

University of Montana - Facilities Condition Inventory

Deficiency Detail by Building

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Site: UM Western Main Campus
 Building: Admin. Building
 Building Type/ Age Class: General Classroom/Office (3B)
 Const. Date: 1969

Area Correction: 1.21
 Gross Area: 12,247 Sq Ft
 Cost/Sq Ft: \$282.66
 Replacement Cost: \$3,461,737

Last Audit Date: 2/27/2017
 Report Renewal Cost: \$925,954
 Deficiency Ratio: 26.7%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def. %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Foundations (1)							Totals:	\$3,258	\$73,849	
1189	Exterior Steps/Retaining Walls (B)	02-27-2017	02-27-2017	2	20%	\$1.33	\$3,258		Front steps and walkway are cracking and need repaired.	
System: Envelope (2)							Totals:	\$104,589	\$272,741	
911	Exterior Windows (B)	11-19-2009	01-06-2017	2	100%	\$8.54	\$104,589		Single pane, aluminum frames. Leaky and cold.	
System: Roof System (4)							Totals:	\$9,161	\$96,139	
1192	Covering (B)	02-27-2017	02-27-2017	2	20%	\$3.74	\$9,161		Roof showing signs of age/wear.	
System: Finishes (5)							Totals:	\$187,919	\$711,428	
1193	Interior Wall Systems (A)	02-27-2017	02-27-2017	2	30%	\$15.18	\$55,773		Office walls need fresh coat of paint.	
914	Floor Finishes (D)	11-19-2009	01-06-2017	2	75%	\$10.20	\$93,690		Replace hallway tile. Replace carpet in offices.	
915	Wall Finishes (E)	11-19-2009	01-06-2017	2	40%	\$7.85	\$38,456		Needs painting.	
System: Specialties (6)							Totals:	\$25,841	\$174,397	
916	Toilet Partitions (A)	11-19-2009	01-06-2017	2	100%	\$2.11	\$25,841		Old, scratched, rusted, etc. Need to be replaced.	
System: HVAC System (7)							Totals:	\$170,968	\$488,533	
918	Cooling (C)	11-19-2009	01-06-2017	4	100%	\$13.96	\$170,968		Need AC.	

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Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Plumbing System (8)</i>							Totals:	\$381,905	\$469,917	
919	Fixtures (A)	11-19-2009	01-06-2017	2	75%	\$9.17	\$84,229		Sink and toilet fixtures. Need auto-flow and auto-flush fixtures.	
920	Supply Piping (B)	11-19-2009	01-06-2017	2	80%	\$19.74	\$193,405		Old and needs to be replaced/upgraded.	
921	Waste Piping (C)	11-19-2009	01-06-2017	2	90%	\$9.46	\$104,271		Old and needs to be replaced/upgraded.	
<i>System: Conveying (10)</i>							Totals:	\$39,864	\$79,728	
1196	Elevator/Lift (A)	02-27-2017	02-27-2017	2	50%	\$6.51	\$39,864		Elevator is getting old.	
<i>System: Safety System (11)</i>							Totals:	\$2,449	\$249,226	
1194	Asbestos/Hazardous Material (D)	02-27-2017	02-27-2017	3	50%	\$0.40	\$2,449		Much of the building still has asbestos coating on beams and floor tiles.	

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Site: UM Western Main Campus	Area Correction: 1.44	Last Audit Date: 2/28/2017
Building: Art Annex	Gross Area: 7,055 Sq Ft	Report Renewal Cost: \$27,504
Building Type/ Age Class: Vocational Shops (6B)	Cost/Sq Ft: \$235.68	Deficiency Ratio: 1.7%
Const. Date: 1957	Replacement Cost: \$1,662,722	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Envelope (2)</i>							Totals:	\$11,789	\$234,014	
1198	Exterior Walls (A)	02-27-2017	02-27-2017	2	10%	\$16.71	\$11,789		Stucco is cracking at seams.	
<i>System: Finishes (5)</i>							Totals:	\$15,715	\$108,718	
1165	Floor Finishes (D)	11-07-2013	01-06-2017	2	25%	\$2.97	\$5,238		Concrete floors need repainted.	
1199	Floor Finishes (D)	02-28-2017	02-28-2017	2	50%	\$2.97	\$10,477		Painted concrete needs repainted with non-skid epoxy.	

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Site: UM Western Main Campus	Area Correction: 1.44	Last Audit Date: 2/28/2017
Building: Benson Shed	Gross Area: 1,600 Sq Ft	Report Renewal Cost: \$33,840
Building Type/ Age Class: Warehouse/Storage Facilities (8B)	Cost/Sq Ft: \$153.42	Deficiency Ratio: 13.8%
Const. Date: 1950	Replacement Cost: \$245,472	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Envelope (2)</i>							Totals:	\$25,424	\$48,544	
1126	Exterior Walls (A)	02-28-2017	02-28-2017	2	100%	\$15.89	\$25,424		Exterior needs repainted and insulated	
<i>System: HVAC System (7)</i>							Totals:	\$8,416	\$16,832	
1128	Heating (A)	08-29-2013	01-06-2017	4	100%	\$5.26	\$8,416		Install natural gas unit heaters.	

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Site: UM Western Main Campus
 Building: Block Hall
 Building Type/ Age Class: Teaching/Research Labs (4B)
 Const. Date: 1970

Area Correction: 1.04
 Gross Area: 44,304 Sq Ft
 Cost/Sq Ft: \$279.72
 Replacement Cost: \$12,392,715

Last Audit Date: 2/28/2017
 Report Renewal Cost: \$717,460
 Deficiency Ratio: 5.8%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description
System: Finishes (5)						Totals: \$515,743		\$2,438,049	
1202	Floor Finishes (D)	02-28-2017	02-28-2017	2	40%	\$10.09	\$178,811		Old carpet needs replaced.
894	Wall Finishes (E)	11-19-2009	01-06-2017	2	75%	\$10.14	\$336,932		Some walls still have the original wall coatings. Needs painted.
System: Specialties (6)						Totals: \$63,577		\$803,232	
895	Toilet Partitions (A)	11-19-2009	01-06-2017	2	50%	\$1.82	\$40,317		Rusting, dents, scratches, etc.
1204	Fixed Seating/Risers (C)	02-28-2017	02-28-2017	2	50%	\$1.05	\$23,260		Fixed seating in large classroom is in need of replacement.
System: Conveying (10)						Totals: \$123,830		\$247,659	
898	Elevator/Lift (A)	11-19-2009	01-06-2017	2	50%	\$5.59	\$123,830		Original elevator. Needs insulation. Breaks down often.
System: Safety System (11)						Totals: \$14,310		\$656,585	
900	Asbestos/Hazardous Material (D)	11-19-2009	01-06-2017	1	95%	\$0.34	\$14,310		asbestos is present in the ceilings and walls.

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Site: UM Western Main Campus	Area Correction: 1.44	Last Audit Date: 1/6/2017
Building: Bridenstine House	Gross Area: 2,000 Sq Ft	Report Renewal Cost: \$25,280
Building Type/ Age Class: House, Single Family (31A)	Cost/Sq Ft: \$135.24	Deficiency Ratio: 9.3%
Const. Date: 1941	Replacement Cost: \$270,480	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Envelope (2)</i>							Totals:	\$4,180	\$35,060	
1170	Exterior Windows (B)	11-07-2013	01-06-2017	2	100%	\$2.09	\$4,180		Single pain windows need replaced.	
<i>System: Finishes (5)</i>							Totals:	\$12,940	\$56,980	
1169	Floor Finishes (D)	11-07-2013	01-06-2017	2	100%	\$6.47	\$12,940		Floors need refinished.	
<i>System: Plumbing System (8)</i>							Totals:	\$8,160	\$36,700	
1171	Waste Piping (C)	11-07-2013	01-06-2017	2	100%	\$4.08	\$8,160		Waste line to main needs replaced.	

