

Chattahoochee  
Valley Community College



*Deferred Maintenance Plan*

***2012-2015***

1/5/2012

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## *Introduction*

The CVCC Deferred Maintenance Plan is an assessment of the campus physical facilities that includes eight instructional and student campus buildings. The plan evaluates the condition of various building system components. The evaluation ranges from roof conditions to structural defects. It also includes the safety, adequacy of facilities, and needed maintenance.

A visual inspection was conducted during the Fall of 2011 by the Plant Management Department. The following facility components were assessed during the inspection:

- Floor covering
- Painting Interior/exterior
- Electrical Systems
- HVAC/Mechanical systems
- Roofing
- Wall systems
- Structural

Upon completing the inspection, a written assessment for each facility was compiled to assist in determining areas of improvement.

The assessment showed that the campus facilities were adequate. Furthermore, the trend indicated that the HVAC, electrical systems, fire alarms, and roofs met or exceeded minimum standards in all the facilities. However, it was determined that manufacturers for original installed systems in the older facilities no longer exist, making it difficult to obtain parts. This plan will be delivered to the Chief Financial Officer and the Dean of Student and Administrative Services for review before final recommendations are forwarded to the Planning Committee.

## *Wallace Hall – Deferred Maintenance*

Wallace Hall was built in 1976. The building has an area of 19,421 gross square ft. Its functions includes housing the administrative offices, admissions office, business office, management information center, development office, computer labs, general classrooms, SGA office, Phi Theta Kappa office, and faculty offices.

The roof has composition shingles. Although there are no indications of roof leaks; the weather has caused the shingles to deteriorate to the point where the roof needs to be replaced. The flashing and downspouts are loose and need to be secured. The preferred direction is to replace the existing roof with a standing seam metal roof to compliment the recently renovated LRC and the new IPAC roofs.

The electrical system in the building has been upgraded during the renovation during the year 2000. However, most of the building still has the original electrical panels that were installed during original construction. It is very difficult to get breakers/part for these “Westinghouse” panels because the manufacturer is no longer in business. In the current panels, there are very few spare circuits available for additional loads. There is a need to replace the existing panels and to add new service panels for future growth.

The lighting systems in the building are adequate; however, there are fixtures that contain T-12 lamps. Manufacturers are phasing out these lamps. There are some these lamps that exist in the building; but, they are being replaced with T-8 fixtures during routine maintenance.

The fire alarm system in the building is original. Duct detectors have been added to the air handlers on all HVAC system to meet minimum code. Although the system meets minimum standards, it lacks the devices one might find in today’s buildings (i.e. smoke detectors, audio/visual devices etc.). Most systems are addressable that assists in identifying the location of fire related trouble at an instant; this type system is preferred over the existing system where parts are difficult to locate.

The HVAC systems in the building consist of heat pumps that provide heating and cooling throughout the building. Most of the units are charged with R-22 refrigerant. Unfortunately, manufacturers are phasing out this refrigerant; the cost of this refrigerant has increased exponentially in recent years. Manufacturers have ceased production of R-22 equipment; therefore, the existing systems have to be replaced because compatible equipment is no longer available. Two of the units have been replaced with R-410A systems and will become the standard for the remaining units to be replaced in the building.

The flooring in the building is of acceptable standards. The second floor was renovated in the year 2000; the carpet in the office area and the tile in the restrooms were replaced. However, the flooring on the first floor is dated; the carpets in the classrooms are extremely worn. In the restrooms, the tile floor was installed during the original construction. To bring consistency to the flooring

throughout the entire building, the future renovation should continue the flooring concept that was installed on the second floor.

Most of the hardware on the doors of this building is original; these are keyed-entry door knobs. Today's standards call for lever type handles in public facilities to accommodate physically challenged individuals. This building is included in our future plans to replace all the locks in the older part of campus to provide easier access to everyone.

The building is structurally sound. There are no visible signs of settling. However, the wall around the HVAC equipment does indicate some settling but it is not part of the building structure. The sidewalk around the building needs caulking in the expansion joints to reduce a possible tripping hazard.

