

358 North Pleasant Street

Annual Current Building Maintenance Expenditures

\$ 9,103

Annual Building Maintenance Equilibrium Expenditure

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$4,348,145

Building Area 12,946 GSF

Year Constructed ca 1960

Critical Deferred Maintenance/
Replacement Value NA

Programs Affected

Comm. Disorders

Agricultural Engineering Buildings Complex

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$11,552,041
Building Area 45,757 GSF
Year Constructed 1915/1949/1967

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Upgrade fire alarm and exit signage, add detection in North, South, and Central \$ 330,000

Critical Deferred Maintenance Subtotal \$ 330,000

Minimum Total Capital Improvements Years 0-5 \$ 330,000

Current Value of Total Need \$ 330,000

Agricultural Engineering Building Central

Annual Current Building Maintenance Expenditures

\$ 29,640

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Replace and expand panelboards, main building panelboards, and overloaded branch circuits \$ 150,000

Critical Deferred Maintenance Subtotal \$ 150,000

Minimum Total Capital Improvements Years 0-5 \$ 150,000

Current Value of Total Need \$ 150,000

Replacement Space to Support Current Function Beyond 10 Years \$ 7,200,000

Demolition Cost \$ 500,000

Recommend Restricted Use/Occupancy

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$4,042,396

Building Area 15,925 GSF

Year Constructed 1967

Programs Affected

Food Science

Music & Dance

PSIS

UMASS Classrooms

Minimum Building Investment

Agricultural Engineering Building North

Annual Current Building Maintenance Expenditures \$ 20,082

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$3,434,289
Building Area 12,763 GSF
Year Constructed 1915

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Installation of eyewash and showers \$ 40,000

Safety/Code Upgrades Subtotal \$ 40,000

Critical Deferred Maintenance

Replace main panelboards, building panelboards, and overloaded branch circuits (add circuits as necessary) \$ 200,000

Critical Deferred Maintenance Subtotal \$ 200,000

Minimum Total Capital Improvements Years 0-5 \$ 240,000

Programs Affected

Art
LARP
PSIS
UMASS Classrooms

Current Value of Total Need \$ 240,000

Replacement Space to Support Current Function Beyond 10 Years \$ 7,800,000

Demolition Cost \$ 250,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Agricultural Engineering Building South

Annual Current Building Maintenance Expenditures

\$ 21,930

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$4,078,356

Building Area 17,069 GSF

Year Constructed 1949

Programs Affected

Campus Recreation

NRE

Food Science

MIE

PSIS

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Installation of eyewash and showers \$ 40,000

Safety/Code Upgrades Subtotal \$ 40,000

Critical Deferred Maintenance

Elect. Renovation, Overloaded branch circuits, Replace and expand panelboards, Old receptacles and switches \$ 100,000

Critical Deferred Maintenance Subtotal \$ 100,000

Minimum Total Capital Improvements Years 0-5 \$ 140,000

Current Value of Total Need \$ 140,000

Replacement Space to Support Current Function Beyond 10 Years \$ 10,400,000

Demolition Cost \$ 250,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Agricultural Experiment Station (Alterations)

Annual Current Building Maintenance Expenditures

\$ 2,115

Projected Critical Deferred Maintenance Years 6-10

\$ 38,760

Projected Critical Maintenance Years 11 and Beyond

\$ 10,000

Current Value of Total Need

\$ 48,760

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$3,110,632
Building Area 12,920 GSF

Year Constructed 1923
Critical Deferred Maintenance/
Replacement Value 2%

Programs Affected

FCP

Alfond Hall

Annual Current Building Maintenance Expenditures

\$ 16,291

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$15,667,909

Building Area 49,500 GSF

Year Constructed 2002

Critical Deferred Maintenance/
Replacement Value NA

Programs Affected

School of Management

Required Capital Improvements Years 0-5

Critical Maintenance

Install pressure reducing valve on water main \$ 7,000

Critical Maintenance Subtotal \$ 7,000

Minimum Total Capital Improvements Years 0-5 \$ 7,000

Projected Critical Maintenance Years 6-10 \$ 456,240

Projected Critical Maintenance Years 11 and Beyond \$ 1,335,200

Current Value of Total Need \$ 1,798,440

Minimum Building Investment

Animal Care Facility

Annual Current Building Maintenance Expenditures

\$ 38,565

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$3,647,938

Building Area 13,557 GSF

Year Constructed 1999

Replacement Value NA

Programs Affected

Animal Care

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos testing \$ 20,000

Installation of eyewash and showers \$ 140,000

Safety/Code Upgrades Subtotal \$ 160,000

Critical Deferred Maintenance

Pneumatic controls \$ 75,000

Replace exterior doors, replace connector doors to Tobin. \$ 70,000

Critical Deferred Maintenance Subtotal \$ 145,000

Minimum Total Capital Improvements Years 0-5 \$ 305,000

Projected Critical Deferred Maintenance Years 6-10 \$ 1,147,670

Projected Critical Maintenance Years 11 and Beyond \$ 6,000

Current Value of Total Need \$ 1,458,670

Additional Recommended Modernization 0-5 Years \$ 96,728

Minimum Building Investment

Arnold House

Annual Current Building Maintenance Expenditures

\$ 29,980

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$10,423,028

Building Area 43,292 GSF

Year Constructed 1954

Critical Deferred Maintenance/
Replacement Value 5%

Programs Affected

BioStatistics and Epidemiology

Community Health Studies

School of Public Health

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement \$ 259,752

Safety/Code Upgrades Subtotal \$ 259,752

Critical Deferred Maintenance

Rebuild Spence valve, replace condensate pump and rebuild mechanicals \$ 9,000

Electrical upgrade (install new recepticals and switches, replace building wiring, replace \$ 300,000

Critical Deferred Maintenance Subtotal \$ 309,000

Minimum Total Capital Improvements Years 0-5 \$ 568,752

Projected Critical Deferred Maintenance Years 6-10 \$ 1,142,920

Projected Critical Maintenance Years 11 and Beyond \$ 2,729,938

Current Value of Total Need \$ 3,872,858

Additional Recommended Modernization 0-5 Years \$ 5,700,000

Swing Space for Modernization 0-5 Years \$ 2,500,000

Minimum Building Investment

Bartlett Hall

Annual Current Building Maintenance Expenditures \$60,660

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$28,873,757

Building Area 113,748 GSF

Year Constructed 1960

Critical Deferred Maintenance/
Replacement Value

Programs Affected

- Art
- Art History
- HFA
- English

- Enrollment Services
- Journalism
- Linguistics
- Music & Dance
- Philosophy
- Psych
- Theater
- UMASS Classroom
- Undergrad. Advising
- Women's Studies
- Writing

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal	\$ 682,488
Installation of eyewash and showers	\$ 10,000
Upgrade FA system	\$ 800,000

Safety/Code Upgrades Subtotal \$ 1,492,488

Critical Deferred Maintenance

Replace waste piping	\$ 454,992
Replace domestic water heating service and associated equipment	\$ 288,552
Replace elevator	\$ 400,000
Replace steam system with hot water risers and radiation (4 pipe), Replace 4 original (4,000cfm) air handlers (entire), upgrade entire system	\$ 1,300,000
Facade Replacement- Phase 1 E/W	\$ 15,600,000
Replace Roof (single ply MB)	\$ 368,500
Replace panelboards and upgrade capacity. Upgrade wiring and receptacles.	\$ 1,500,000
Add central A/C system for classrooms	\$ 2,843,700

Critical Deferred Maintenance Subtotal \$ 22,755,744

Minimum Total Capital Improvements Years 0-5 \$ 24,248,232

Projected Critical Deferred Maintenance Years 6-10 \$ 18,712,178

Projected Critical Maintenance Years 11 and Beyond \$ 1,400,460

Current Value of Total Need \$ 44,360,870

Additional Recommended Modernization 0-5 Years \$ 12,625,441

Minimum Building Investment

Berkshire House

Annual Current Building Maintenance Expenditures \$ 8,223

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$4,182,741

Building Area 17,373 GSF

Year Constructed 1948

Programs Affected

Disability Services

Housing

Undergrad Advising

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement \$ 104,238

Safety/Code Upgrades Subtotal \$ 104,238

Critical Deferred Maintenance

Replace domestic hot water heater \$ 2,000

Replace condensate pump, rebuild mechanicals \$ 3,500

Critical Deferred Maintenance Subtotal \$ 5,500

Minimum Total Capital Improvements Years 0-5 \$ 109,738

Current Value of Total Need \$ 109,738

Replacement Space to Support Current Function Beyond 10 Years \$ 7,500,000

Demolition Cost Beyond 10 Years \$ 250,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Bowditch Hall

Annual Current Building Maintenance Expenditures

\$ 15,665

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$3,154,212

Building Area 12,426 GSF

Year Constructed 1959

Programs Affected

PSIS

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Install new fire alarm/smoke detectors/exit lighting/emergency lighting	\$ 92,000
Asbestos Removal	\$ 74,556
Eyewash and Showers	\$ 150,000

Safety/Code Upgrades Subtotal \$ 316,556

Critical Deferred Maintenance

Replace condensate pump, rebuild mechanicals	\$ 5,000
Heating/plumbing Renovation (Replace PRV, steam system, building distribution and ris	\$ 250,000
Replace Roof (single ply) and repoint exterior brick	\$ 300,000
Close up vents @ utility rooms	\$ 2,500
Electrical Upgrade (replace building wiring, replace panelboards and upgrade capacity))	\$ 150,000