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Site: UM Western Main Campus
Building: Buisness and Technology
Building Type/ Age Class: General Classroom/Office (3A)
Const. Date: 1924

Area Correction: 1.08
Gross Area: 33,024 Sq Ft
Cost/Sq Ft: \$239.24
Replacement Cost: \$7,900,662

Last Audit Date: 1/6/2017
Report Renewal Cost: \$2,094,002
Deficiency Ratio: 26.5%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Foundations (1)							Totals:	\$69,003	\$216,968	
836	Footings/Foundation Walls (A)	05-31-2006	01-06-2017	2	30%	\$4.20	\$41,610		Cracks in several rooms. No water damage.	
837	Exterior Steps/Retaining Walls (B)	05-31-2006	01-06-2017	2	35%	\$2.37	\$27,393		Steps up to wellness center. Steps down to mechanical room. Tuck pointing and slabs.	
System: Envelope (2)							Totals:	\$213,996	\$646,610	
838	Exterior Windows (B)	05-31-2006	01-06-2017	2	100%	\$6.48	\$213,996		Need to be replaced.	
System: Roof System (4)							Totals:	\$5,944	\$248,010	
843	Insulation (C)	05-31-2006	01-06-2017	5	10%	\$1.80	\$5,944		None on the north end attic.	
System: Finishes (5)							Totals:	\$374,195	\$1,850,665	
844	Interior Wall Systems (A)	05-31-2006	01-06-2017	2	45%	\$14.90	\$221,426		Basement area needs paint/patch work.	
847	Wall Finishes (E)	11-19-2009	01-06-2017	2	60%	\$7.71	\$152,769		Repaint downstairs and miscellaneous upstairs.	
System: Specialties (6)							Totals:	\$24,603	\$403,223	
848	Toilet Partitions (A)	11-19-2009	01-06-2017	2	50%	\$1.49	\$24,603		Wear and tear.	
System: HVAC System (7)							Totals:	\$352,696	\$808,428	
852	Heating (A)	05-31-2006	01-06-2017	2	100%	\$10.68	\$352,696		Steam system is antiquated and worn out.	

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Building: Buisness and Technology
Building Type/ Age Class: General Classroom/Office (3A)
Const. Date: 1924

Area Correction: 1.08
Gross Area: 33,024 Sq Ft
Cost/Sq Ft: \$239.24
Replacement Cost: \$7,900,662

Last Audit Date: 1/6/2017
Report Renewal Cost: \$2,094,002
Deficiency Ratio: 26.5%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Plumbing System (8)</i>							Totals:	\$881,576	\$988,078	
854	Fixtures (A)	05-31-2006	01-06-2017	2	50%	\$6.47	\$106,833		Wear and tear.	
855	Supply Piping (B)	05-31-2006	01-06-2017	2	100%	\$15.86	\$523,761		Wear and tear; galvanized.	
856	Waste Piping (C)	05-31-2006	01-06-2017	2	100%	\$7.60	\$250,982		Wear and tear; lead joints; cast iron.	
<i>System: Electrical System (9)</i>							Totals:	\$171,395	\$1,141,309	
858	Distribution (C)	05-31-2006	01-06-2017	2	50%	\$10.38	\$171,395		Old. Needs replacing.	
<i>System: Safety System (11)</i>							Totals:	\$594	\$599,716	
1139	Asbestos/Hazardous Material (D)	11-05-2013	01-06-2017	1	5%	\$0.36	\$594		Asbestos floor tile remains in one office on second floor.	

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Site: UM Western Main Campus	Area Correction: 1.16	Last Audit Date: 1/9/2017
Building: Centennial Hall	Gross Area: 22,092 Sq Ft	Report Renewal Cost: \$912,642
Building Type/ Age Class: Residence Halls (10B)	Cost/Sq Ft: \$291.13	Deficiency Ratio: 14.2%
Const. Date: 1964	Replacement Cost: \$6,431,644	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description
System: Foundations (1)						Totals:	\$18,700	\$121,506	
972	Footings/Foundation Walls (A)	01-15-2010	01-15-2010	2	5%	\$4.23	\$4,672		There are a few cracks.
973	Exterior Steps/Retaining Walls (B)	01-15-2010	01-15-2010	1	50%	\$1.27	\$14,028		Too much slope.
System: Envelope (2)						Totals:	\$7,290	\$491,768	
974	Exterior Doors/Hatches (C)	01-15-2010	01-15-2010	1	50%	\$0.66	\$7,290		South door. The wind catches it and slams it & door closers don't last. Perhaps a windbreak is nee
System: Floor System (3)						Totals:	\$98,972	\$1,124,925	
976	Stair Treads/Risers (B)	01-15-2010	01-15-2010	2	70%	\$6.40	\$98,972		North stairwell has original - never been renovated. Tread noses are damaged & painted steps are sl
System: Finishes (5)						Totals:	\$522,188	\$1,470,664	
977	Ceilings (B)	01-15-2010	01-15-2010	2	20%	\$1.91	\$8,439		Ceiling tiles and tracking are damaged.
978	Interior Doors/Hardware/Windows (	01-15-2010	01-15-2010	2	80%	\$13.24	\$233,998		Doors are in bad shape. A lot of cracking.
979	Floor Finishes (D)	01-15-2010	01-15-2010	2	50%	\$19.02	\$210,095		The carpet is worn out.
980	Wall Finishes (E)	01-15-2010	01-15-2010	2	30%	\$10.51	\$69,656		Needs to be repainted.
System: Specialties (6)						Totals:	\$11,212	\$207,886	
981	Toilet Partitions (A)	01-15-2010	01-15-2010	2	25%	\$2.03	\$11,212		Damaged by wear and tear.
System: HVAC System (7)						Totals:	\$40,539	\$527,115	
982	Heating (A)	01-15-2010	01-15-2010	2	25%	\$7.34	\$40,539		Traps are old and worn out, and need to be replaced.

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Site: UM Western Main Campus	Area Correction: 1.16	Last Audit Date: 1/9/2017
Building: Centennial Hall	Gross Area: 22,092 Sq Ft	Report Renewal Cost: \$912,642
Building Type/ Age Class: Residence Halls (10B)	Cost/Sq Ft: \$291.13	Deficiency Ratio: 14.2%
Const. Date: 1964	Replacement Cost: \$6,431,644	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Plumbing System (8)</i>							Totals:	\$117,309	\$948,189	
983	Fixtures (A)	01-15-2010	01-15-2010	2	25%	\$8.52	\$47,056		The faucets in the hallway sinks leak. The valves are worn out.	
984	Waste Piping (C)	01-15-2010	01-09-2017	2	30%	\$10.60	\$70,253		There are many leaks. Have had shower drain leakage since the renovation.	
<i>System: Electrical System (9)</i>							Totals:	\$33,226	\$590,961	
985	Lighting (B)	01-15-2010	01-09-2017	2	20%	\$7.52	\$33,226		Select fixtures in the bathrooms need to be replaced. They are old and we cannot get replacement lenses.	
<i>System: Safety System (11)</i>							Totals:	\$63,206	\$391,249	
986	Exit/Emergency Lighting/Alarms (C)	01-15-2010	01-09-2017	1	50%	\$4.06	\$44,847		The audible levels are too low in select areas on the Fire Alarm System.	
987	Exit/Emergency Lighting/Alarms (C)	01-15-2010	01-09-2017	2	20%	\$4.06	\$17,939		Emergency lights need to be updated.	
988	Asbestos/Hazardous Material (D)	01-15-2010	01-09-2017	1	5%	\$0.38	\$420		There are some heating elbows that still need to be abated.	