## Building Assessment

Building Name: Wallace Hall

Year Built: 1976

Building Sq. Footage: 19,421

Last Renovated: 2000

Floor Covering	Satisfactory	Needs Attention
<ul style="list-style-type: none"> <li>• VCT</li> <li>• Carpeting</li> </ul>		<input checked="" type="checkbox"/>
Painting, Interior		
<ul style="list-style-type: none"> <li>• Classroom, library, offices, cafeteria, and hallways</li> <li>• Kitchens, lunchrooms, and restrooms</li> </ul>	<input checked="" type="checkbox"/>	
Painting, Exterior		
<ul style="list-style-type: none"> <li>• Exterior stucco or masonry</li> <li>• Exterior wood and metal trim</li> </ul>	<input checked="" type="checkbox"/>	
Electrical and communication Systems		
<ul style="list-style-type: none"> <li>• Electrical panels and switchboards</li> <li>• Signal systems, including fire alarm and public address</li> <li>• Lighting Systems</li> </ul>		<input checked="" type="checkbox"/>
Roofing		
<ul style="list-style-type: none"> <li>• Composition shingles</li> <li>• Flashing, gutters, and downspouts</li> </ul>	<input checked="" type="checkbox"/>	
HVAC		
<ul style="list-style-type: none"> <li>• Electric heaters</li> <li>• Heat Pumps</li> <li>• Exhaust Fans</li> </ul>		<input checked="" type="checkbox"/>
Wall Systems		
<ul style="list-style-type: none"> <li>• Doors</li> <li>• Door hardware</li> <li>• Window assemblies</li> </ul>		<input checked="" type="checkbox"/>
Structural		
<ul style="list-style-type: none"> <li>• Foundation</li> <li>• Ceilings</li> <li>• Post, Beams, Supports, Ramps</li> </ul>	<input checked="" type="checkbox"/>	
Comments: The overall condition of the building is satisfactory and meet/exceed minimum building standards. To further enhance the systems within the building envelope, the following Improvements are recommended:		
HVAC – replace R-22 units with more efficient R-410a units		
Electrical – replace panels, lighting, difficult to obtain parts		
Fire Alarm – replace system, meets minimum standards, difficult to obtain parts		
Roof – replace aging roof, worn shingles		
Flooring – Replace worn office/classroom carpet and restroom tile on first floor		
Door Hardware – Replace key-entry door knobs with lever handles		

## *Wilson Hall – Deferred Maintenance*

Wilson Hall was built in 1976. The building has an area of 6,048 gross square ft. Its functions includes housing the information and switchboard, student center, counseling and advising services, financial aid office, career resources, job placement, and student development.

The roof has composition shingles. Although there are no indications of roof leaks; the weather has caused the shingles to deteriorate to the point where the roof needs to be replaced. The flashing and downspouts are loose and need to be secured. The preferred direction is to replace the existing roof with a standing seam metal roof to compliment the recently renovated LRC and the new IPAC roofs. The covered breezeways on each side of the building have rolled roofing. During heavy rains, leaks appear in a number of areas. There is a need to strip the decking and install new roofing.

The electrical system in the building has been upgraded during the renovation during the year 2000. However, most of the building still has the original electrical panels that were installed during original construction. It is very difficult to get breakers/part for these “General Electric” panels because of the equipment’s age. In the current panels, there are very few spare circuits available for additional loads. There is a need to replace the existing panels and to add new service panels for future growth.

The lighting systems in the building were replaced during the renovation of the building. The lamps were replaced with T-5 fixtures. Overall, the lighting system is extremely efficient.

The fire alarm system in the building is adequate. Duct detectors have been added to the air handlers on all HVAC system to meet minimum code. Although the system meets minimum standards, it lacks the devices one might find in today’s buildings (i.e. smoke detectors, audio/visual devices etc.). Most systems are addressable that assists in identifying the location of fire related trouble at an instant; this type system is preferred over the existing system where parts are difficult to locate.

The HVAC systems in the building consist of two heat pumps that provide heating and cooling throughout the building. One of the units is charged with R-22 refrigerant. Unfortunately, manufacturers are phasing out this refrigerant; the cost of this refrigerant has increased exponentially in recent years. Manufacturers have ceased production of R-22 equipment. The recommendation is to replace it with a R-410a unit similar to the unit that was changed out recently.

The flooring in the building is of acceptable standards. The building was renovated in the year 2000; the carpet in the office area and the tile in the restrooms were replaced. The flooring appears to be in good shape.

The building has storefront doors with panic devices; however, the offices have keyed-entry door knobs. Today’s standards call for lever type handles in public facilities to accommodate physically challenged individuals. This building is included in our future plans to replace all the locks in the older part of campus to provide easier access to everyone.

The building is of masonry/brick veneer construction and is structurally sound. There are no visible signs of settling. The sidewalk around the building needs caulking in the expansion joints to reduce a possible tripping hazard.