Critical Deferred Maintenance Subtotal \$ 707,500

Minimum Total Capital Improvements Years 0-5 \$ 1,024,056

Current Value of Total Need \$ 1,024,056

Replacement Space to Support Current Function Beyond 5 Years \$ 6,000,000

Additional Recommended Modernization 0-5 Years \$ 3,000,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Bowditch Hall Greenhouse

Annual Current Building Maintenance Expenditures \$ 5,573

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$339,178

Building Area 4,810 GSF

Year Constructed 1959

Critical Deferred Maintenance/
Replacement Value 53%

Programs Affected

PSIS

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal \$ 28,860

Safety/Code Upgrades Subtotal \$ 28,860

Critical Deferred Maintenance

Replace faucets \$ 1,500

Replace wood decking \$ 38,480

HVAC upgrade (electric valves/controls), replace PRV, air compressor. Replace building heating distribution and risers. \$ 46,500

Replace radiators \$ 24,050

Electrical upgrade \$ 40,000

Critical Deferred Maintenance Subtotal \$ 150,530

Minimum Total Capital Improvements Years 0-5 \$ 179,390

Projected Critical Deferred Maintenance Years 6-10 \$ 1,933,315

Projected Critical Maintenance Years 11 and Beyond \$ 50,000

Current Value of Total Need \$ 2,162,705

Recommended Modernization 0-5 Years \$ 30,000

Minimum Building Investment

Boyden Gymnasium

Annual Current Building Maintenance Expenditures

\$ 51,532

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$42,459,759

Building Area 187,418 GSF

Year Constructed 1963

Critical Deferred Maintenance/
Replacement Value 13%

Programs Affected

Athletics

Campus Recreation

UMASS Classroom

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement	\$ 1,124,508
Upgrade smoke/fire corridors	\$ 500,000
Resolve dead end corridors in basement level and provide replacement space	\$ 2,500,000

Safety/Code Upgrades Subtotal \$ 4,124,508

Critical Deferred Maintenance

Replace freight elevator	\$ 400,000
mechanicals, replace DHW heater)	\$ 12,000
Replace 25 (5,000cfm) air handlers (entire)	\$ 625,000
Upgrade ventilation throughout building	\$ 421,691

Critical Deferred Maintenance Subtotal \$ 1,458,691

Minimum Total Capital Improvements Years 0-5 \$ 5,583,199

Projected Critical Deferred Maintenance Years 6-10 \$ 7,458,516

Projected Critical Maintenance Years 11 and Beyond \$ 4,033,500

Current Value of Total Need \$ 17,075,215

Recommended Modernization 0-5 Years \$ 12,844,672

**Projected Cost of Swing Space 6-10 Years in Order to Complete
Required Capital Repairs** \$ 7,000,000

Minimum Building Investment

Chapel

Current Building Maintenance Expenditures

\$ 11,420

Recommended Modernization 0-5 Years **\$ 10,000,000**

The Chapel is closed awaiting funding for renovation.

Building Profile Information

Building Disposition Code 5

CAMIS Replacement Value \$3,777,539

Building Area 14,208 GSF

Programs Affected

**Minimum Building Investment
Required for Years 0-5**

Chenoweth Laboratory

Annual Current Building Maintenance Expenditures

\$ 52,931

Building Profile Information

Building Disposition Code 6

CAMIS Replacement Value \$3,075,602

Building Area 11,430 GSF

Year Constructed 1930

Programs Affected

Food Sci.

HTM

Nutrition

UMASS Classroom

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal \$ 92,000

Installation of eyewash and showers \$ 250,000

Safety/Code Upgrades Subtotal \$ 342,000

Critical Deferred Maintenance

Replace valves on water pipe \$ 30,930

Replace dampers \$ 8,500

Critical Deferred Maintenance Subtotal \$ 39,430

Minimum Total Capital Improvements Years 0-5 \$ 381,430

Current Value of Total Need \$ 381,430

Replacement Space to Support Current Function Beyond 5 Years \$ 6,200,000

Demolition Cost \$ 750,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Chenoweth Laboratory Addition

Annual Current Building Maintenance Expenditures

\$ 53,374

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$12,175,938

Building Area 45,250 GSF

Year Constructed 1966

Critical Deferred Maintenance/
Replacement Value 46%

Programs Affected

Food Science

Nutrition

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement	\$ 1,629,000
Install fixed localized suppression system in Room 219 (kitchen equipment)	\$ 300,000
No water service provided for fire protection	\$ 226,250
Lab wastewater and sanitary waste combined	\$ 181,000
Installation of eyewash and showers	\$ 200,000

Safety/Code Upgrades Subtotal \$ 2,536,250

Critical Deferred Maintenance

Distilled water system is at the end of its useful life	\$ 893,516
Replace valves on water pipe	\$ 99,662
Replace elevator	\$ 750,000
Replace wall tile in room 127 (asbestos testing)	\$ 250,000
Heating Renovation (radiation system, condensate pumps & receiver, supply and return piping)	\$ 1,132,000

Critical Deferred Maintenance Subtotal \$ 3,125,177

Minimum Total Capital Improvements Years 0-5 \$ 5,661,427

Projected Critical Deferred Maintenance Years 6-10 \$ 3,523,057

Projected Critical Maintenance Years 11 and Beyond \$ 2,225,000

Current Value of Total Need \$ 11,409,484

Recommended Modernization 0-5 Years \$ 14,979,720

Minimum Building Investment

Clark Hall

Annual Current Building Maintenance Expenditures

\$ 10,372

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$5,436,252
Building Area 20,203 GSF

Year Constructed 1907
Critical Deferred Maintenance/
Replacement Value 34%

Programs Affected

Art
Bio
FAC
PSIS

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Replace fire alarm system \$ 145,000
Installation of eyewash and showers \$ 10,000

Safety/Code Upgrades Subtotal \$ 155,000

Critical Deferred Maintenance

Renovate 2nd floor bathroom \$ 250,000
Repair east wall \$ 150,000
Replace slate roof \$ 450,000
Repair 3 square roof \$ 39,816
Paint windows & trim , replace small windows. \$ 25,000
Replace mnrl oil transformer with dry, new switch and service equipment \$ 450,000
Replace local panels and upgrade service capacity \$ 250,000
Replace waste piping throughout \$ 80,812

Critical Deferred Maintenance Subtotal \$ 1,695,628

Minimum Total Capital Improvements Years 0-5 \$ 1,850,628

Projected Critical Deferred Maintenance Years 6-10 \$ 1,614,816

Current Value of Total Need \$ 3,465,444

Additional Recommended Modernization 6-10 Years \$ 6,000,000

Swing Space for Modernization 6-10 Years \$ 2,000,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Cold Storage Building

Annual Current Building Maintenance Expenditures

Replacement Space to Support Current Function Beyond 5 Years

Demolition Cost

Recommend Restricted Use/Occupancy

Building Profile Information

Building Disposition Code 6

CAMIS Replacement Value \$1,276,607

Building Area 18,104 GSF
Year Constructed 1962

Programs Affected

Campus Activities
Food Science
Housing
Music and Dance
Telcom

Minimum Building Investment

Conte Polymer Research Center

Annual Current Building Maintenance Expenditures

\$ 131,921

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$53,442,818

Building Area 198,612 GSF

Year Constructed 1995

Critical Deferred Maintenance/
Replacement Value 1%

Programs Affected

Chem Eng

NSM

PSE

Grad. Dean

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Study fire suppression system for chemical storage room (5th & 6th floor) \$ 50,000

Settlement at door frames \$ 300,000

Safety/Code Upgrades Subtotal \$ 350,000

Critical Maintenance

Repair elevator- 6 stops. Frequent problems requiring shutdown, needed for material transport to high-end labs \$ 150,000

Replace condensate pumps (6 under 2hp, 2 2-5hp) \$ 28,000

Has 4 converters, 1 needs replacement \$ 45,000

Critical Maintenance Subtotal \$ 223,000

Minimum Total Capital Improvements Years 0-5 \$ 573,000

Projected Critical Deferred Maintenance Years 6-10 \$ 7,479,105

Projected Critical Maintenance Years 11 and Beyond \$ 17,312,866

Current Value of Total Need \$ 25,364,971

Recommended Modernization 0-5 Years \$ 2,715,672

Minimum Building Investment

Dickinson Hall

Annual Current Building Maintenance Expenditures

\$ 38,913

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$9,350,191

Building Area 29,699 GSF

Year Constructed 1960

Critical Deferred Maintenance/
Replacement Value 7%

Programs Affected

Public Safety

ROTC

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Upgrade fire alarm system including smoke detection \$ 223,000

Safety/Code Upgrades Subtotal \$ 223,000

Critical Deferred Maintenance

Clean ductwork (lower levels only) \$ 7,425

Heating Renovation (replace steam system and converters/pumps, hot water heater) \$ 260,000

Replace 1/2 of building wiring, local panels; upgrade service capacity \$ 200,000