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Site: UM Western Main Campus	Area Correction: 1.44	Last Audit Date: 2/28/2017
Building: Chancellor's House	Gross Area: 2,953 Sq Ft	Report Renewal Cost: \$52,696
Building Type/ Age Class: Apartment, 1-3 Story (11B)	Cost/Sq Ft: \$306.39	Deficiency Ratio: 5.8%
Const. Date: 1957	Replacement Cost: \$904,799	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Roof System (4)</i>							Totals:	\$9,538	\$19,992	
1208	Covering (B)	02-28-2017	02-28-2017	2	100%	\$3.23	\$9,538		Membrane roof needs replaced throughout.	
<i>System: Specialties (6)</i>							Totals:	\$15,725	\$24,333	
1209	Chalk/Tackboards/Cabinets (D)	02-28-2017	02-28-2017	2	75%	\$7.10	\$15,725		Kitchen cabinets need replaced.	
<i>System: HVAC System (7)</i>							Totals:	\$22,466	\$122,195	
1210	Heating (A)	02-28-2017	02-28-2017	2	40%	\$19.02	\$22,466		Boiler is aging, and will need replaced before long.	
<i>System: Electrical System (9)</i>							Totals:	\$4,967	\$71,906	
1207	Distribution (C)	02-28-2017	02-28-2017	2	20%	\$8.41	\$4,967		Electrical distribution components need upgraded.	

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Site: UM Western Main Campus
 Building: Clark Hall
 Building Type/ Age Class: Residence Halls (10B)
 Const. Date: 1967

Area Correction: 1.16
 Gross Area: 29,960 Sq Ft
 Cost/Sq Ft: \$291.13
 Replacement Cost: \$8,722,255

Last Audit Date: 1/15/2010
 Report Renewal Cost: \$953,928
 Deficiency Ratio: 10.9%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Foundations (1)							Totals:	\$11,415	\$164,780	
990	Exterior Steps/Retaining Walls (B)	01-15-2010	01-15-2010	1	30%	\$1.27	\$11,415		The steps are too narrow.	
System: Finishes (5)							Totals:	\$594,946	\$1,994,437	
992	Interior Wall Systems (A)	01-15-2010	01-15-2010	2	20%	\$21.90	\$131,225		The mortar needs to be replaced.	
993	Ceilings (B)	01-15-2010	01-15-2010	2	50%	\$1.91	\$28,612		The sound boards need to be replaced. They are very old and falling apart. There are damaged ceili	
994	Interior Doors/Hardware/Windows (	01-15-2010	01-15-2010	2	70%	\$13.24	\$277,669		Doors, hinges, and frames are damaged and need to be replaced.
996	Wall Finishes (E)	01-15-2010	01-15-2010	2	50%	\$10.51	\$157,440		Rooms and halls need to be repainted.	
System: Specialties (6)							Totals:	\$6,082	\$281,924	
997	Toilet Partitions (A)	01-15-2010	01-15-2010	2	10%	\$2.03	\$6,082		Need to be repaired.	
System: HVAC System (7)							Totals:	\$43,981	\$714,846	
998	Heating (A)	01-15-2010	01-15-2010	2	20%	\$7.34	\$43,981		There are damaged control wiring in the rooms.	
System: Plumbing System (8)							Totals:	\$127,630	\$1,285,883	
999	Fixtures (A)	01-15-2010	01-15-2010	2	50%	\$8.52	\$127,630		Most bathroom sinks need to have their fixtures replaced.	
System: Electrical System (9)							Totals:	\$112,650	\$801,430	
1001	Lighting (B)	01-15-2010	01-15-2010	2	50%	\$7.52	\$112,650		The hallway lighting fixtures have damage to the metal grids.	

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Site: UM Western Main Campus	Area Correction: 1.16	Last Audit Date: 1/15/2010
Building: Clark Hall	Gross Area: 29,960 Sq Ft	Report Renewal Cost: \$953,928
Building Type/ Age Class: Residence Halls (10B)	Cost/Sq Ft: \$291.13	Deficiency Ratio: 10.9%
Const. Date: 1967	Replacement Cost: \$8,722,255	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description
							Totals:		
							\$57,224	\$530,592	
1002	ADA Accessibility (E)	01-15-2010	01-15-2010	1	50%	\$3.82	\$57,224		There is no automatic door opener.

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Site: UM Western Main Campus	Area Correction: 1.44	Last Audit Date: 11/7/2013	
Building: Curry House	Gross Area: 2,000 Sq Ft	Report Renewal Cost: \$42,175	
Building Type/ Age Class: House, Single Family (31A)	Cost/Sq Ft: \$135.24	Deficiency Ratio: 15.6%	
Const. Date: 1947	Replacement Cost: \$270,480		

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description
System: Envelope (2)						Totals:	\$11,075	\$35,060	
1142	Exterior Walls (A)	11-06-2013	11-06-2013	2	25%	\$12.19	\$6,095		Repair cracking stucco.
1143	Exterior Windows (B)	11-06-2013	11-06-2013	2	100%	\$2.09	\$4,180		Replace old single pain windows.
1144	Exterior Doors/Hatches (C)	11-06-2013	11-06-2013	2	100%	\$0.40	\$800		Replace old wooden doors and frames.
System: Roof System (4)						Totals:	\$2,736	\$6,660	
1160	Covering (B)	11-07-2013	11-07-2013	2	80%	\$1.71	\$2,736		Shingles will need replaced soon.
System: Finishes (5)						Totals:	\$17,164	\$56,980	
1145	Interior Wall Systems (A)	11-06-2013	11-06-2013	2	30%	\$7.04	\$4,224		Peeling paint needs repaired and water damaged areas need fixed.
1159	Floor Finishes (D)	11-07-2013	11-07-2013	2	100%	\$6.47	\$12,940		Wood floors need refinished.
System: Plumbing System (8)						Totals:	\$11,200	\$36,700	
1146	Fixtures (A)	11-06-2013	11-06-2013	2	25%	\$5.60	\$2,800		Shower fixtures need replaced.
1158	Fixtures (A)	11-07-2013	11-07-2013	2	75%	\$5.60	\$8,400		Plumbing fixtures worn out and need replaced.

University of Montana - Facilities Condition Inventory

Deficiency Detail by Building

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Site: UM Western Main Campus
Building: Davis Hall
Building Type/ Age Class: Residence Halls (10B)
Const. Date: 1959

Area Correction: 1.21
Gross Area: 17,227 Sq Ft
Cost/Sq Ft: \$303.67
Replacement Cost: \$5,231,495

Last Audit Date: 2/28/2017
Report Renewal Cost: \$609,064
Deficiency Ratio: 11.6%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Envelope (2)							Totals:	\$183,111	\$400,011	
1004	Exterior Walls (A)	01-15-2010	01-15-2010	2	75%	\$11.55	\$149,229		Exterior ledges leak where they join to the building.	
1005	Exterior Windows (B)	01-15-2010	01-15-2010	5	33%	\$5.96	\$33,882		Basement windows are single-pane, have old hardware, and causes air leakage.	
System: Floor System (3)							Totals:	\$17,261	\$914,926	
1007	Stair Treads/Risers (B)	01-15-2010	02-28-2017	2	15%	\$6.68	\$17,261		Stair treads need to be replaced on the 1st flight on NE side.	
System: Roof System (4)							Totals:	\$1,878	\$57,710	
1008	Covering (B)	01-15-2010	01-15-2010	2	10%	\$1.09	\$1,878		The top floor is leaking on the west end.	
System: Finishes (5)							Totals:	\$291,932	\$1,196,243	
1009	Interior Wall Systems (A)	01-15-2010	01-15-2010	2	33%	\$22.84	\$129,843		Repair, patch, and paint.	
1010	Ceilings (B)	01-15-2010	01-15-2010	2	30%	\$1.99	\$10,285		The top floor hall ceiling tiles are damaged due to the roof leaking.	
1011	Interior Doors/Hardware/Windows (	01-15-2010	01-15-2010	2	40%	\$13.81	\$95,162		Door knobs need to be replaced.
1012	Wall Finishes (E)	01-15-2010	01-15-2010	2	30%	\$10.96	\$56,642		Repaint.	
System: HVAC System (7)							Totals:	\$14,724	\$428,780	
1013	Ventilating (B)	01-15-2010	01-15-2010	1	33%	\$2.59	\$14,724		The basement bathroom does not have enough ventilation.	
System: Plumbing System (8)							Totals:	\$76,574	\$771,253	
1213	Fixtures (A)	02-28-2017	02-28-2017	2	50%	\$8.89	\$76,574		Shower trim kits need replaced.	