## Building Assessment

Building Name: *Wilson Hall*

Year Built: 1976

Building Sq. Footage: 6,048

Last Renovated: 2000

Floor Covering	Satisfactory	Needs Attention
<ul style="list-style-type: none"> <li>• VCT</li> <li>• Carpeting</li> </ul>	<input checked="" type="checkbox"/>	
Painting, Interior		
<ul style="list-style-type: none"> <li>• Classroom, library, offices, cafeteria, and hallways</li> <li>• Kitchens, lunchrooms, and restrooms</li> </ul>	<input checked="" type="checkbox"/>	
Painting, Exterior		
<ul style="list-style-type: none"> <li>• Exterior stucco or masonry</li> <li>• Exterior wood and metal trim</li> </ul>	<input checked="" type="checkbox"/>	
Electrical and communication Systems		
<ul style="list-style-type: none"> <li>• Electrical panels and switchboards</li> <li>• Signal systems, including fire alarm and public address</li> <li>• Lighting Systems</li> </ul>		<input checked="" type="checkbox"/>
Roofing		
<ul style="list-style-type: none"> <li>• Composition shingles</li> <li>• Flashing, gutters, and downspouts</li> </ul>	<input checked="" type="checkbox"/>	
HVAC		
<ul style="list-style-type: none"> <li>• Electric heaters</li> <li>• Heat Pumps</li> <li>• Exhaust Fans</li> </ul>		<input checked="" type="checkbox"/>
Wall Systems		
<ul style="list-style-type: none"> <li>• Doors</li> <li>• Door hardware</li> <li>• Window assemblies</li> </ul>		<input checked="" type="checkbox"/>
Structural		
<ul style="list-style-type: none"> <li>• Foundation</li> <li>• Ceilings</li> <li>• Post, Beams, Supports, Ramps</li> </ul>	<input checked="" type="checkbox"/>	
Comments: The overall condition of the building is satisfactory and meet/exceed minimum building standards. To further enhance the systems within the building envelope, the following Improvements are recommended:		
HVAC – replace R-22 unit with more efficient R-410a unit		
Electrical – replace panels, difficult to obtain parts		
Fire Alarm – replace system, meets minimum standards, difficult to obtain parts		
Roof – replace aging roof, worn shingles		
Flooring – carpet and tile is in good shape		
Door Hardware – Replace key-entry door knobs with lever handles/update panic bars		

## *Brassell Hall – Deferred Maintenance*

Wallace Hall was built in 1976; the building is of a masonry/brick veneer construction. The building has 18,240 gross square feet. It's functions include housing the Career Center office, science laboratories, general classrooms, and faculty offices.

The roof has composition shingles. Although there are no indications of roof leaks; the weather has caused the shingles to deteriorate to the point where the roof needs to be replaced. The flashing and downspouts are loose and need to be secured. The preferred direction is to replace the existing roof with a standing seam metal roof to compliment the recently renovated LRC and the new IPAC roofs.

The electrical system in the building has been upgraded in the lab area. However, most of the building still has the original electrical panels that were installed during original construction. It is very difficult to get breakers/part for these "Westinghouse" panels because the manufacturer is no longer in business. In the current panels, there are very few spare circuits available for additional loads. There is a need to replace the existing panels and to add new service panels for future growth.

The lighting systems in the building are adequate; however, there are fixtures that contain T-12 lamps. Manufacturers are phasing out these lamps. There are some these lamps that exist in the building; but, they are being replaced with T-8 fixtures during routine maintenance.

The fire alarm system in the building is original. Duct detectors have been added to the air handlers on all HVAC system to meet minimum code. Although the system meets minimum standards, it lacks the devices one might find in today's buildings (i.e. smoke detectors, audio/visual devices etc.). Most systems are addressable that assists in identifying the location of fire related trouble at an instant; this type system is preferred over the existing system where parts are difficult to locate.

The HVAC systems in the building consist of heat pumps that provide heating and cooling throughout the building. Most of the units are charged with R-22 refrigerant. Unfortunately, manufacturers are phasing out this refrigerant; the cost of this refrigerant has increased exponentially in recent years. Manufacturers have ceased production of R-22 equipment; therefore, the existing systems have to be replaced because compatible equipment is no longer available. Two of the units have been replaced with R-410A systems and will become the standard for the remaining units to be replaced in the building.

The flooring in the parts of the building (offices on the second floor) has been replaced . However, the flooring in the rest of the building needs attention. In the restrooms, the tile floor was installed during the original construction. To bring consistency to the flooring throughout the entire building, the flooring concept found in other renovated buildings should be used as a guideline for future flooring installation.

The restrooms on the first and second floor need some attention. These facilities have the original floor tiles, lavatories, and toilets. The plumbing fixtures are dated and need upgrading. Since this building has heavy traffic; it would enhance the learning environment through upgrades of these facilities.

There are a number of labs housed in this building. They meet or exceed standards; however, certain areas have fume hoods that should be considered for upgrades to enhance the ventilation as well as classroom environment for the students. Furthermore, the freezer where cat specimens for biology are stored, needs to be replaced; it has a slow leak and contains R-12 refrigerant that is no longer manufactured.