Critical Deferred Maintenance Subtotal \$ 467,425

Minimum Total Capital Improvements Years 0-5 \$ 690,425

Projected Critical Deferred Maintenance Years 6-10 \$ 4,017,867

Projected Critical Maintenance Years 11 and Beyond \$ 397,250

Current Value of Total Need \$ 5,105,542

Minimum Building Investment

Draper Hall

Annual Current Building Maintenance Expenditures

\$ 47,825

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$8,054,588

Building Area 31,731 GSF

Year Constructed 1903

Critical Deferred Maintenance/
Replacement Value 3%

Programs Affected

Art

EH&S

NRE

Resource Econ

UMASS Classrooms

Extension

SBS

Required Capital Improvements Years 0-5

Safety/Code Upgrades

New fire alarm system and exit signage \$ 238,000

Safety/Code Upgrades Subtotal \$ 238,000

Minimum Total Capital Improvements Years 0-5 \$ 238,000

Current Value of Total Need \$ 238,000

Replacement Space to Support Current Function Beyond 10 Years \$ 13,600,000

Demolition Cost \$ 400,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Draper Annex

Annual Current Building Maintenance Expenditures

\$ 10,571

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$995,168

Building Area 8,000 GSF

Year Constructed 1947

Critical Deferred Maintenance/
Replacement Value 4%

Programs Affected

Astronomy

EH&S

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Upgrade fire alarm, add smoke detection, upgrade exit signage \$ 42,000

Critical Deferred Maintenance Subtotal \$ 42,000

Minimum Total Capital Improvements Years 0-5 \$ 42,000

Current Value of Total Need \$ 42,000

Replacement Space to Support Current Function Beyond 10 Years \$ 2,800,000

Demolition Cost \$ 150,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

DuBois Library

Annual Current Building Maintenance Expenditures

\$ 389,642

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$96,100,592

Building Area 406,480 GSF

Year Constructed 1972

Critical Deferred Maintenance/
Replacement Value 30%

Programs Affected

Library

Print Services

Undergrad Advising

University Press

VC Acad Affairs

OIT

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Fire alarm system/separate emergency power from house power/upgrade busduct,
replace transformer and service equipment \$ 6,100,000

Safety/Code Upgrades Subtotal \$ 6,100,000

Critical Deferred Maintenance

Replace all risers and waste piping, redesigning system as necessary, reconfigure toilet
rooms. Install backup HW Generator \$ 8,000,000

Redesign water distribution system throughout building to eliminate 200 lb pressure in
PRVs \$ 1,321,060

Replace 5 elevators \$ 2,000,000

HVAC Renovation (replace 4 large air handlers, address lack of water pressure, install
exhaust vents, balance air flow, and replace controls with DDC) \$ 7,000,000

Replace 20% of windows which are failing \$ 501,900

Tunnel waterproofing \$ 254,274

Heating Renovation (replace risers, repair expansion joints, and improve hydronic
system) \$ 4,000,000

Critical Deferred Maintenance Subtotal \$ 23,077,234

Minimum Total Capital Improvements Years 0-5 \$ 29,177,234

Projected Critical Deferred Maintenance Years 6-10 \$ 57,622,237

Façade Replacement Years 6-10 \$ 20,000,000

Projected Critical Maintenance Years 11 and Beyond \$ 39,390,000

Current Value of Total Need \$146,189,471

Recommended Modernization 0-5 Years \$ 1,080,000

Minimum Building Investment

East Experiment Station

Annual Current Building Maintenance Expenditures

\$ 4,076

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$1,411,583

Building Area 5863 GSF

Year Constructed 1889

Critical Deferred Maintenance/
Replacement Value 6%

Programs Affected

University Press

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement \$ 35,178

Safety/Code Upgrades Subtotal \$ 35,178

Critical Deferred Maintenance

Replace domestic water heaters \$ 2,000

Replace building wiring, old receptacles and switches, replace and expand panelboards. \$ 42,000

Critical Deferred Maintenance Subtotal \$ 44,000

Minimum Total Capital Improvements Years 0-5 \$ 79,178

Projected Critical Deferred Maintenance Years 6-10 \$ 509,431

Current Value of Total Need \$ 588,609

Replacement Space to Support Current Function Beyond 10 Years \$ 1,000,000

Demolition Cost \$ 3,600,000

Minimum Building Investment

Engineering Shops Building (Elab)

Annual Current Building Maintenance Expenditures

\$30,437

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$8,339,020
 Building Area 45,460 GSF
 Year Constructed 1962
 Critical Deferred Maintenance/
 Replacement Value 28%

Programs Affected

Engineering
 MIE

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement	\$ 100,000
Install new fire alarm/smoke detectors/exit lighting/emergency lighting	\$ 241,000
Upgrade welding area and parts washing area to provide ventilation	\$ 125,000
Safety/Code Upgrades Subtotal	\$ 466,000

Critical Deferred Maintenance

HVAC Renovation (air compressors, hot water risers, unit vents, and exhaust fans, condensate pump)	\$ 1,200,000
Foundation drainage, replace landscaping and repave pathways	\$ 500,000
Replace transformers and some of service equipment	\$ 650,000

Minimum Total Capital Improvements Years 0-5 \$ 2,350,000

Projected Critical Deferred Maintenance Years 6-10 \$ 1,780,220

Current Value of Total Need \$ 4,130,220

Replacement Space to Support Current Function Beyond 10 Years \$ 27,000,000

Demolition Cost \$ 1,200,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Engineering and Computer Science Building (ECSC)

Annual Current Building Maintenance Expenditures

\$ 29,280

Projected Critical Maintenance Years 6-10

\$ 324,536

Projected Critical Maintenance Years 11 and Beyond

\$ 2,771,098

Current Value of Total Need

\$ 3,095,634

Recommended Modernization 0-5 Years

\$ 230,000

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$19,485,752

Building Area 78,634 GSF

Year Constructed 1999

Critical Deferred Maintenance/
Replacement Value 0%

Programs Affected

Comp Sci

Engineering Lab II

Annual Current Building Maintenance Expenditures

\$ 34,782

Projected Critical Maintenance Years 11 and Beyond

\$ 654,238

Current Value of Total Need

\$ 654,238

Recommended Modernization 0-5 Years

\$ 220,000

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$19,449,383

Building Area 60,984 GSF

Year Constructed 2004

Critical Deferred Maintenance/
Replacement Value 0%

Programs Affected

Chem Eng

CEE

Eng

UMASS Classrooms

Fernald Hall

Annual Current Building Maintenance Expenditures

\$63,246

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$10,164,286

Building Area 37,774 GSF

Year Constructed 1910

Critical Deferred Maintenance/
Replacement Value 11%

Programs Affected

PSIS

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos	\$	150,000
Exit from auditorium	\$	400,000
Exit from Room 11	\$	500,000

Safety/Code Upgrades Subtotal \$ 1,050,000

Critical Deferred Maintenance

Install exhaust fans in toilet rooms	\$	18,000
Monitor structural cracks	\$	9,729
Replace 2/3 of local panels and upgrade service capacity	\$	50,000

Critical Deferred Maintenance Subtotal \$ 77,729

Minimum Total Capital Improvements Years 0-5 \$ 1,127,729

Projected Critical Deferred Maintenance Years 6-10 \$ 2,534,296

Projected Critical Maintenance Years 11 and Beyond \$ 429,500

Current Value of Total Need \$ 4,091,525

Replacement Space for Labs and Auditoria Years 6-10 \$ 9,000,000

Recommended Modernization 6-10 Years \$ 5,000,000

Swing Space For Total Renovation Years 6-10 \$ 3,000,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Fine Arts Center

Annual Current Building Maintenance Expenditures

\$197,587

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Fire System upgrade (alarm system, smoke detection, emergency lighting)	\$ 1,600,000
Asbestos	\$ 400,000
Fire Separation for art bridge corridor and remove print/etching mechanical system	\$ 750,000

Safety/Code Upgrades Subtotal **\$ 2,750,000**

Critical Deferred Maintenance

Study for redesign consolidation of hot water generation	\$ 50,000
Consolidate all domestic hot water generation (replace multiple electric water heaters) throughout building	\$ 35,000
Replace 2 of 3 elevators	\$ 1,200,000
Mechanical Renovation (condensate pumps under stage, to lobby AHU, circulation pumps)	\$ 330,000
HVAC Renovation (damper, AHU's including VSdrives, DDCs on AHU's, unit vents, clean ductwork, exhaust fans, fan coil units)	\$ 2,600,000
Heating Renovation (isolation valves, PRV, expansion tanks, receivers, fix insulation, HW converter)	\$ 750,000
space)	\$ 2,500,000

Critical Deferred Maintenance Subtotal **\$ 7,465,000**

Minimum Total Capital Improvements Years 0-5 **\$ 10,215,000**

Projected Critical Deferred Maintenance Years 6-10 **\$ 21,942,675**

Projected Critical Maintenance Years 11 and Beyond **\$ 7,367,200**

Current Value of Total Need **\$ 39,524,875**

Recommended Modernization 0-5 Years **\$ 30,000,000**

Swing Space for Modernization 0-5 Years **\$ 5,000,000**

Swing Space for Modernization 6-10 Years **\$ 5,000,000**

Minimum Building Investment

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$53,981,947

Building Area 219,100 GSF

Year Constructed 1973

Critical Deferred Maintenance/
Replacement Value 19%

Programs Affected

Art

FAC

Library

Music & Dance

Theater

Flint Laboratory

Annual Current Building Maintenance Expenditures

\$ 24,671

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$8,032,352
Building Area 29,851 GSF
Year Constructed 1912