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Site: UM Western Main Campus	Area Correction: 1.21	Last Audit Date: 2/28/2017
Building: Davis Hall	Gross Area: 17,227 Sq Ft	Report Renewal Cost: \$609,064
Building Type/ Age Class: Residence Halls (10B)	Cost/Sq Ft: \$303.67	Deficiency Ratio: 11.6%
Const. Date: 1959	Replacement Cost: \$5,231,495	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
							Totals:	\$23,584	\$318,183	
1015	Exit/Emergency Lighting/Alarms (C)	01-15-2010	01-15-2010	1	30%	\$4.23	\$21,861		The Fire Alarm audible levels are too low.	
1017	Asbestos/Hazardous Material (D)	01-15-2010	02-28-2017	1	25%	\$0.40	\$1,723		Floor tiles contain asbestos in hallways.	

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Site: UM Western Main Campus
Building: Dean of Students Center
Building Type/ Age Class: General Classroom/Office (3A)
Const. Date: 1949

Area Correction: 1.44
Gross Area: 2,030 Sq Ft
Cost/Sq Ft: \$318.99
Replacement Cost: \$647,550

Last Audit Date: 1/7/2015
Report Renewal Cost: \$35,906
Deficiency Ratio: 5.5%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Foundations (1)</i>							Totals:	\$568	\$17,783	
1177	Footings/Foundation Walls (A)	01-07-2015	01-07-2015	2	5%	\$5.60	\$568		Repair leaks in foundation walls.	
<i>System: Envelope (2)</i>							Totals:	\$13,154	\$53,003	
1176	Exterior Windows (B)	01-07-2015	01-07-2015	4	75%	\$8.64	\$13,154		Replace single pane aluminum frame windows.	
<i>System: Finishes (5)</i>							Totals:	\$8,136	\$151,682	
1179	Floor Finishes (D)	01-07-2015	01-07-2015	2	30%	\$13.36	\$8,136		Replace worn out carpet on first floor.	
<i>System: Electrical System (9)</i>							Totals:	\$14,048	\$93,542	
1178	Distribution (C)	01-07-2015	01-07-2015	3	50%	\$13.84	\$14,048		Upgrade old wiring to modern codes and standards.	

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Site: UM Western Main Campus
Building: Engineer's House
Building Type/ Age Class: General Classroom/Office (3A)
Const. Date: 1925

Area Correction: 1.44
Gross Area: 1,560 Sq Ft
Cost/Sq Ft: \$318.99
Replacement Cost: \$497,640

Last Audit Date: 3/1/2017
Report Renewal Cost: \$69,278
Deficiency Ratio: 13.9%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Foundations (1)							Totals:	\$1,310	\$13,666	
928	Footings/Foundation Walls (A)	11-19-2009	11-19-2009	2	15%	\$5.60	\$1,310		Throughout.	
System: Envelope (2)							Totals:	\$20,545	\$40,732	
930	Exterior Walls (A)	11-19-2009	11-19-2009	2	40%	\$7.20	\$4,493		Tuck pointing needs to be done.	
931	Exterior Windows (B)	11-19-2009	11-19-2009	5	100%	\$8.64	\$13,478		Old. Single-pane.	
932	Exterior Doors/Hatches (C)	11-19-2009	11-19-2009	5	100%	\$1.65	\$2,574		Need to be replaced.	
System: Floor System (3)							Totals:	\$11,684	\$49,577	
933	Stair Treads/Risers (B)	11-19-2009	11-19-2009	1	100%	\$7.49	\$11,684		Basement stairs need to be replaced.	
System: Roof System (4)							Totals:	\$7,987	\$15,616	
934	Covering (B)	11-19-2009	11-19-2009	2	100%	\$5.12	\$7,987		Needs to be replaced.	
System: Finishes (5)							Totals:	\$27,474	\$116,563	
935	Ceilings (B)	11-19-2009	11-19-2009	2	15%	\$18.06	\$4,226		Need to repaint.	
936	Floor Finishes (D)	11-19-2009	03-01-2017	2	100%	\$13.36	\$20,842		Need to replace hallway carpet and refinish wood flooring.	
937	Wall Finishes (E)	11-19-2009	11-19-2009	2	15%	\$10.28	\$2,406		Need to repaint hallway.	
System: HVAC System (7)							Totals:	\$278	\$50,903	
939	Ventilating (B)	11-19-2009	11-19-2009	4	10%	\$1.78	\$278		Need to ventilate the basement.	

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Site: UM Western Main Campus
Building: Equine Studies
Building Type/ Age Class: General Classroom/Office (3A)
Const. Date: 1945

Area Correction: 1.44
Gross Area: 1,000 Sq Ft
Cost/Sq Ft: \$318.99
Replacement Cost: \$318,990

Last Audit Date: 9/21/2016
Report Renewal Cost: \$13,112
Deficiency Ratio: 4.1%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description
System: Foundations (1)						Totals:	\$1,192	\$8,760	
1182	Footings/Foundation Walls (A)	09-21-2016	09-21-2016	2	10%	\$5.60	\$560		Concrete is cracked and deteriorated.
1183	Exterior Steps/Retaining Walls (B)	09-21-2016	09-21-2016	6	20%	\$3.16	\$632		Paint is flaking, exposing raw wood.
System: Envelope (2)						Totals:	\$5,040	\$26,110	
1184	Exterior Walls (A)	09-21-2016	09-21-2016	2	10%	\$7.20	\$720		Damaged siding, possible water penetration.
1185	Exterior Windows (B)	09-21-2016	09-21-2016	6	50%	\$8.64	\$4,320		Windows need recaulked and painted.
System: Roof System (4)						Totals:	\$1,536	\$10,010	
1186	Covering (B)	09-21-2016	09-21-2016	2	30%	\$5.12	\$1,536		Some shingles are loose and/or missing.
System: Finishes (5)						Totals:	\$5,344	\$74,720	
1187	Floor Finishes (D)	09-21-2016	09-21-2016	2	40%	\$13.36	\$5,344		Carpet is worn and needs replaced. Wood floor needs refinished.