Most of the hardware on the doors of this building is original; these are keyed-entry door knobs. Today's standards call for lever type handles in public facilities to accommodate physically challenged individuals. This building is included in our future plans to replace all the locks in the older part of campus to provide easier access to everyone.

The building is structurally sound. There are signs of settling. The north side of the building has cracks on the brick veneer. In March of 2011, repairs were made to walls in Room 107; five helical piers were installed to stabilize the wall.

## Building Assessment

Building Name: Brassell Hall

Year Built: 1977

Building Sq. Footage: 18,240

Last Renovated: 2001

Floor Covering	Satisfactory	Needs Attention
<ul style="list-style-type: none"> <li>• VCT</li> <li>• Carpeting</li> </ul>		<input checked="" type="checkbox"/>
Painting, Interior		
<ul style="list-style-type: none"> <li>• Classroom, library, offices, cafeteria, and hallways</li> <li>• Kitchens, lunchrooms, and restrooms</li> </ul>	<input checked="" type="checkbox"/>	
Painting, Exterior		
<ul style="list-style-type: none"> <li>• Exterior stucco or masonry</li> <li>• Exterior wood and metal trim</li> </ul>	<input checked="" type="checkbox"/>	
Electrical and communication Systems		
<ul style="list-style-type: none"> <li>• Electrical panels and switchboards</li> <li>• Signal systems, including fire alarm and public address</li> <li>• Lighting Systems</li> </ul>		<input checked="" type="checkbox"/>
Roofing		
<ul style="list-style-type: none"> <li>• Composition shingles</li> <li>• Flashing, gutters, and downspouts</li> </ul>	<input checked="" type="checkbox"/>	
HVAC		
<ul style="list-style-type: none"> <li>• Electric heaters</li> <li>• Heat Pumps</li> <li>• Exhaust Fans</li> </ul>		<input checked="" type="checkbox"/>
Wall Systems		
<ul style="list-style-type: none"> <li>• Doors</li> <li>• Door hardware</li> <li>• Window assemblies</li> </ul>		<input checked="" type="checkbox"/>
Structural		
<ul style="list-style-type: none"> <li>• Foundation</li> <li>• Ceilings</li> <li>• Post, Beams, Supports, Ramps</li> </ul>		<input checked="" type="checkbox"/>
Comments: The overall condition of the building is satisfactory and meet/exceed minimum building standards. To further enhance the systems within the building envelope, the following		
Improvements are recommended:		
Mechanical – Replace fume hoods, freezer for specimens		
HVAC – replace R-22 units with more efficient R-410a units		
Electrical – replace panels, lighting, difficult to obtain parts		
Fire Alarm – replace system, meets minimum standards, difficult to obtain parts		
Roof – replace aging roof, worn shingles		
Flooring – Replace worn office/classroom carpet and restroom tile		
Door Hardware – Replace key-entry door knobs with lever handles		
Restrooms – replace fixtures, toilets, ceramic tile		

## *Owen Hall – Deferred Maintenance*

Owen Hall was built in 1981; the building is of a masonry/brick veneer construction. The building has 26,406 gross square feet. It's functions include housing the Learning Resource Center (library), student learning labs (writing, reading, and mathematics), computer and testing labs, large and small group student areas, workforce development and GED preparation classrooms.

The roof is a standing seam metal roof. It was replaced after some heavy storm damage in 2009. This type roof has become a preferred standard for future roof replacement around campus.

The electrical system in the building has been upgraded in some parts of the building. However, most of the building still has the original electrical panels that were installed during original construction. It is very difficult to get breakers/part for these "Westinghouse" panels because the manufacturer is no longer in business. In the current panels, there are very few spare circuits available for additional loads. There is a need to replace the existing panels and to add new service panels for future growth.

The lighting systems in the building are adequate; however, there are fixtures that contain T-12 lamps. Manufacturers are phasing out these lamps. There are some these lamps that exist in the building; but, they are being replaced with T-8 fixtures during routine maintenance.

The fire alarm system in the building is original. Duct detectors have been added to the air handlers on all HVAC system to meet minimum code. Although the system meets minimum standards, it lacks the devices one might find in today's buildings (i.e. smoke detectors, audio/visual devices etc.). Most systems are addressable that assists in identifying the location of fire related trouble at an instant; this type system is preferred over the existing system where parts are difficult to locate.