Critical Deferred Maintenance/
Replacement Value 22%

Programs Affected

HTM
UMASS Classroom

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Replace domestic water heaters	\$ 2,000
Failing domestic hot water controls	\$ 41,691
Replace hot water system and single pipe system	\$ 751,000
Failing single pipe steam system	\$ 646,124
Replace with hot water system for performance reasons	\$ 104,479
Replace and expand panelboards, building wiring	\$ 225,000
Replace 150kVA mnrl oil transformer with dry, new switch and service equipment	\$ 5,000

Critical Deferred Maintenance Subtotal \$ 1,775,293

Minimum Total Capital Improvements Years 0-5 \$ 1,775,293

Current Value of Total Need \$ 1,775,293

Replacement Space to Support Current Function Beyond 10 Years \$ 13,500,000

Demolition Cost \$ 750,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

French Hall

Annual Current Building Maintenance Expenditures

\$ 45,030

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$5,462,354
Building Area 20,293 GSF
Year Constructed 1909

Critical Deferred Maintenance/
Replacement Value 5%

Programs Affected

PSIS
UMASS Classroom

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Replace & update fire alarm system	\$ 160,000
Complete installation of eyewashes	\$ 40,000

Safety/Code Upgrades Subtotal \$ 200,000

Critical Deferred Maintenance

Replace steam generated (PK) hot water heater	\$ 4,500
Replace building wiring	\$ 75,000
Replace local panels and upgrade service capacity	\$ 20,000

Critical Deferred Maintenance Subtotal \$ 99,500

Minimum Total Capital Improvements Years 0-5 \$ 299,500

Projected Critical Deferred Maintenance Years 6-10 \$ 668,878

Projected Critical Maintenance Years 11 and Beyond \$ 6,611,465

Current Value of Total Need \$ 7,579,843

Recommended Modernization 6-10 Years \$ 2,000,000

Swing Space For Modernization Years 6-10 \$ 2,000,000

Replacement Space for Labs Years 6-10 \$ 13,000,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Furcolo Hall

Annual Current Building Maintenance Expenditures

\$ 31,380

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$20,144,465
Building Area 101,329 GSF
Year Constructed 1962

Critical Deferred Maintenance/
Replacement Value 6%

Programs Affected

Marks Meadow
School of Ed
Teacher Education
UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

FA system	\$ 460,000
Asbestos Removal	\$ 400,000

Safety/Code Upgrades Subtotal \$ 860,000

Critical Deferred Maintenance

Replace air compressor	\$ 1,500
Replace Marble Panels	\$ 400,000

Critical Deferred Maintenance Subtotal \$ 401,500

Minimum Total Capital Improvements Years 0-5 \$ 1,261,500

Projected Critical Deferred Maintenance Years 6-10 \$ 9,363,009

Projected Critical Maintenance Years 11 and Beyond \$ 144,756

Current Value of Total Need \$ 10,769,265

Recommended Modernization 0-5 Years \$ 1,200,000

Minimum Building Investment

Goessmann Laboratory

Annual Current Building Maintenance Expenditures

\$83,969

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$15,375,318

Building Area 57,140 GSF

Year Constructed 1922

Critical Deferred Maintenance/
Replacement Value 6%

Programs Affected

Chem

Chem Eng

Environmental Inst.

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal	\$ 100,000
Upgrade safety equipment (eye washes, drench showers)	\$ 300,000

Safety/Code Upgrades Subtotal \$ 400,000

Critical Deferred Maintenance

Reconstruct main exterior stair and egress from basement and first floor	\$ 500,000
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Critical Deferred Maintenance Subtotal \$ 500,000

Minimum Total Capital Improvements Years 0-5 \$ 900,000

Current Value of Total Need \$ 900,000

Recommended Modernization 6-10 Years \$ 20,000,000

Replacement Space for Labs Years 0-5 \$ 40,000,000

Minimum Building Investment

Goessmann Laboratory Addition

Annual Current Building Maintenance Expenditures

\$95,247

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$24,127,195

Building Area 89,665 GSF

Year Constructed 1959

Critical Deferred Maintenance/
Replacement Value 84%

Programs Affected

Chem

Chem Eng

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal	\$ 100,000
Upgrade safety equipment (eye washes, drench showers)	\$ 300,000

Safety/Code Upgrades Subtotal \$ 400,000

Critical Deferred Maintenance

Absence of master gas shutoff valve at each lab.	\$ 103,098
Upgrade lab compressed air	\$ 224,238
Renovation of labs and offices vacated	\$ 20,000,000

Minimum Total Capital Improvements Years 0-5 \$ 20,327,336

Projected Critical Deferred Maintenance Years 6-10 \$ 26,370,432

Current Value of Total Need \$ 46,697,768

**Projected Cost of Swing Space 0-5 Years in Order to Complete
Required Capital Repairs** \$ 6,000,000

**Projected Cost of Swing Space 6-10 Years in Order to Complete
Required Capital Repairs** \$ 6,000,000

Minimum Building Investment

Goodell Hall

Annual Current Building Maintenance Expenditures

\$47,863

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$8,263,641
 Building Area 34,323 GSF
 Year Constructed 1934
 Critical Deferred Maintenance/
 Replacement Value 5%

Programs Affected

Campus Career Network
 Graduate Dean
 Undergrad Advising
 VC Stu Affairs

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal \$ 100,000

Safety/Code Upgrades Subtotal \$ 100,000

Critical Deferred Maintenance

Clean ductwork \$ 8,581

Replace 4 (5,000cfm) air handlers (real big) \$ 100,000

Replace valves and thermostats (electronic) \$ 32,631

Install exhaust system \$ 36,000

Provide perimeter drainage & waterproofing \$ 149,130

Critical Deferred Maintenance Subtotal \$ 326,342

Minimum Total Capital Improvements Years 0-5 \$ 426,342

Projected Critical Deferred Maintenance Years 6-10 \$ 9,200,000

Projected Critical Maintenance Years 11 and Beyond \$ 3,551,028

Current Value of Total Need \$ 13,177,370

Recommended Modernization 6-10 Years \$ 5,000,000

Swing Space For Modernization Years 6-10 \$ 3,000,000

Minimum Building Investment

Goodell Hall Addition

Annual Current Building Maintenance Expenditures

\$25,358

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$22,978,719
 Building Area 95,442 GSF
 Year Constructed 1960
 Critical Deferred Maintenance/
 Replacement Value 2%

Programs Affected

- AIMS
- Art
- BDIC
- Comm Auditor
- Comm College
- Controller
- Grad Dean
- Grant and Contract HR
- Industry Liaison and ED Mail
- Procurement
- Res. Affairs
- Teach Dev
- Environ. Inst.
- Undergrad Advising
- VC A & F
- VP Research

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Replace fire doors	\$ 18,222
Asbestos	\$ 100,000
Blocked access path	\$ 7,892
Safety/Code Upgrades Subtotal	\$ 126,114

Critical Deferred Maintenance

Install window tinting, shades(office)	\$ 22,800
Remove pedal urinals with toilets, add partitions in women's room	\$ 25,000
Replace valves and thermostats (electronic)	\$ 13,710
Clean ductwork	\$ 23,861
Replace exhaust fans (4)	\$ 10,000
Replace AC	\$ 334,047
Critical Deferred Maintenance Subtotal	\$ 429,418

Minimum Total Capital Improvements Years 0-5 \$ 555,531

Projected Critical Deferred Maintenance Years 6-10 \$ 7,140,723

Projected Critical Maintenance Years 11 and Beyond \$ 4,059,288

Current Value of Total Need \$ 11,755,542

Recommended Modernization 6-10 Years \$ 10,000,000

Swing Space For Modernization Years 6-10 \$ 4,000,000

Minimum Building Investment

Grinnell Arena

Annual Current Building Maintenance Expenditures

\$5,541

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$1,544,528
 Building Area 5,740 GSF
 Year Constructed 1911
 Critical Deferred Maintenance/
 Replacement Value 18%

Programs Affected

Marching Band

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos	\$ 34,400
Safety/Code Upgrades Subtotal	
	\$ 34,400

Critical Deferred Maintenance

Demolish the Abattoir	\$ 250,000
Critical Deferred Maintenance Subtotal	
	\$ 250,000

Minimum Total Capital Improvements Years 0-5 **\$ 284,400**

Projected Critical Maintenance Years 11 and Beyond **\$ 440,940**

Current Value of Total Need **\$ 725,340**

Minimum Building Investment

Gunness Laboratory

Annual Current Building Maintenance Expenditures

\$14,263

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$5,715,021

Building Area 21,239 GSF

Year Constructed 1949

Critical Deferred Maintenance/
Replacement Value 11%

Programs Affected

CEE

MIE

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Install new fire alarm/smoke detectors/exit lighting/emergency lighting \$ 149,000

Asbestos Removal \$ 100,000

Installation of eyewash and showers \$ 50,000

Safety/Code Upgrades Subtotal \$ 299,000

Critical Deferred Maintenance

Repair damaged walls, ceilings (asbestos testing) and repaint \$ 350,000

Critical Deferred Maintenance Subtotal \$ 350,000

Minimum Total Capital Improvements Years 0-5 \$ 649,000

Projected Critical Deferred Maintenance Years 6-10 \$ 262,624

Projected Critical Maintenance Years 11 and Beyond \$ 808,456

Current Value of Total Need \$ 1,720,080

Recommended Modernization 0-5 Years \$ 3,225,000

Replacement Space for Labs Years 6-10 \$ 6,000,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Hadley Farm Equine Education Center