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Site: UM Western Main Campus	Area Correction: 1.21	Last Audit Date: 3/1/2017
Building: Family Housing	Gross Area: 12,525 Sq Ft	Report Renewal Cost: \$597,303
Building Type/ Age Class: Residence Halls (10B)	Cost/Sq Ft: \$303.67	Deficiency Ratio: 15.7%
Const. Date: 1958	Replacement Cost: \$3,803,592	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description
System: Foundations (1)							Totals:	\$29,591	\$71,894
1019	Footings/Foundation Walls (A)	01-15-2010	01-15-2010	2	40%	\$4.41	\$22,094		Water enters the building on the west side.
1020	Exterior Steps/Retaining Walls (B)	01-15-2010	03-01-2017	2	20%	\$1.33	\$3,332		North end stairs need repaired.
1021	Exterior Steps/Retaining Walls (B)	01-15-2010	01-15-2010	2	25%	\$1.33	\$4,165		The steps to the mechanical room on the west side need to be redone.
System: Envelope (2)							Totals:	\$5,185	\$290,831
1023	Exterior Doors/Hatches (C)	01-15-2010	03-01-2017	2	60%	\$0.69	\$5,185		The doors and door jambs are old and worn out.
System: Finishes (5)							Totals:	\$322,613	\$869,736
1024	Interior Doors/Hardware/Windows (	01-15-2010	01-15-2010	2	75%	\$13.81	\$129,728		The bathroom, closet, and bedroom doors are non-existent or damaged due to wear and tear.
1025	Floor Finishes (D)	01-15-2010	01-15-2010	2	50%	\$19.84	\$124,248		Carpeting needs to be replaced.
1026	Wall Finishes (E)	01-15-2010	01-15-2010	2	50%	\$10.96	\$68,637		Needs to be repainted.
System: HVAC System (7)							Totals:	\$35,383	\$311,747
1027	Heating (A)	01-15-2010	01-15-2010	2	20%	\$7.65	\$19,163		Traps need to be replaced.
1028	Ventilating (B)	01-15-2010	01-15-2010	2	50%	\$2.59	\$16,220		Need to have better ventilation in the kitchens and bathrooms.
System: Plumbing System (8)							Totals:	\$101,388	\$560,744
1029	Fixtures (A)	01-15-2010	03-01-2017	2	50%	\$8.89	\$55,674		Replace old shower fixtures.
1030	Waste Piping (C)	01-15-2010	01-15-2010	2	33%	\$11.06	\$45,714		Shower drains are clogging continually and traps are not user-friendly for maintenance.

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Site: UM Western Main Campus	Area Correction: 1.21	Last Audit Date: 3/1/2017
Building: Family Housing	Gross Area: 12,525 Sq Ft	Report Renewal Cost: \$597,303
Building Type/ Age Class: Residence Halls (10B)	Cost/Sq Ft: \$303.67	Deficiency Ratio: 15.7%
Const. Date: 1958	Replacement Cost: \$3,803,592	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Electrical System (9)</i>							Totals:	\$29,496	\$349,448	
1031	Lighting (B)	01-15-2010	03-01-2017	2	30%	\$7.85	\$29,496		Overhang lights in the apartments.	
<i>System: Safety System (11)</i>							Totals:	\$73,647	\$231,337	
1032	Extinguishing System (B)	01-15-2010	01-15-2010	1	100%	\$5.88	\$73,647		This building has no fire sprinkler system.	

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Site: UM Western Main Campus
 Building: Food Service
 Building Type/ Age Class: Food Services (9A)
 Const. Date: 1919

Area Correction: 1.21
 Gross Area: 14,828 Sq Ft
 Cost/Sq Ft: \$313.58
 Replacement Cost: \$4,649,913

Last Audit Date: 1/15/2010
 Report Renewal Cost: \$717,958
 Deficiency Ratio: 15.4%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Foundations (1)							Totals:	\$98,221	\$284,846	
1093	Footings/Foundation Walls (A)	01-15-2010	01-15-2010	2	40%	\$16.56	\$98,221		Water coming in through the foundation.	
System: Envelope (2)							Totals:	\$234,727	\$769,870	
1094	Exterior Windows (B)	01-15-2010	01-15-2010	2	100%	\$15.83	\$234,727		Replace all due to wear and tear.	
System: Floor System (3)							Totals:	\$35,854	\$198,695	
1095	Floor Structure (A)	01-15-2010	01-15-2010	2	20%	\$12.09	\$35,854		The serving line, seating, and storage areas all have heaving floors.	
System: Finishes (5)							Totals:	\$28,900	\$759,194	
1097	Ceilings (B)	01-15-2010	01-15-2010	2	10%	\$15.17	\$22,494		Ceiling tiles need to be replaced.	
1098	Interior Doors/Hardware/Windows (	01-15-2010	01-15-2010	2	10%	\$4.32	\$6,406		Need to replace the old, wood doors.
System: HVAC System (7)							Totals:	\$204,449	\$563,464	
1099	Heating (A)	01-15-2010	01-15-2010	4	50%	\$21.21	\$157,251		The Lewis & Clark Room is difficult to heat and therefore has insufficient heat.	
1100	Cooling (C)	01-15-2010	01-15-2010	4	30%	\$10.61	\$47,198		The cafeteria is too hot. Perhaps needs AC.	
System: Plumbing System (8)							Totals:	\$95,255	\$500,445	
1101	Waste Piping (C)	01-15-2010	01-15-2010	2	80%	\$8.03	\$95,255		Needs to be replaced due to age, back-up, and some flooding.	
System: Electrical System (9)							Totals:	\$20,552	\$361,655	
1102	Lighting (B)	01-15-2010	01-15-2010	5	20%	\$6.93	\$20,552		Needs to be upgraded from the old T-12 lighting.	

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Site: UM Western Main Campus	Area Correction: 1.44	Last Audit Date: 11/7/2013
Building: Grand House	Gross Area: 2,600 Sq Ft	Report Renewal Cost: \$58,676
Building Type/ Age Class: House, Single Family (31A)	Cost/Sq Ft: \$135.24	Deficiency Ratio: 16.7%
Const. Date: 1927	Replacement Cost: \$351,624	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Foundations (1)							Totals:	\$10,530	\$14,300	
1156	Footings/Foundation Walls (A)	11-07-2013	11-07-2013	2	100%	\$4.05	\$10,530		Concrete is failing and water leaks into basement.	
System: Envelope (2)							Totals:	\$8,444	\$45,578	
1153	Exterior Walls (A)	11-07-2013	11-07-2013	2	25%	\$12.19	\$7,924		Paint is blistering in some places.	
1154	Exterior Doors/Hatches (C)	11-07-2013	11-07-2013	2	50%	\$0.40	\$520		Doors are leaky and hard to open.	
System: Finishes (5)							Totals:	\$3,874	\$74,074	
1152	Wall Finishes (E)	11-07-2013	11-07-2013	2	50%	\$2.98	\$3,874		Plaster walls and ceilings need redone.	
System: HVAC System (7)							Totals:	\$13,624	\$37,310	
1151	Heating (A)	11-07-2013	11-07-2013	2	100%	\$5.24	\$13,624		Furnace is worn out and needs replaced.	
System: Plumbing System (8)							Totals:	\$14,560	\$47,710	
1149	Fixtures (A)	11-07-2013	11-07-2013	2	100%	\$5.60	\$14,560		Plumbing fixtures are worn out and need replaced.	
System: Electrical System (9)							Totals:	\$7,644	\$26,676	
1148	Building Service (A)	11-07-2013	11-07-2013	2	100%	\$2.94	\$7,644		Underground electrical service needs replaced.	

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Site: UM Western Main Campus
Building: Heating Plant - Western
Building Type/ Age Class: Central Heating Facilities (7A)
Const. Date: 1926

Area Correction: 1.44
Gross Area: 4,558 Sq Ft
Cost/Sq Ft: \$186.64
Replacement Cost: \$850,705

Last Audit Date: 11/19/2009
Report Renewal Cost: \$51,428
Deficiency Ratio: 6.0%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Foundations (1)</i>							Totals:	\$11,623	\$61,852	
944	Footings/Foundation Walls (A)	11-19-2009	11-19-2009	2	25%	\$10.20	\$11,623		Cracking. Throughout.	
<i>System: Envelope (2)</i>							Totals:	\$28,966	\$195,401	
945	Exterior Walls (A)	11-19-2009	11-19-2009	2	25%	\$25.42	\$28,966		Painting and tuck-pointing.	
<i>System: Finishes (5)</i>							Totals:	\$10,839	\$47,905	
946	Floor Finishes (D)	11-19-2009	11-19-2009	2	40%	\$5.57	\$10,155		Needs to be repainted.	
947	Wall Finishes (E)	11-19-2009	11-19-2009	2	25%	\$0.60	\$684		Painting needs to be done in various places.	