The HVAC systems in the building consist of heat pumps that provide heating and cooling throughout the building. Most of the units are charged with R-22 refrigerant. Unfortunately, manufacturers are phasing out this refrigerant; the cost of this refrigerant has increased exponentially in recent years. Manufacturers have ceased production of R-22 equipment; therefore, the existing systems have to be replaced because compatible equipment is no longer available. Two of the units have been replaced with R-410A systems and will become the standard for the remaining units to be replaced in the building.

The flooring needs attention throughout the building. In the restrooms, the tile floor was installed during the original construction. To bring consistency to the flooring throughout the entire building, the flooring concept found in other renovated buildings should be used as a guideline for future flooring installation.

The restrooms on the first and ground floor need some attention. These facilities have the original floor tiles, lavatories, and toilets. The plumbing fixtures are dated and need upgrading. Since this building has heavy traffic; it would enhance the learning environment through upgrades of these facilities.

Most of the hardware on the doors of this building is original; there are keyed-entry door knobs on office doors. Today's standards call for lever type handles in public facilities to accommodate physically challenged individuals. The storefront door at the main entrance has worn out hardware and has caps around the door frame causing air to enter the building. There is a discussion about replacing it with a sliding door. This building is included in our future plans to replace all the locks in the older part of campus to provide easier access to everyone.

The building is structurally sound. There are signs of settling. The north side of the building has cracks on the brick veneer. The window need to be caulked .

## Building Assessment

Building Name: Owen Hall

Year Built: 1981

Building Sq. Footage: 26, 406

Last Renovated: 2004

Floor Covering	Satisfactory	Needs Attention
<ul style="list-style-type: none"> <li>• VCT</li> <li>• Carpeting</li> </ul>		<input checked="" type="checkbox"/>
Painting, Interior		
<ul style="list-style-type: none"> <li>• Classroom, library, offices, cafeteria, and hallways</li> <li>• Kitchens, lunchrooms, and restrooms</li> </ul>	<input checked="" type="checkbox"/>	
Painting, Exterior		
<ul style="list-style-type: none"> <li>• Exterior stucco or masonry</li> <li>• Exterior wood and metal trim</li> </ul>	<input checked="" type="checkbox"/>	
Electrical and communication Systems		
<ul style="list-style-type: none"> <li>• Electrical panels and switchboards</li> <li>• Signal systems, including fire alarm and public address</li> <li>• Lighting Systems</li> </ul>		<input checked="" type="checkbox"/>
Roofing		
<ul style="list-style-type: none"> <li>• Composition shingles</li> <li>• Flashing, gutters, and downspouts</li> </ul>	<input checked="" type="checkbox"/>	
HVAC		
<ul style="list-style-type: none"> <li>• Electric heaters</li> <li>• Heat Pumps</li> <li>• Exhaust Fans</li> </ul>		<input checked="" type="checkbox"/>
Wall Systems		
<ul style="list-style-type: none"> <li>• Doors</li> <li>• Door hardware</li> <li>• Window assemblies</li> </ul>		<input checked="" type="checkbox"/>
Structural		
<ul style="list-style-type: none"> <li>• Foundation</li> <li>• Ceilings</li> <li>• Post, Beams, Supports, Ramps</li> </ul>		<input checked="" type="checkbox"/>
Comments: The overall condition of the building is satisfactory and meet/exceed minimum building standards. To further enhance the systems within the building envelope, the following		
Improvements are recommended:		
Structural – Cracks on the NW side of building		
HVAC – replace R-22 units with more efficient R-410a units		
Electrical – replace panels, lighting, difficult to obtain parts		
Fire Alarm – replace system, meets minimum standards, difficult to obtain parts		
Roof – recently replaced with metal roof (2009); it is in good shape		
Flooring – Replace worn office/classroom carpet and restroom tile		
Door Hardware – Replace key-entry door knobs with lever handles		
Restrooms – replace fixtures, toilets, ceramic tile		

## *Fine Arts Hall – Deferred Maintenance*

Fine Arts Hall was built in 1980; the building is of a masonry/brick veneer construction. The building has 9,045 gross square feet. It's functions include housing the art studio and classroom/gallery, photography darkroom, visual communication computer lab, music performance practice rooms, choral concert and recording studio, general classrooms, and faculty offices.

The roof is a composite shingle roof. The shingles are extremely worn and are due for replacement. The elevator room has rotted wooden decking; these panels and shingles need to be replaced on the roof. The preferred direction is to replace the existing roof with a standing seam metal roof to compliment the recently renovated LRC and the new IPAC roofs. This type roof has become a preferred standard for future roof replacement around campus.

The electrical system in the building has been upgraded in some parts of the building. However, most of the building still has the original electrical panels that were installed during original construction. It is very difficult to get breakers/part for these "Westinghouse" panels because the manufacturer is no longer in business. In the current panels, there are very few spare circuits available for additional loads. There is a need to replace the existing panels and to add new service panels for future growth.