Annual Current Building Maintenance Expenditures

\$567

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$3,014,740

Building Area 24,235 GSF

Year Constructed 1990

Critical Deferred Maintenance/
Replacement Value 7%

Programs Affected

Vet & Ani. Sci

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Install new fire alarm/smoke detectors/exit lighting/emergency lighting \$ 175,000

Allotment for Asbestos Abatement \$ 50,000

Safety/Code Upgrades Subtotal \$ 225,000

Minimum Total Capital Improvements Years 0-5 \$ 225,000

Projected Critical Deferred Maintenance Years 6-10 \$ 1,332,577

Projected Critical Maintenance Years 11 and Beyond \$ 250,000

Current Value of Total Need \$ 1,807,577

Minimum Building Investment

Hadley Farm Lawrence Arena

Annual Current Building Maintenance Expenditures

\$883

Projected Critical Deferred Maintenance Years 6-10

\$ 136,119

Current Value of Total Need

\$ 136,119

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$6,731,982

Building Area 26,775 GSF

Year Constructed 1990

Critical Deferred Maintenance/

Replacement Value 0%

Programs Affected

Vet & Ani. Sci

Hadley Farm Conference Center (Manor House)

Annual Current Building Maintenance Expenditures

\$22,038

Building Profile Information

Building Disposition Code 6

CAMIS Replacement Value \$1,089,950

Building Area 4,771 GSF

Year Constructed 1990

Critical Deferred Maintenance/
Replacement Value 38%

Programs Affected

Vet & Ani. Sci

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Install new fire alarm/smoke detectors/exit lighting/emergency lighting	\$ 30,000
Mold remediation, roof and siding replacement, column replacement, replace rotted windows and siding, replace molded interior	\$ 370,000
Replace rotted decks	\$ 10,000

Safety/Code Upgrades Subtotal \$ 410,000

Minimum Total Capital Improvements Years 0-5 \$ 410,000

Current Value of Total Need \$ 410,000

Minimum Building Investment

Hampden Dining Common

Annual Current Building Maintenance Expenditures \$ 4,709

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$14,500,135
 Building Area 55,457 GSF
 Year Constructed 1967

Critical Deferred Maintenance/
 Replacement Value 17%

Programs Affected

- Cultural Centers
- Food Service
- UMASS Classroom
- Stud Aff

Required Capital Improvements Years 0-5

Safety/Code Upgrades

FA system	\$ 450,000
Asbestos Removal	\$ 100,000
Safety/Code Upgrades Subtotal	
	\$ 550,000

Critical Deferred Maintenance

Replace air compressor, upgrade exhaust system, replace air handlers.	\$ 120,000
Replave 2 PRV's, condensate pumps, and converter. Rebuild mechanicals	\$ 80,000
Replace flat roof	\$ 503,798
Replace all windows, exterior doors, replace/repair patios, and both rooftop doors.	
Remove/repair sunshields.	\$ 1,200,000
Electrical Upgrade (replace & expand panel capacity, replace generator, safety switches, contactors, motor controls, and wiring. Replace wall switches throughout	\$ 750,000
Critical Deferred Maintenance Subtotal	
	\$ 1,950,000

Minimum Total Capital Improvements Years 0-5 **\$ 2,500,000**

Projected Critical Deferred Maintenance Years 6-10 **\$ 898,751**

Projected Critical Maintenance Years 11 and Beyond **\$ 671,358**

Current Value of Total Need **\$ 4,070,109**

Recommended Modernization 6-10 Years **\$ 8,000,000**

Bakery Replacement Space 6-10 Years **\$ 4,000,000**

Minimum Building Investment

Hampshire House

Annual Current Building Maintenance Expenditures

\$10,128

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$4,272,787

Building Area 17,747 GSF

Year Constructed 1948

Critical Deferred Maintenance/
Replacement Value 6%

Programs Affected

AFSCME

Chancellor

Classics

Faculty Senate

GEO

Judiac & Near Eastern

Language, Lit & Cult

Legal Studies

MSP

MTA

Univ. Staff Assoc

WFCR

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal \$ 106,842

Safety/Code Upgrades Subtotal \$ 106,842

Critical Deferred Maintenance

Replace roof (single ply) \$ 160,000

Critical Deferred Maintenance Subtotal \$ 160,000

Minimum Total Capital Improvements Years 0-5 \$ 266,842

Current Value of Total Need \$ 266,842

Replacement Space to Support Current Function Beyond 10 Years \$ 7,500,000

Demolition Cost \$ 250,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Hasbrouck Laboratory

Annual Current Building Maintenance Expenditures

\$75,684

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$8,482,795

Building Area 31,525 GSF

Year Constructed 1950

Critical Deferred Maintenance/
Replacement Value 27%

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal	\$ 600,000
Upgrade smoke/fire corridors in basement	\$ 4,000
Install eyewashes and showers, add central lab services shutoffs, and replace sections of compressed air line	\$ 924,000

Safety/Code Upgrades Subtotal \$ 1,528,000

Critical Deferred Maintenance

Replace exhaust fans (5) and supply adequate outdoor air. \$ 800,000

Critical Deferred Maintenance Subtotal \$ 800,000

Minimum Total Capital Improvements Years 0-5 \$ 2,328,000

Programs Affected

NRE

Geoscience

Micro

Physics

STEM

UMASS Classrooms

Projected Critical Deferred Maintenance Years 6-10 \$ 1,615,853

Replacement Space to Support Current Function Beyond 10 Years \$ 19,200,000

Demolition Cost \$ 750,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Hasbrouck Laboratory Addition

Annual Current Building Maintenance Expenditures

\$62,727

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$18,485,877

Building Area 72,825 GSF

Year Constructed 1963

Critical Deferred Maintenance/
Replacement Value 4%

Programs Affected

Physics

Environ. Inst

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal	\$ 436,950
Install eyewashes and showers, add central lab services shutoffs	\$ 1,850,000

Safety/Code Upgrades Subtotal \$ 2,286,950

Critical Deferred Maintenance

Replace elevator	\$ 600,000
Replace both converters	\$ 90,000
Add unit heater in stair 229G	\$ 21,641
Paint Exterior window trim	\$ 33,750

Critical Deferred Maintenance Subtotal \$ 745,391

Minimum Total Capital Improvements Years 0-5 \$ 745,391

Projected Critical Deferred Maintenance Years 6-10 \$ 14,927,216

Projected Critical Maintenance Years 11 and Beyond \$ 919,784

Current Value of Total Need \$ 16,592,391

Swing Space for Capital Repairs 6-10 Years \$ 20,000,000

Minimum Building Investment

Hasbrouck Laboratory Complex

Building Profile Information

Building Disposition Code	2/4
CAMIS Replacement Value	\$26,968,672
Building Area	104,355 GSF
Year Constructed	1950/1963
Critical Deferred Maintenance/ Replacement Value	4%

Programs Affected

Physics
 Environ. Inst
 UMASS Classrooms
 NRE
 Geoscience
 Micro
 STEM

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Install new fire alarm, detection system, exit signage, and emergency lighting including addition - not including asbestos removal \$ 750,000

Safety/Code Upgrades Subtotal \$ 750,000

Critical Deferred Maintenance

sprinkler system \$ 1,050,000

Critical Deferred Maintenance Subtotal \$ 1,050,000

Minimum Total Capital Improvements Years 0-5 \$ 1,050,000

Projected Critical Deferred Maintenance Years 6-10 \$ 65,000

Projected Critical Maintenance Years 11 and Beyond \$ 1,000,000

Current Value of Total Need \$ 2,115,000

Recommended Modernization 0-5 Years \$ 2,500,000

Minimum Building Investment

Hatch Laboratory

Annual Current Building Maintenance Expenditures

\$ 3,825

Replacement Space to Support Current Function Beyond 5 Years

\$ 4,700,000

Demolition Cost

\$ 350,000

Recommend Restricted Use/Occupancy

Building Profile Information

Building Disposition Code 6

CAMIS Replacement Value \$2,116,863

Building Area 7,867 GSF

Year Constructed 1891

Critical Deferred Maintenance/
Replacement Value NA

Programs Affected

Vet and Animal Sci

Herter Hall

Annual Current Building Maintenance Expenditures

\$93,124

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$28,683,885

Building Area 113,000 GSF

Year Constructed 1968

Critical Deferred Maintenance/
Replacement Value 16%

Programs Affected

Art

Classics

HFA

FAC

Foreign Language Resource Ctr.