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Site: UM Western Main Campus	Area Correction: 1.21	Last Audit Date: 3/1/2017
Building: Jordan Hall	Gross Area: 10,172 Sq Ft	Report Renewal Cost: \$309,100
Building Type/ Age Class: Residence Halls (10B)	Cost/Sq Ft: \$303.67	Deficiency Ratio: 10.0%
Const. Date: 1958	Replacement Cost: \$3,089,033	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Envelope (2)							Totals:	\$60,625	\$236,194	
1035	Exterior Windows (B)	01-15-2010	01-15-2010	2	100%	\$5.96	\$60,625		All windows need to be replaced due to age and wear and tear.	
System: Floor System (3)							Totals:	\$67,949	\$540,235	
1037	Stair Treads/Risers (B)	01-15-2010	01-15-2010	2	100%	\$6.68	\$67,949		Replaced stair treads.	
System: Roof System (4)							Totals:	\$1,109	\$34,076	
1038	Covering (B)	01-15-2010	01-15-2010	2	10%	\$1.09	\$1,109		Roof is leaking around the edges. Needs to be replaced.	
System: Finishes (5)							Totals:	\$133,200	\$706,344	
1039	Ceilings (B)	01-15-2010	01-15-2010	2	25%	\$1.99	\$5,061		Replace damaged ceiling tiles in the halls.	
1040	Interior Doors/Hardware/Windows (	01-15-2010	01-15-2010	2	20%	\$13.81	\$28,095		Replaced door knobs due to wear and tear.
1041	Floor Finishes (D)	01-15-2010	01-15-2010	2	33%	\$19.84	\$66,598		Replace hall carpets due to wear and tear.	
1042	Wall Finishes (E)	01-15-2010	01-15-2010	2	30%	\$10.96	\$33,446		Repaint.	
System: Plumbing System (8)							Totals:	\$9,043	\$455,400	
1043	Fixtures (A)	01-15-2010	03-01-2017	2	10%	\$8.89	\$9,043		Replace hallway sink fixtures due to wear and tear.	
System: Electrical System (9)							Totals:	\$19,963	\$283,799	
1044	Lighting (B)	01-15-2010	01-15-2010	2	25%	\$7.85	\$19,963		Hall light fixtures have grid damage.	
System: Safety System (11)							Totals:	\$17,211	\$187,877	
1045	Exit/Emergency Lighting/Alarms (C	01-15-2010	01-15-2010	1	40%	\$4.23	\$17,211		The Fire Alarm System sound level is too low.	

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Site: UM Western Main Campus	Area Correction: 1.44	Last Audit Date: 11/7/2013
Building: Kurtz House	Gross Area: 2,000 Sq Ft	Report Renewal Cost: \$17,120
Building Type/ Age Class: House, Single Family (31A)	Cost/Sq Ft: \$135.24	Deficiency Ratio: 6.3%
Const. Date: 1943	Replacement Cost: \$270,480	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Envelope (2)</i>							Totals:	\$4,180	\$35,060	
1173	Exterior Windows (B)	11-07-2013	11-07-2013	2	100%	\$2.09	\$4,180		Windows need repalced.	
<i>System: Finishes (5)</i>							Totals:	\$12,940	\$56,980	
1174	Floor Finishes (D)	11-07-2013	11-07-2013	2	100%	\$6.47	\$12,940		Floors need replaced.	

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Site: UM Western Main Campus
 Building: Library
 Building Type/ Age Class: General Classroom/Office (3B)
 Const. Date: 1969

Area Correction: 1.16
 Gross Area: 25,209 Sq Ft
 Cost/Sq Ft: \$270.98
 Replacement Cost: \$6,831,135

Last Audit Date: 3/1/2017
 Report Renewal Cost: \$1,104,317
 Deficiency Ratio: 16.2%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Foundations (1)</i>							Totals:	\$113,693	\$145,708	
951	Footings/Foundation Walls (A)	11-19-2009	11-19-2009	2	100%	\$4.51	\$113,693		Earthquake stabilization and fix the drainage from the roof.	
<i>System: Envelope (2)</i>							Totals:	\$1,676	\$538,212	
952	Exterior Doors/Hatches (C)	11-19-2009	11-19-2009	1	5%	\$1.33	\$1,676		Closer/ADA opener on the east doors needs to be replaced.	
<i>System: Roof System (4)</i>							Totals:	\$5,067	\$189,824	
953	Structure (A)	11-19-2009	11-19-2009	1	10%	\$2.01	\$5,067		Breezeway drains right in front of east doors.	
<i>System: Finishes (5)</i>							Totals:	\$142,368	\$1,403,889	
954	Wall Finishes (E)	11-19-2009	11-19-2009	2	75%	\$7.53	\$142,368		Repaint upstairs.	
<i>System: Specialties (6)</i>							Totals:	\$51,174	\$344,355	
955	Toilet Partitions (A)	11-19-2009	11-19-2009	2	100%	\$2.03	\$51,174		Old, scratched, rusted, etc.	
<i>System: HVAC System (7)</i>							Totals:	\$337,296	\$963,992	
957	Cooling (C)	11-19-2009	11-19-2009	2	100%	\$13.38	\$337,296		Condensers need to be replaced/repaired.	

University of Montana - Facilities Condition Inventory

Deficiency Detail by Building

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Site: UM Western Main Campus
 Building: Library
 Building Type/ Age Class: General Classroom/Office (3B)
 Const. Date: 1969

Area Correction: 1.16
 Gross Area: 25,209 Sq Ft
 Cost/Sq Ft: \$270.98
 Replacement Cost: \$6,831,135

Last Audit Date: 3/1/2017
 Report Renewal Cost: \$1,104,317
 Deficiency Ratio: 16.2%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Plumbing System (8)</i>							Totals:	\$374,391	\$927,439	
958	Fixtures (A)	11-19-2009	11-19-2009	2	100%	\$8.80	\$221,839		Bathrooms. Need to replaced with auto-flow and auto-flush fixtures.	
959	Supply Piping (B)	11-19-2009	11-19-2009	2	20%	\$18.92	\$95,391		Replace.	
960	Waste Piping (C)	11-19-2009	03-01-2017	2	25%	\$9.07	\$57,161		Need to replace waste piping in many locations. Cast piping cracks and leaks.	
<i>System: Conveying (10)</i>							Totals:	\$78,652	\$157,304	
962	Elevator/Lift (A)	11-19-2009	03-01-2017	1	50%	\$6.24	\$78,652		Elevator breaks down often.	

University of Montana - Facilities Condition Inventory

Deficiency Detail by Building

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Site: UM Western Main Campus
Building: Main Hall - Western
Building Type/ Age Class: General Classroom/Office (3A)
Const. Date: 1924

Area Correction: 0.96
Gross Area: 88,496 Sq Ft
Cost/Sq Ft: \$212.66
Replacement Cost: \$18,819,559

Last Audit Date: 3/1/2017
Report Renewal Cost: \$845,402
Deficiency Ratio: 4.5%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Foundations (1)							Totals:	\$33,009	\$516,817	
810	Footings/Foundation Walls (A)	05-24-2006	03-01-2017	2	10%	\$3.73	\$33,009		Needs mortar in several locations	
System: Specialties (6)							Totals:	\$74,337	\$961,067	
823	Fixed Seating/Risers (C)	05-25-2006	05-25-2006	2	100%	\$0.84	\$74,337		Small auditorium seating fabric is worn out.	
System: Plumbing System (8)							Totals:	\$738,056	\$2,353,994	
1215	Supply Piping (B)	03-01-2017	03-01-2017	2	40%	\$14.09	\$498,763		Supply piping is old galvanized in many areas and needs replaced.	
1216	Waste Piping (C)	03-01-2017	03-01-2017	2	40%	\$6.76	\$239,293		Old waste lines need replaced.	