The lighting systems in the building are adequate; however, there are fixtures that contain T-12 lamps. Manufacturers are phasing out these lamps. There are some these lamps that exist in the building; but, they are being replaced with T-8 fixtures during routine maintenance.

The fire alarm system in the building is original. Duct detectors have been added to the air handlers on all HVAC system to meet minimum code. Although the system meets minimum standards, it lacks the devices one might find in today's buildings (i.e. smoke detectors, audio/visual devices etc.). Most systems are addressable that assists in identifying the location of fire related trouble at an instant; this type system is preferred over the existing system where parts are difficult to locate.

The HVAC systems in the building consist of heat pumps that provide heating and cooling throughout the building. Two of the units are charged with R-22 refrigerant. Unfortunately, manufacturers are phasing out this refrigerant; the cost of this refrigerant has increased exponentially in recent years. Manufacturers have ceased production of R-22 equipment; therefore, the existing systems have to be replaced because compatible equipment is no longer available. Three of the units have been replaced with R-410A systems and will become the standard for the remaining units to be replaced in the building.

The flooring needs attention throughout the building. In the restrooms, the tile floor was installed during the original construction. To bring consistency to the flooring throughout the entire building, the flooring concept found in other renovated buildings should be used as a guideline for future flooring installation.

The restrooms on the first and ground floor need some attention. These facilities have the original floor tiles, lavatories, and toilets. The plumbing fixtures are dated and need upgrading. Since this building has heavy traffic; it would enhance the learning environment through upgrades of these facilities.

Most of the hardware on the doors of this building is original; there are keyed-entry door knobs on office doors. Today's standards call for lever type handles in public facilities to accommodate physically challenged individuals. This building is included in our future plans to replace all the locks in the older part of campus to provide easier access to everyone.

The building is structurally sound. There are signs of settling. The north side of the building has cracks on the brick veneer and exterior steps. The windows need to be caulked .

The building also has an emergency generator that is diesel driven; the generator has not been operating/functioning for several years. The generator was set up for back-up power for the recording studio that is no longer in use. The recommendation is to remove the generator as well as the underground tank from the building.

## Building Assessment

Building Name: *Fine Arts Hall*

Year Built: 1980

Building Sq. Footage: 9,045

Last Renovated:

Floor Covering	Satisfactory	Needs Attention
<ul style="list-style-type: none"> <li>• VCT</li> <li>• Carpeting</li> </ul>		<input checked="" type="checkbox"/>
Painting, Interior		
<ul style="list-style-type: none"> <li>• Classroom, library, offices, cafeteria, and hallways</li> <li>• Kitchens, lunchrooms, and restrooms</li> </ul>	<input checked="" type="checkbox"/>	
Painting, Exterior		
<ul style="list-style-type: none"> <li>• Exterior stucco or masonry</li> <li>• Exterior wood and metal trim</li> </ul>	<input checked="" type="checkbox"/>	
Electrical and communication Systems		
<ul style="list-style-type: none"> <li>• Electrical panels and switchboards</li> <li>• Signal systems, including fire alarm and public address</li> <li>• Lighting Systems</li> </ul>		<input checked="" type="checkbox"/>
Roofing		
<ul style="list-style-type: none"> <li>• Composition shingles</li> <li>• Flashing, gutters, and downspouts</li> </ul>	<input checked="" type="checkbox"/>	
HVAC		
<ul style="list-style-type: none"> <li>• Electric heaters</li> <li>• Heat Pumps</li> <li>• Exhaust Fans</li> </ul>		<input checked="" type="checkbox"/>
Wall Systems		
<ul style="list-style-type: none"> <li>• Doors</li> <li>• Door hardware</li> <li>• Window assemblies</li> </ul>		<input checked="" type="checkbox"/>
Structural		
<ul style="list-style-type: none"> <li>• Foundation</li> <li>• Ceilings</li> <li>• Post, Beams, Supports, Ramps</li> </ul>		<input checked="" type="checkbox"/>
Comments: The overall condition of the building is satisfactory and meet/exceed minimum building standards. To further enhance the systems within the building envelope, the following		
Improvements are recommended:		
Structural – Cracks on the north side of building, sidewalks and steps		
HVAC /Mechanical– replace R-22 units with more efficient R-410a units; remove generator		
Electrical – replace panels, lighting, difficult to obtain parts		
Fire Alarm – replace system, meets minimum standards, difficult to obtain parts		
Roof – recently replaced with metal roof (2009); it is in good shape		
Flooring – Replace worn office/classroom carpet and restroom tile		
Door Hardware – Replace key-entry door knobs with lever handles		
Restrooms – replace fixtures, toilets, ceramic tile		

## *Key Hall – Deferred Maintenance*

Key Hall was built in 1989; the building is a steel structure with non-combustible masonry wall construction. The building has 37, 448 gross square ft. It's functions include housing the Phenix City Room, gymnasium, classrooms, weight room, EMS classrooms, and faculty and coaches offices.

