby to enhance the customer and guest experiences.
- Facilities submitted a Resolution for Facilities Roof Replacement Bid Approval to the Board of Trustees. Upon approval from the Board of Trustees, the project will be scheduled Spring 2020 for an anticipated completion date of Summer 2020.

January 2020

- Assist with setup for the Erin's Hope Project, Inc., Erin's Crystal Ball 2019 held in the Centra on December 28, 2019.

- Assist with setup for the Haven Megeed 2019 Tie-Down World Champion Celebration Party at the Ag Advancement Center on December 27, 2019.
- Winter projects are underway such as the replacement of two parking area lights in the Centra parking lot for safety precautions. Facilities staff also assisted with office moves for the SBDC office and the Marketing Coordinator office. The SBDC office has been relocated to room 221 and the Marketing office new location is room 117.
- Facilities worked closely with the IT department to install projector mounts in rooms 208, 316, 317 and 322. Facilities also installed a new screen in room 208.
- Facilities submitted a Resolution for Facilities Roof Replacement Bid Approval to the Board of Trustees at the December 2019 Board Meeting. A walk-through for the project was scheduled on Tuesday, January 14 and the bid opening for the roof projects was held, January 21, 2020. The anticipated start for the project will be Spring 2020 with an anticipated completion date of Summer 2020.