University of Montana - Facilities Condition Inventory

Deficiency Detail by Building

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Site: UM Western Main Campus
 Building: Mathews
 Building Type/ Age Class: Residence Halls (10A)
 Const. Date: 1919

Area Correction: 0.98
 Gross Area: 54,823 Sq Ft
 Cost/Sq Ft: \$242.29
 Replacement Cost: \$13,283,065

Last Audit Date: 3/1/2017
 Report Renewal Cost: \$4,599,705
 Deficiency Ratio: 34.6%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Foundations (1)						Totals:		\$156,794	\$313,588	
1047	Footings/Foundation Walls (A)	01-15-2010	01-15-2010	2	50%	\$3.57	\$97,859		Leaking.	
1048	Exterior Steps/Retaining Walls (B)	01-15-2010	01-15-2010	2	50%	\$2.15	\$58,935		Resurface steps.	
System: Envelope (2)						Totals:		\$329,322	\$1,024,642	
1050	Exterior Walls (A)	01-15-2010	01-15-2010	2	10%	\$9.35	\$51,260		Resurface.	
1049	Exterior Windows (B)	01-15-2010	01-15-2010	2	100%	\$4.10	\$224,774		All windows need to be replaced.	
1051	Exterior Doors/Hatches (C)	01-15-2010	03-01-2017	2	90%	\$0.56	\$27,631		Most doors and frames need to be replaced.	
1052	Interior Columns/Beams (D)	01-15-2010	01-15-2010	2	10%	\$4.68	\$25,657		Resurface and paint.	
System: Floor System (3)						Totals:		\$752,747	\$2,358,485	
1053	Floor Structure (A)	01-15-2010	01-15-2010	2	25%	\$37.61	\$515,473		Damage.	
1054	Stair Treads/Risers (B)	01-15-2010	01-15-2010	2	80%	\$5.41	\$237,274		Stair treads need to be replaced.	
System: Roof System (4)						Totals:		\$65,459	\$156,246	
1055	Covering (B)	01-15-2010	01-15-2010	2	70%	\$1.02	\$39,144		The south and middle sections have the original asbestos shingles, and need to be replaced.	
1056	Insulation (C)	01-15-2010	01-15-2010	2	100%	\$0.48	\$26,315		Insulation? What insulation? There is none!	

University of Montana - Facilities Condition Inventory

Deficiency Detail by Building

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Site: UM Western Main Campus	Area Correction: 0.98	Last Audit Date: 3/1/2017
Building: Mathews	Gross Area: 54,823 Sq Ft	Report Renewal Cost: \$4,599,705
Building Type/ Age Class: Residence Halls (10A)	Cost/Sq Ft: \$242.29	Deficiency Ratio: 34.6%
Const. Date: 1919	Replacement Cost: \$13,283,065	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description
System: Finishes (5)							Totals: \$1,950,245	\$3,330,497	
1057	Interior Wall Systems (A)	01-15-2010	01-15-2010	2	40%	\$20.35	\$446,259		Walls are cracked around doors.
1058	Ceilings (B)	01-15-2010	01-15-2010	2	30%	\$1.78	\$29,275		Hallway tile is damaged.
1059	Interior Doors/Hardware/Windows (	01-15-2010	01-15-2010	2	80%	\$11.19	\$490,775		Most of the room doors need to be replaced.
1060	Floor Finishes (D)	01-15-2010	01-15-2010	2	85%	\$17.67	\$823,414		Floor tiles in the dorm rooms need to be replaced.
1061	Wall Finishes (E)	01-15-2010	01-15-2010	2	30%	\$9.76	\$160,522		Repaint.
System: Specialties (6)							Totals: \$74,011	\$416,107	
1062	Toilet Partitions (A)	01-15-2010	01-15-2010	2	100%	\$1.35	\$74,011		All need to be replaced.
System: HVAC System (7)							Totals: \$130,479	\$883,199	
1063	Heating (A)	01-15-2010	01-15-2010	2	50%	\$3.72	\$101,971		Traps need to be replaced.
1064	Ventilating (B)	01-15-2010	01-15-2010	2	100%	\$0.52	\$28,508		All bathrooms have insufficient ventilation.
System: Plumbing System (8)							Totals: \$576,519	\$1,745,564	
1065	Fixtures (A)	01-15-2010	03-01-2017	2	100%	\$5.68	\$311,395		Shower, sink, and toilet fixtures need to be replaced.
1066	Waste Piping (C)	01-15-2010	01-15-2010	2	60%	\$8.06	\$265,124		All drains are repeatedly clogging and are not user-friendly for maintenance.
System: Electrical System (9)							Totals: \$564,129	\$1,113,455	
1067	Lighting (B)	01-15-2010	01-15-2010	2	60%	\$5.65	\$185,850		Replace room lights.
1068	Distribution (C)	01-15-2010	01-15-2010	2	100%	\$6.90	\$378,279		All.

University of Montana - Facilities Condition Inventory

Deficiency Detail by Building

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Site: UM Western Main Campus	Area Correction: 1.44	Last Audit Date: 3/1/2017
Building: Osborne House	Gross Area: 1,310 Sq Ft	Report Renewal Cost: \$58,242
Building Type/ Age Class: Apartment, 1-3 Story (11B)	Cost/Sq Ft: \$306.39	Deficiency Ratio: 14.5%
Const. Date: 1954	Replacement Cost: \$401,384	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Foundations (1)							Totals:	\$6,812	\$13,624	
1104	Footings/Foundation Walls (A)	01-15-2010	01-15-2010	2	50%	\$8.82	\$5,777		Leaking. Repair or replace.	
1105	Exterior Steps/Retaining Walls (B)	01-15-2010	01-15-2010	2	50%	\$1.58	\$1,035		Replace the north steps.	
System: Envelope (2)							Totals:	\$8,148	\$50,003	
1106	Exterior Windows (B)	01-15-2010	01-15-2010	4	100%	\$5.35	\$7,008		Need to be replaced. They are single-pane, the frames are damaged, and some won't open.	
1107	Exterior Doors/Hatches (C)	01-15-2010	01-15-2010	4	100%	\$0.87	\$1,140		They are old and wooden. They are splitting and swelling.	
System: Floor System (3)							Totals:	\$9,104	\$54,391	
1108	Stair Treads/Risers (B)	01-15-2010	01-15-2010	2	100%	\$6.95	\$9,104		Stair treads are old and need to be replaced.	
System: Finishes (5)							Totals:	\$7,729	\$75,862	
1109	Wall Finishes (E)	01-15-2010	03-01-2017	2	100%	\$5.90	\$7,729		Repaint.	
System: Plumbing System (8)							Totals:	\$20,240	\$60,653	
1110	Fixtures (A)	01-15-2010	01-15-2010	2	100%	\$15.45	\$20,240		They need to be replaced due to age and difficulty getting replacement parts.	
System: Safety System (11)							Totals:	\$6,209	\$26,121	
1111	ADA Accessibility (E)	01-15-2010	01-15-2010	1	100%	\$4.74	\$6,209		Needs a ramp.	