The roof is a metal roof that consists of over-lapped panels; however, the front façade or breezeway has a shingled roof that matches those of the original buildings. The shingles on the breezeway roof are extremely worn and are due for replacement. The preferred direction is to replace the existing breezeway roof with a standing seam metal roof to compliment the recently renovated LRC and the new IPAC roofs. This type roof has become a preferred standard for future roof replacement around campus.

The electrical system in the building has been upgraded in some parts of the building. However, most of the building still has the original electrical panels that were installed during original construction. There is a need to replace some existing panels and to add new service panels for future growth.

The lighting systems in the building are adequate; however, there are fixtures that contain T-12 lamps. Manufacturers are phasing out these lamps. There are some these lamps that exist in the building; but, they are being replaced with T-8 fixtures during routine maintenance.

The fire alarm system in the building is original. Duct detectors have been added to the air handlers on all HVAC system to meet minimum code. Although the system meets minimum standards, it lacks the devices one might find in today's buildings (i.e. smoke detectors, audio/visual devices etc.). Most systems are addressable that assists in identifying the location of fire related trouble at an instant; this type system is preferred over the existing system where parts are difficult to locate.

The HVAC systems in the building consist of heat pumps that provide heating and cooling throughout the building. Most of the units are charged with R-22 refrigerant. Unfortunately, manufacturers are phasing out this refrigerant; the cost of this refrigerant has increased exponentially in recent years. Manufacturers have ceased production of R-22 equipment; therefore, the existing systems have to be replaced because compatible equipment is no longer available. The units should be replaced with R-410A systems.

The flooring needs attention in parts of the building. The restrooms on the main floor have been remodeled including the tile floors. The tile floors in the showers were installed during the original construction. Two showers have been renovated in 2011; however, the two remaining showers have tile floors that leak. To bring consistency to the flooring throughout the entire building, the flooring concept found in other renovated buildings should be used as a guideline for future flooring installation.

Most of the hardware on the doors of this building is original; there are keyed-entry door knobs on office doors. Today's standards call for lever type handles in public facilities to accommodate physically challenged individuals. This building is included in our future plans to replace all the locks in the older part of campus to provide easier access to everyone.

The building is structurally sound. There are signs of settling. The north-west side of the gym has cracks on the CMU blocks.

## Building Assessment

Building Name: Key Hall

Year Built: 1989

Building Sq. Footage: 37,448

Last Renovated: 2005

Floor Covering	Satisfactory	Needs Attention
<ul style="list-style-type: none"> <li>• VCT</li> <li>• Carpeting</li> </ul>		<input checked="" type="checkbox"/>
Painting, Interior		
<ul style="list-style-type: none"> <li>• Classroom, library, offices, cafeteria, and hallways</li> <li>• Kitchens, lunchrooms, and restrooms</li> </ul>	<input checked="" type="checkbox"/>	
Painting, Exterior		
<ul style="list-style-type: none"> <li>• Exterior stucco or masonry</li> <li>• Exterior wood and metal trim</li> </ul>	<input checked="" type="checkbox"/>	
Electrical and communication Systems		
<ul style="list-style-type: none"> <li>• Electrical panels and switchboards</li> <li>• Signal systems, including fire alarm and public address</li> <li>• Lighting Systems</li> </ul>		<input checked="" type="checkbox"/>
Roofing		
<ul style="list-style-type: none"> <li>• Composition shingles</li> <li>• Flashing, gutters, and downspouts</li> </ul>	<input checked="" type="checkbox"/>	
HVAC		
<ul style="list-style-type: none"> <li>• Electric heaters</li> <li>• Heat Pumps</li> <li>• Exhaust Fans</li> </ul>		<input checked="" type="checkbox"/>
Wall Systems		
<ul style="list-style-type: none"> <li>• Doors</li> <li>• Door hardware</li> <li>• Window assemblies</li> </ul>		<input checked="" type="checkbox"/>
Structural		
<ul style="list-style-type: none"> <li>• Foundation</li> <li>• Ceilings</li> <li>• Post, Beams, Supports, Ramps</li> </ul>		<input checked="" type="checkbox"/>
Comments: The overall condition of the building is satisfactory and meet/exceed minimum building standards. To further enhance the systems within the building envelope, the following		
Improvements are recommended:		
Structural – Cracks on the north side of building, sidewalks and steps		
HVAC /Mechanical– replace R-22 units with more efficient R-410a units		
Electrical – install additional panels		
Fire Alarm – replace system, meets minimum standards, difficult to obtain parts		
Roof – replace breezeway roof		
Flooring – Replace worn office/classroom carpet and restroom tile		
Door Hardware – Replace key-entry door knobs with lever handles		
Restrooms – repair leaking showers		