History

Judiac & Near East Studies

Language, Lit & Culture

Office 2 Office

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal	\$ 678,000
Install accessible toilets above 1st floor	\$ 100,000
Replace all fire doors	\$ 112,000
Safety/Code Upgrades Subtotal	\$ 890,000

Critical Deferred Maintenance

Replace 2 elevators	\$ 800,000
Replace steam system to penthouse, hot water risers, fin radiators, and convert to DDC	\$ 2,900,000
Critical Deferred Maintenance Subtotal	\$ 3,700,000

Minimum Total Capital Improvements Years 0-5 **\$ 4,590,000**

Projected Critical Deferred Maintenance Years 6-10 **\$ 9,475,000**

Projected Critical Maintenance Years 11 and Beyond **\$ 5,765,500**

Current Value of Total Need **\$ 19,830,500**

Swing Space for Capital Repairs 6-10 Years **\$ 10,000,000**

Minimum Building Investment

Hicks Physical Education Building

Annual Current Building Maintenance Expenditures \$24,688

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$3,172,265
 Building Area 23,460 GSF
 Year Constructed 1931
 Critical Deferred Maintenance/
 Replacement Value 3%

Programs Affected

Athletic Admin
 Campus Recreation
 FAC
 Theater

Required Capital Improvements Years 0-5	
Safety/Code Upgrades	
Asbestos Removal	\$ 100,000
Safety/Code Upgrades Subtotal	\$ 100,000
Critical Deferred Maintenance	
Replace air compressor (serves cage & cage addition also)	\$ 1,500
Critical Deferred Maintenance Subtotal	\$ 1,500
Minimum Total Capital Improvements Years 0-5	\$ 101,500

Projected Critical Deferred Maintenance Years 6-10 \$ 12,000

Current Value of Total Need \$ 113,500

Replacement Space to Support Current Function Beyond 10 Years \$ 8,500,000

Demolition Cost \$ 750,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Hicks Physical Education Cage

Annual Current Building Maintenance Expenditures

\$13,508

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$4,162,167
Building Area 33,250 GSF
Year Constructed 1931
Critical Deferred Maintenance/
Replacement Value 28%

Programs Affected

Athletic Admin

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal	\$ 100,000
Code upgrade for Assembly Use A-2	\$ 1,000,000

Safety/Code Upgrades Subtotal \$ 1,100,000

Critical Deferred Maintenance

Replace pneumatic valves	\$ 5,000
Replace 3 (5,000cfm) air handlers (entire)	\$ 75,000
Replace weight PRV with new valve	\$ 5,000

Critical Deferred Maintenance Subtotal \$ 85,000

Minimum Total Capital Improvements Years 0-5 \$ 1,185,000

Projected Critical Deferred Maintenance Years 6-10 \$ 17,500

Projected Critical Maintenance Years 11 and Beyond \$ 1,283,375

Current Value of Total Need \$ 2,485,875

Recommended Modernization 0-5 Years \$ 2,000,000

Minimum Building Investment

Hicks Physical Education Cage Addition

Annual Current Building Maintenance Expenditures

\$5,695

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$1,575,210

Building Area 10,470 GSF

Year Constructed 1987

Critical Deferred Maintenance/
Replacement Value 5%

Programs Affected

Athletic Admin

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal \$ 62,820

Safety/Code Upgrades Subtotal \$ 62,820

Critical Deferred Maintenance

Replace condensate pump, rebuild mechanicals \$ 3,500

Add control valve on lobby (mech room) air handler \$ 5,000

Critical Deferred Maintenance Subtotal \$ 8,500

Minimum Total Capital Improvements Years 0-5 \$ 71,320

Projected Critical Deferred Maintenance Years 6-10 \$ 1,010,000

Projected Critical Maintenance Years 11 and Beyond \$ 724,455

Current Value of Total Need \$ 1,805,775

Minimum Building Investment

Hicks Physical Education Complex

Building Profile Information

Building Disposition Code 2/4

CAMIS Replacement Value \$8,909,642

Building Area 67,300 GSF

Year Constructed 1931/1987

Critical Deferred Maintenance/
Replacement Value 6%

Programs Affected

Athletic Admin

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Install new fire alarm/smoke detectors/exit lighting/emergency lighting throughout \$ 504,000

Safety/Code Upgrades Subtotal \$ 504,000

Minimum Total Capital Improvements Years 0-5 \$ 504,000

Projected Critical Deferred Maintenance Years 6-10 \$ 6,200,000

Current Value of Total Need \$ 6,704,000

Minimum Building Investment

Hills House

Annual Current Building Maintenance Expenditures

\$41,183

Building Profile Information

Building Disposition Code 6

CAMIS Replacement Value \$23,580,699

Building Area 87,634 GSF

Year Constructed 1968

Critical Deferred Maintenance/
Replacement Value 3%

Programs Affected

Education Policy Research

Health Services

International Prog.

Landscape

School of Ed

Student Development

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Replace fire alarm system, add smoke detection \$ 658,000

Safety/Code Upgrades Subtotal \$ 658,000

Minimum Total Capital Improvements Years 0-5 \$ 658,000

Current Value of Total Need \$ 658,000

Replacement Space to Support Current Function Years 0-5 \$ 20,000,000

Replacement Space to Support Current Function Years 0-5 \$ 19,000,000

Demolition Cost \$ 1,500,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

Holdsworth Hall

Annual Current Building Maintenance Expenditures

\$ 38,280

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$13,318,458

Building Area 49,496 GSF

Year Constructed 1963

Critical Deferred Maintenance/
Replacement Value 59%

Programs Affected

Natural Resources Conservation

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Installation of eyewash and showers	\$ 180,000
Install new fire alarm/smoke detectors/exit lighting/emergency lighting	\$ 372,000
Install/Replace/Repair security system for labs	\$ 360,000
Asbestos Removal	\$ 296,976
Safety/Code Upgrades Subtotal	\$ 1,208,976

Critical Deferred Maintenance

Rebuild spence valve, replace converters, hot water system, radiant heat	\$ 2,500,000
HVAC Renovation (replace airhandlers, fume hoods - requires chiller-, air compressors, and condensate pump& mechanicals)	\$ 2,400,000
Replace elevator	\$ 500,000
Plumbing Renovation	\$ 1,250,000
Critical Deferred Maintenance Subtotal	\$ 6,650,000

Minimum Total Capital Improvements Years 0-5 \$ 7,858,976

Projected Critical Deferred Maintenance Years 6-10 \$ 4,361,254

Projected Deferred Maintenance Years 11 and Beyond \$ 4,819,740

Current Value of Total Need \$ 17,039,970

**Projected Cost of Swing Space 0-5 Years in Order to Complete
Required Capital Repairs** \$ 6,200,000

Minimum Building Investment

Isenberg School of Management

Annual Current Building Maintenance Expenditures

\$ 64,567

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$13,318,458

Building Area 75,019 GSF

Year Constructed 1963

Critical Deferred Maintenance/
Replacement Value 42%

Programs Affected

Accounting and Information Systems

Finance and Operations

Management

Marketing

UMASS Classroom

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Enclose open stairs \$ 400,000

Safety/Code Upgrades Subtotal \$ 400,000

Critical Deferred Maintenance

Replace local panels and upgrade service capacity \$ 750,000

Repair concrete @ entry ramps \$ 24,056

Install foundation drainage \$ 21,593

Replace condensate receivers and main PRV, heat exchangers, isolation and
balancing valves, hot water converters (2), circulation pumps \$ 1,200,000

Replace 11 AHUs and install new dampers. Upgrade controls to DDC. Replace
exhaust system. \$ 1,900,000

Failing circulation pumps \$ 71,858

Plumbing Renovation (replace water mains and risers, waste piping throughout, replace
bundle and fixtures.) \$ 1,200,000

Critical Deferred Maintenance Subtotal \$ 5,167,506

Minimum Total Capital Improvements Years 0-5 \$ 5,567,506

Projected Critical Deferred Maintenance Years 6-10 \$ 921,720

Projected Deferred Maintenance Years 11 and Beyond \$ 2,937,529

Current Value of Total Need \$ 9,426,754

Recommended Modernization 0-5 Years \$ 5,820,000

Swing Space For Modernization Years 0-5 \$ 3,000,000

Minimum Building Investment

Knowles Engineering Building

Annual Current Building Maintenance Expenditures

\$ 33,430

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$6,580,558
Building Area 38,325 GSF
Year Constructed 1991
Critical Deferred Maintenance/
Replacement Value 5%

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement	\$ 30,000
Install/Replace/Repair security system for labs	\$ 42,500
Safety/Code Upgrades Subtotal	\$ 72,500

Critical Maintenance

Repair window gaskets	\$ 127,750
Replace second converter, air compressor, and electric valves on Leiberts	\$ 100,000
Replace faucets	\$ 5,000
Critical Maintenance Subtotal	\$ 232,750

Minimum Total Capital Improvements Years 0-5 \$ 305,250

Programs Affected

ECE

Projected Critical Maintenance Years 6-10 \$ 801,283

Projected Deferred Maintenance Years 11 and Beyond \$ 3,531,675

Current Value of Total Need \$ 4,638,208

Minimum Building Investment

Lederle Graduate Research Center (Lo-rise and Tower A)

Annual Current Building Maintenance Expenditures

\$ 388,551

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Fire Alarm Upgrade (smoke detection, exit signage, CO detectors)	\$ 3,550,000
Replace corridor doors with accessible doors and openers	\$ 450,000
Installation of eyewash and showers	\$ 930,000
Install Mag-card security system at exterior doors and connection doors- tie in with Goessman Lab and Conte	\$ 128,000
Toilet facilities are not ADA compliant	\$ 82,286
Upgrade Chemical Dumbwaiter.	\$ 500,000
Provide Emergency Poser System for hi-rise.	\$ 3,000,000
Asbestos Removal	\$ 400,000