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Deficiency Detail by Building

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Site: UM Western Main Campus
 Building: PE Complex
 Building Type/ Age Class: Athletic Facilities (5B)
 Const. Date: 1969

Area Correction: 0.98
 Gross Area: 73,016 Sq Ft
 Cost/Sq Ft: \$250.30
 Replacement Cost: \$18,276,635

Last Audit Date: 1/15/2010
 Report Renewal Cost: \$3,266,481
 Deficiency Ratio: 17.9%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Envelope (2)							Totals:	\$449,486	\$3,402,546	
1113	Exterior Windows (B)	01-15-2010	01-15-2010	5	95%	\$6.48	\$449,486		The windows need to be replaced due to being single-pane. Many don't work and don't seal.	
System: Floor System (3)							Totals:	\$372,382	\$987,906	
1115	Stair Treads/Risers (B)	01-15-2010	01-15-2010	2	100%	\$5.10	\$372,382		The stair treads originally had built-in treads. Between wear and tear and painting they have filled.	
System: Finishes (5)							Totals:	\$1,193,301	\$2,573,084	
1117	Interior Wall Systems (A)	01-15-2010	01-15-2010	2	20%	\$3.01	\$43,956		The walls in the racquet ball courts need to be repaired or replaced.	
1118	Floor Finishes (D)	01-15-2010	01-15-2010	2	70%	\$20.69	\$1,057,491		The floors in the bathroom areas are the original and are hard to clean. They need to be replaced.	
1119	Wall Finishes (E)	01-15-2010	01-15-2010	2	20%	\$6.29	\$91,854		Repaint.	
System: Specialties (6)							Totals:	\$13,143	\$4,221,055	
1120	Toilet Partitions (A)	01-15-2010	01-15-2010	2	50%	\$0.36	\$13,143		Toilet and shower partitions are metal and rusting. They need to be replaced.	
System: HVAC System (7)							Totals:	\$642,358	\$1,317,209	
1121	Heating (A)	01-15-2010	01-15-2010	4	75%	\$9.02	\$493,953		The heating system is inefficient and broken, and needs to be upgraded.	
1122	Ventilating (B)	01-15-2010	01-15-2010	4	75%	\$2.71	\$148,405		The ventilation system is inefficient and broken, and needs to be upgraded.	

University of Montana - Facilities Condition Inventory
Deficiency Detail by Building

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Site: UM Western Main Campus	Area Correction: 0.98	Last Audit Date: 1/15/2010
Building: PE Complex	Gross Area: 73,016 Sq Ft	Report Renewal Cost: \$3,266,481
Building Type/ Age Class: Athletic Facilities (5B)	Cost/Sq Ft: \$250.30	Deficiency Ratio: 17.9%
Const. Date: 1969	Replacement Cost: \$18,276,635	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description
							Totals:		
							\$595,811	\$1,177,748	
1123	Fixtures (A)	01-15-2010	01-15-2010	2	100%	\$8.16	\$595,811		They are old and need to be replaced.

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Site: UM Western Main Campus	Area Correction: 1.44	Last Audit Date: 3/1/2017
Building: Plumbing Shed	Gross Area: 864 Sq Ft	Report Renewal Cost: \$2,376
Building Type/ Age Class: Warehouse/Storage Facilities (8B)	Cost/Sq Ft: \$153.42	Deficiency Ratio: 1.8%
Const. Date: 1974	Replacement Cost: \$132,555	

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Envelope (2)</i>							Totals:	\$2,376	\$26,214	
1218	Exterior Doors/Hatches (C)	03-01-2017	03-01-2017	2	100%	\$2.75	\$2,376		Door needs replaced.	

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Site: UM Western Main Campus
 Building: Roe House
 Building Type/ Age Class: General Classroom/Office (3A)
 Const. Date: 1911

Area Correction: 1.44
 Gross Area: 5,920 Sq Ft
 Cost/Sq Ft: \$318.99
 Replacement Cost: \$1,888,480

Last Audit Date: 3/1/2017
 Report Renewal Cost: \$95,211
 Deficiency Ratio: 5.0%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Envelope (2)</i>							Totals:	\$28,984	\$154,571	
1220	Exterior Walls (A)	03-01-2017	03-01-2017	2	50%	\$7.20	\$21,312		Siding is water damaged and needs refinished and some areas needs replaced.	
902	Exterior Windows (B)	11-19-2009	11-19-2009	5	15%	\$8.64	\$7,672		Replace upstairs windows in balcony area in the northwest corner.	
<i>System: Roof System (4)</i>							Totals:	\$3,031	\$59,259	
1221	Covering (B)	03-01-2017	03-01-2017	2	10%	\$5.12	\$3,031		Some areas leak.	
<i>System: HVAC System (7)</i>							Totals:	\$49,166	\$193,170	
905	Cooling (C)	11-19-2009	11-19-2009	4	50%	\$16.61	\$49,166		Need AC on the first floor.	
<i>System: Safety System (11)</i>							Totals:	\$14,030	\$143,382	
908	ADA Accessibility (E)	11-19-2009	11-19-2009	1	50%	\$4.74	\$14,030		Accessibility is on the first floor only.	

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Site: UM Western Main Campus
Building: Student Union Building (SUB)
Building Type/ Age Class: Food Services (9B)
Const. Date: 1958

Area Correction: 1.21
Gross Area: 15,530 Sq Ft
Cost/Sq Ft: \$348.52
Replacement Cost: \$5,412,516

Last Audit Date: 3/1/2017
Report Renewal Cost: \$753,586
Deficiency Ratio: 13.9%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
System: Foundations (1)							Totals:	\$4,131	\$277,832	
1089	Exterior Steps/Retaining Walls (B)	01-15-2010	01-15-2010	2	20%	\$1.33	\$4,131		Need a ramp for entry to the Bookstore.	
System: Roof System (4)							Totals:	\$95,230	\$304,543	
1223	Covering (B)	03-01-2017	03-01-2017	2	60%	\$10.22	\$95,230		Membrane roof is deteriorated around walls and penetrations.	
System: Finishes (5)							Totals:	\$105,239	\$728,978	
1090	Ceilings (B)	01-15-2010	01-15-2010	2	10%	\$13.79	\$21,416		Damaged tiles.	
1225	Floor Finishes (D)	03-01-2017	03-01-2017	2	25%	\$17.03	\$66,119		Carpet is worn out. Needs replaced.	
1091	Wall Finishes (E)	01-15-2010	01-15-2010	2	30%	\$3.80	\$17,704		Repaint.	
System: HVAC System (7)							Totals:	\$548,986	\$1,097,971	
1224	Heating (A)	03-01-2017	03-01-2017	4	100%	\$35.35	\$548,986		All HVAC controls need updated to DDC controls.	

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Site: UM Western Main Campus
Building: Swysgood Tech Center (STC)
Building Type/ Age Class: General Classroom/Office (3C)
Const. Date: 2002

Area Correction: 1.16
Gross Area: 25,209 Sq Ft
Cost/Sq Ft: \$274.65
Replacement Cost: \$6,923,904

Last Audit Date: 3/1/2017
Report Renewal Cost: \$312,453
Deficiency Ratio: 4.5%

Entry #	Component	Initial Entry	Last Update	Def. Cat.	Def %	Unit Cost	Comp. Renew Cost	System Replace Cost	Description	
<i>System: Envelope (2)</i>							Totals:	\$51,615	\$538,212	
964	Exterior Windows (B)	11-19-2009	11-19-2009	2	25%	\$8.19	\$51,615		The windows on the west side have leaked from "Day One".	
<i>System: Finishes (5)</i>							Totals:	\$197,916	\$1,403,889	
966	Interior Wall Systems (A)	11-19-2009	11-19-2009	2	10%	\$14.55	\$36,679		Cracking due to leaking windows.	
967	Floor Finishes (D)	11-19-2009	03-01-2017	2	50%	\$9.78	\$123,272		Carpet needs replaced in basement rooms.	
968	Wall Finishes (E)	11-19-2009	11-19-2009	2	20%	\$7.53	\$37,965		Need to repaint due to wear and tear, as well as the window leaks.	
<i>System: Conveying (10)</i>							Totals:	\$62,922	\$157,304	
970	Elevator/Lift (A)	11-19-2009	11-19-2009	2	40%	\$6.24	\$62,922		Repairs needed.	