## *Industry Training Center – Deferred Maintenance*

The current Industry Training Center formally housed the maintenance department. It was built in 2000; the building is a steel structure with a metal roof and exterior walls made with metal panels covering 8,000 gross square feet. This building was completely (100%) renovated in 2011. It's functions include housing workforce development training in the areas of automotive manufacturing technology and industrial maintenance technology.

The roof is a metal roof that consists of over-lapped panels. It is in satisfactory condition.

The electrical system in the building has been upgraded. It has new panels which have more than enough capacity for the current and future demands.

The lighting systems in the building are adequate. The building has a energy efficient light management system that has timers to control the lights in the building and parking lot.

The fire alarm system in the building has been replaced. Duct detectors have been added to the air handlers on all HVAC system. The system is addressable and has smoke detectors throughout the building; it exceeds the minimum code requirements.

The HVAC systems in the building consist of split systems (for AC only) and electric heat. The AC units have R-410a refrigerant which meets industry standards.

All the flooring has been replaced with the exception of the shop area. New VCT flooring was installed in the classroom, break room, and hallway, ceramic tile was installed in the restrooms. The shop area has the original concrete floor.

The doors have lever style hardware that meets ADA standards. The door locks have Schlage hardware that is consistent with the campus long range plan of keying.

The plumbing has been replaced. The building has an electric hot water heater that has the capacity to provide hot water to the restroom and lab. The toilets have automatic flush valves which provide hands free flushing.

The structure of the building is sound. There are no signs of settling.



## *Instructional and Performing Arts Center*

The Instructional and Performing Arts Center is a newly built structure that opened in January of 20011. It's functions include housing the health science classrooms and laboratories, general classrooms, computer labs, faculty offices, lecture hall and performing arts auditorium.

The main part of the building has a standing seam metal roof; the lower roof for the auditorium is a built up roof. Both are in excellent condition and are warranted for years to come.

The electrical systems exceed minimum standards. It has new panels which have more than enough capacity for the current and future demands.

The lighting systems in the building are excellent .The building has an energy efficient light management system that has timers to control the lights in the building and parking lot. The emergency lighting is powered by a battery back-up system.

The fire alarm system in the building has an addressable system . Duct detectors have been added to the air handlers on all HVAC system. The system is addressable and has smoke detectors throughout the building; it exceeds the minimum code requirements. A public address system was also installed for emergency preparedness.

The HVAC systems in the building consist of two large tonnage water cooled chillers. These units have R-410a refrigerant which meets industry standards. The building has five air handlers that provide AC throughout the building. Each individual zone has VAV boxes that are controlled by thermostats in the building. Heating is provided by these units which contain heating elements.

Most of the flooring in the building is carpeting; the lab areas have VCT and the restrooms have ceramic tile flooring.

The doors have lever style hardware that meets ADA standards. The door locks have Schlage hardware that is consistent with the campus long range plan of keying.

The plumbing has hands free fixtures. The building has an electric hot water heater that has the capacity to provide hot water to the restroom and lab.

The structure of the building is sound. There are no signs of settling.



## *Utilities*

The electrical distribution system is owned by CVCC. It provides power to eight instructional buildings. Most electrical services to the buildings are 480v, 3phase. The exterior lighting in the parking lots are rated at 277v and are controlled by timers and photocells. The primary power is provided by Alabama Power Company that is transmitted on overhead power lines until it reaches the campus. The poles owned by CVCC are deteriorating from the elements; they are original and need immediate attention to avoid any outages in the future. Repairs have been made to stabilize the poles until resources become available to upgrade part of the campus grid.

The natural gas is provided by the city. Currently, there are only three buildings that have gas service. Natural gas is used in Brassell Hall labs. In the greenhouse, there are gas heaters. The hot water heater in Fine Arts Hall uses gas. In November of 2011, Southern Cross conducted a leak survey at the main meter at Wilson Hall and found no leaks.

The water that is supplied to the campus is provided by two public utilities, Phenix City and Russell County Water/Sewer Authority. The county supplies potable water to the campus. Phenix City provides fire protection through a 12" main that was installed in 2010 specifically for the newly constructed IPAC building. The original buildings have older piping; however, the piping has been replaced around the newer area of campus.