Safety/Code Upgrades Subtotal \$ 9,040,286

Critical Deferred Maintenance

Add a one thousand ton chiller including excavation and basement wall/replacement and winterize the existing cooling tower.	\$ 2,500,000
Replace 700 ton lith.bromide absorber/chiller in A9	\$ 1,750,000
Replace motor control center	\$ 1,600,000
Replace 1000kVA instrument transformer and main breaker	\$ 14,000
Replace all windows (would be done with addition at same time)	\$ 1,500,000
Heating renovation (conensate pumps, supply and return piping, receiver in A9)	\$ 1,500,000
Re-pipe lab natural gas	\$ 343,659
HVAC Renovation (exhaust fans, dampers, ductwork, AHU's, adjust air temp and humidity levels, fume hood exhaust fans). Implementation of current HVAC study.	\$ 3,000,000
Fin tubes	\$ 1,152,659
TA: Repair water-damaged blg systems	\$ 3,000,000
Replace VAT flooring in tower A (90%)w/monolithic or rubber (labs)	\$ 658,662
Replace freight elevator (tower)	\$ 1,600,000
Replace 2 elevators (low rise)	\$ 1,600,000
Replace sewer ejector pumps	\$ 38,382
Replace majority of lab sinks	\$ 440,000
Replace DHW heaters and hot water risers throughout	\$ 1,500,000

Critical Deferred Maintenance Subtotal \$ 22,197,362

Minimum Total Capital Improvements Years 0-5 \$ 31,237,647

Projected Critical Deferred Maintenance Years 6-10 \$ 23,425,232

Projected Deferred Maintenance Years 11 and Beyond \$ 14,885,847

Current Value of Total Need \$ 69,548,725

Recommended Modernization 0-5 Years \$ 11,500,000

Minimum Building Investment

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$88,616,885

Building Area 329,331 GSF

Year Constructed 1971

Critical Deferred Maintenance/
Replacement Value 35%

Programs Affected

- Astronomy
- Biochemistry
- Chemistry
- NRE
- CS
- Computer/Networking
- EEOD
- Library
- Physics
- UMASS Classroom
- VC Academic Affairs & Provost
- VP Research

Lederle Graduate Research Center Addition (Towers B & C)

Annual Current Building Maintenance Expenditures \$ 87,292

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement	\$	200,000
Fire Alarm Upgrade (smoke detection, lighting, exit signage, CO detection) Included in Lo-rise and Tower A		
Toilet facilities are not ADA compliant	\$	233,144
Replace corridor doors with accessible doors and openers	\$	200,000

Safety/Code Upgrades Subtotal \$ 633,144

Critical Deferred Maintenance

Replace motor control center	\$	750,000
Replace 1 300 kVA transformer	\$	7,500
Replace all windows (would be done with original at same time)	\$	1,000,000
Heating renovation (condensate pumps, supply and return piping, receivers in tower C)	\$	1,000,000
HVAC Renovation (exhaust fans, dampers, ductwork, AHU's). Fin tubes and steam reheat coils	\$	1,500,000
TB,TC, LR: Repair water-damaged blg systems	\$	1,500,000

Critical Deferred Maintenance Subtotal \$ 5,757,500

Minimum Total Capital Improvements Years 0-5 \$ 6,390,644

Projected Critical Deferred Maintenance Years 6-10 \$ 4,381,480

Projected Deferred Maintenance Years 11 and Beyond \$ 7,864,651

Current Value of Total Need \$ 18,636,775

Recommended Modernization 0-5 Years \$ 1,800,000

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$47,577,918

Building Area 176,816 GSF

Year Constructed 1973

Critical Deferred Maintenance/
Replacement Value 13%

Programs Affected

Astronomy

Biochemistry

Chemistry

NSM

CS

English

EH&S

Math

Physics

SRRI

UMASS Classroom

VP Research

Minimum Building Investment

Machmer Hall

Annual Current Building Maintenance Expenditures

\$ 64,005

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$17,468,660

Building Area 72,556 GSF

Year Constructed 1957

Critical Deferred Maintenance/
Replacement Value 59%

Programs Affected

Anthro

Arts & Sci. Advising

CSBS

Communication

Political Sci

Social Thought

Sociology

UMASS Classroom

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Replace fire alarm system, smoke detection, and emergency lighting \$ 545,000

Asbestos Removal \$ 250,000

Safety/Code Upgrades Subtotal \$ 795,000

Critical Deferred Maintenance

Replace local panels, wiring, upgrade service capacity \$ 545,000

Replace motor control center \$ 200,000

Replace aluminum windows \$ 1,612,000

Replace curtainwall glazing \$ 602,304

Exterior masonry walls \$ 400,000

Foundation drainage \$ 33,549

Replace main PRV and steam system \$ 1,814,000

HVAC Renovation (unit vents, exhaust fans, AHUs) \$ 3,100,000

Plumbing renovation (water mains & risers, waste piping, replace bundle with plate heater, fixtures, bathroom renovations) \$ 1,200,000

Critical Deferred Maintenance Subtotal \$ 9,506,853

Minimum Total Capital Improvements Years 0-5 \$ 10,301,853

Projected Critical Deferred Maintenance Years 6-10 \$ 4,823,551

Projected Deferred Maintenance Years 11 and Beyond \$ 1,128,676

Current Value of Total Need \$ 16,254,080

Recommended Modernization 0-5 Years \$ 2,361,000

Swing Space For Modernization Years 0-5 \$ 3,000,000

Minimum Building Investment

Mahar Auditorium

Annual Current Building Maintenance Expenditures

\$ 8,337

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$1,882,346

Building Area 7,640 GSF

Year Constructed 1965

Critical Deferred Maintenance/
Replacement Value 16%

Programs Affected

UMASS Classroom

Required Capital Improvements Years 0-5

Critical Maintenance

Replace seating, carpeting, seal floors in mech rooms, replace window shades, paint trim) \$ 300,000

Critical Maintenance Subtotal \$ 300,000

Minimum Total Capital Improvements Years 0-5 \$ 301,500

Projected Critical Maintenance Years 6-10 \$ 39,000

Projected Deferred Maintenance Years 11 and Beyond \$ 585,000

Current Value of Total Need \$ 925,500

Minimum Building Investment

Marcus Hall

Annual Current Building Maintenance Expenditures

\$ 66,994

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$16,717,628

Building Area 65,859GSF

Year Constructed 1966

Critical Deferred Maintenance/
Replacement Value 51%

Programs Affected

Eng

ECE

UMASS Classroom

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Install new fire alarm/smoke detectors/exit lighting/emergency lighting \$ 494,000

Allotment for Asbestos Abatement \$ 200,000

Safety/Code Upgrades Subtotal \$ 694,000

Critical Deferred Maintenance

Replace service equipment \$ 500,000

Replace panelboards, upgrade capacity. New receptacles and switches \$ 500,000

Replace roof & bridge roof \$ 600,000

Rebuild east side entry steps, fix cause of leak to bsmnt. Replace plaza. \$ 500,000

Replace/repair exterior doors \$ 50,000

Install new condensate receiver (room 9) \$ 19,500

HVAC renovation (replace ahus, fume hoods, and exhaust system) \$ 2,500,000

Replace hot water risers, condensate receivers, PRV valve \$ 678,000

Finish Renewal (repaint, replace tiles, carpets) \$ 1,250,000

Install risers to segregate potable and lab water \$ 263,436

Replace lab sinks \$ 640,000

Lack of waste neutralization system \$ 150,000

Replace (old) waste piping \$ 263,436

Critical Deferred Maintenance Subtotal \$ 7,914,372

Minimum Total Capital Improvements Years 0-5 \$ 8,608,372

Projected Critical Deferred Maintenance Years 6-10 \$ 938,200

Projected Critical Maintenance Years 11 and Beyond \$ 4,327,718

Current Value of Total Need \$ 13,874,290

Recommended Modernization 0-5 Years \$ 1,525,000

Swing Space For Modernization Years 0-5 \$ 9,000,000

Minimum Building Investment

Marston Hall

Annual Current Building Maintenance Expenditures

\$ 49,402

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$16,110,951

Building Area 63,469GSF

Year Constructed 1950

Critical Deferred Maintenance/
Replacement Value 47%

Programs Affected

Eng

ECE

UMASS Classroom

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Install new fire alarm/smoke detectors/exit lighting/emergency lighting \$ 500,000

Asbestos Removal \$ 200,000

Safety/Code Upgrades Subtotal \$ 700,000

Critical Deferred Maintenance

Replace transformers and oil switches \$ 1,000,000

Electrical Renovation (building wiring, new recepticals and switches, panelboard replacement and upgrade capacity. \$ 500,000

Replace Roof \$ 400,000

Replace windows, replace exterior doors \$ 750,000

Replace 4 air compressors, spence valves, steam system, condensate pump \$ 2,000,000

Replace interior doors, repair walls, ceilings, doors, and repaint \$ 1,283,221

Replace elevator \$ 400,000

Replace condensate pump, rebuild mechanicals \$ 3,500

Plumbing Renovation (replace hw heater, fountains, distribution & risers, waste piping) \$ 600,000

Critical Deferred Maintenance Subtotal \$ 6,936,721

Minimum Total Capital Improvements Years 0-5 \$ 7,636,721

Projected Critical Deferred Maintenance Years 6-10 \$ 1,325,874

Projected Critical Maintenance Years 11 and Beyond \$ 6,356,504

Current Value of Total Need \$ 15,319,099

Recommended Modernization 0-5 Years \$ 150,000

Minimum Building Investment

Mather Admissions

Annual Current Building Maintenance Expenditures \$ 8,364

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$4,164,443
 Building Area 17,297 GSF
 Year Constructed 1969
 Critical Deferred Maintenance/
 Replacement Value 46%

Programs Affected

New Students
 Undergrad Admissions

Required Capital Improvements Years 0-5	
Safety/Code Upgrades	
Allotment for Asbestos Abatement	\$ 100,000
Safety/Code Upgrades Subtotal	\$ 100,000
Critical Deferred Maintenance	
Provide perimeter drainage & waterproofing	\$ 250,000
Replace Roof (shingle)	\$ 250,000
Replace windows	\$ 120,000
Replace 4 gas-fired boilers	\$ 300,000
Add DDC controls, replace radiators and unit vents. Increase ventilation air	\$ 433,000
Renovate Bathrooms (replace sinks, faucets)	\$ 160,000
Replace damaged, missing doors	\$ 109,500
Replace DHW heater and bubbler, hot water risers	\$ 203,000
Critical Deferred Maintenance Subtotal	\$ 1,825,500
Minimum Total Capital Improvements Years 0-5	\$ 1,925,500

Projected Critical Maintenance Years 6-10 \$ 635,970

Current Value of Total Need \$ 2,561,470

Replacement Space to Support Current Function Beyond 10 Years \$ 7,500,000

Demolition Cost \$ 250,000

Recommend Restricted Use/Occupancy

Minimum Building Investment

McGuirk Stadium and Facilities Building

Annual Current Building Maintenance Expenditures

\$ 69,647

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$14,321,650

Building Area 69,750 GSF

Year Constructed 1966

Critical Deferred Maintenance/
Replacement Value 11%

Programs Affected

Athletics

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement \$ 50,000

Install appropriate exit and alarm system \$ 244,125

Safety/Code Upgrades Subtotal \$ 294,125

Critical Deferred Maintenance

Replace roof (tar & gravel) \$ 300,000

Replace exterior doors \$ 5,000

Replace faucets, sinks, toilets, & urinals to code requirements \$ 200,000

Spot concrete repair inside of stadium \$ 139,500

Monitor Structural Condition \$ 50,000

Replace building distribution and risers \$ 279,000

Replace waste piping \$ 279,000

Replace water main \$ 30,000

Install permanent exterior drinking fountains at east and west ends of facilities building
(code requirements) \$ 10,000

Critical Deferred Maintenance Subtotal \$ 1,292,500

Minimum Total Capital Improvements Years 0-5 \$ 1,586,625

Projected Critical Deferred Maintenance Years 6-10 \$ 683,210

Projected Critical Maintenance Years 11 and Beyond \$ 1,529,000

Current Value of Total Need \$ 3,798,835

Minimum Building Investment

Memorial Hall

Annual Current Building Maintenance Expenditures

\$ 13,909

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$4,880,323

Building Area 19,226GSF

Year Constructed 1920

Critical Deferred Maintenance/
Replacement Value 34%

Programs Affected

Alumni Relations

Development

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Fully enclose stairs \$ 400,000

Asbestos Removal \$ 115,356

Mold remediation in basement \$ 38,452

Safety/Code Upgrades Subtotal \$ 553,808

Critical Deferred Maintenance

Electrical Upgrade \$ 75,000

Replace exterior doors \$ 15,000

Complete Renovation of Mechanical \$ 1,000,000

Critical Deferred Maintenance Subtotal \$ 1,090,000

Minimum Total Capital Improvements Years 0-5 \$ 1,643,808

Projected Critical Deferred Maintenance Years 6-10 \$ 580,644

Projected Critical Maintenance Years 11 and Beyond \$ 3,076,515

Current Value of Total Need \$ 5,300,967

Recommended Modernization 0-5 Years \$ 6,000,000

Swing Space For Modernization Years 0-5 \$ 3,000,000

Minimum Building Investment

Middlesex House

Annual Current Building Maintenance Expenditures \$ 6,210

Required Capital Improvements Years 0-5	
Safety/Code Upgrades	
Asbestos Removal	\$ 129,822
Safety/Code Upgrades Subtotal	
	\$ 129,822
Minimum Total Capital Improvements Years 0-5	
	\$ 129,822

Current Value of Total Need \$ 129,822

Replacement Space to Support Current Function Beyond 10 Years \$ 7,500,000

Demolition Cost \$ 250,000

Recommend Restricted Use/Occupancy

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$5,822,116

Building Area 21,637 GSF

Year Constructed 1948

Critical Deferred Maintenance/
Replacement Value 2%

Programs Affected

Psych

Mills House (New Africa House)

Annual Current Building Maintenance Expenditures \$ 16,597

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Replace & update fire alarm system	\$ 255,000
Asbestos Removal	\$ 300,000
Safety/Code Upgrades Subtotal	
	\$ 555,000

Critical Deferred Maintenance

Replace 3 (25kVA) mnrl oil transformers with dry, new switches and service equipment	\$ 250,000
Electrical Renovation	\$ 125,000
Replace roof/masonry repairs	\$ 400,000
Replace single ply(40%) and slate (60%) roof repairs	\$ 274,056
Replace controls for steam distribution	\$ 41,000
Upgrade toilet rooms	\$ 70,000
Critical Deferred Maintenance Subtotal	
	\$ 1,160,056

Minimum Total Capital Improvements Years 0-5 **\$ 1,715,056**

Projected Critical Deferred Maintenance Years 6-10 \$ 664,826

Projected Critical Maintenance Years 11 and Beyond \$ 1,082,656

Current Value of Total Need **\$ 3,462,538**

Recommended Modernization 0-5 Years \$ 1,708,075

Building Profile Information

Building Disposition Code	3
CAMIS Replacement Value	\$9,773,847
Building Area	36,323 GSF
Year Constructed	1948
Critical Deferred Maintenance/ Replacement Value	18%

Programs Affected

- AfroAM
- Com Col Educ of Black Min.
- FAC
- VC Stud Aff

Minimum Building Investment

Morrill Science Center Greenhouse Addition

Annual Current Building Maintenance Expenditures \$ 15,275

Required Capital Improvements Years 0-5
Safety/Code Upgrades

Critical Deferred Maintenance

Provide perimeter drainage & waterproofing	\$ 18,176
Re-flash joint @ glasshouses	\$ 9,107
Replace controls	\$ 1,500
Replace interior doors (steel)	\$ 4,000
Replace local panels and upgrade service capacity	\$ 50,000

Critical Deferred Maintenance Subtotal \$ 82,782

Minimum Total Capital Improvements Years 0-5 \$ 82,782

Projected Critical Deferred Maintenance Years 6-10 \$ 2,880,757

Projected Critical Maintenance Years 11 and Beyond \$ 82,280

Current Value of Total Need \$ 3,045,819

Recommended Modernization 0-5 Years \$ 50,000

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$503,479

Building Area 7,137GSF

Year Constructed 1973

Critical Deferred Maintenance/
Replacement Value 16%

Programs Affected

Bio

Minimum Building Investment

Morrill Science Center Complex, Sections I, II, III, IV

Building Profile Information

Building Disposition Code	2/3
CAMIS Replacement Value	\$95,690,256
Building Area	360,916 GSF
Year Constructed	1959-1973
Critical Deferred Maintenance/ Replacement Value	1%

Programs Affected

See separate building sheets for programs.

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Install fire doors throughout	\$ 250,000
Safety/Code Upgrades Subtotal	\$ 250,000

Critical Deferred Maintenance

Address sweat on condensate units Morrill II, III, & IV	\$ 250,000
Replace 4 main PRVs, condensate receivers, pumps, and hot water converters.	\$ 400,000
Critical Deferred Maintenance Subtotal	\$ 650,000

Minimum Total Capital Improvements Years 0-5 \$ 900,000

Projected Critical Deferred Maintenance Years 6-10 \$ 9,890,000

Projected Critical Maintenance Years 11 and Beyond \$ 1,400,000

Current Value of Total Need \$ 12,190,000

Recommended Modernization 0-5 Years \$ 1,170,000

Minimum Building Investment

Morrill Science Center Section I

Annual Current Building Maintenance Expenditures **\$ 38,363**

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Installation of eyewash and showers	\$ 105,000
Install fire doors	\$ 33,282
Asbestos Removal	\$ 400,000
Safety/Code Upgrades Subtotal	
	\$ 538,282

Critical Deferred Maintenance

Replace distribution transformers	\$ 100,000
Replace local panels	\$ 22,000
Replace windows and reset blue stone sills	\$ 700,000
Repair/replace roof (single ply)	\$ 361,000
Replace steam distribution lines	\$ 37,688
Upgrade toilet rooms	\$ 900,000
Replace elevator	\$ 400,000
Plumbing Renovation	\$ 1,503,000
Lab wastewater and sanitary waste combined	\$ 360,678
Critical Deferred Maintenance Subtotal	
	\$ 4,384,366

Minimum Total Capital Improvements Years 0-5 **\$ 4,922,648**

Projected Critical Deferred Maintenance Years 6-10 **\$ 810,000**

Projected Critical Maintenance Years 11 and Beyond **\$ 30,000**

Current Value of Total Need **\$ 5,762,648**

Recommended Modernization 0-5 Years **\$ 24,752,825**

Minimum Building Investment

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$16,171,798

Building Area 60,113GSF

Year Constructed 1959

Critical Deferred Maintenance/
Replacement Value 30%

Programs Affected

- Bio
- NRE
- EHS
- ES
- Geo
- Micro
- UMASS Classrooms
- WM Pub Health

Morrill Science Center Section II

Annual Current Building Maintenance Expenditures

\$158,627

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$24,540,233

Building Area 91,239 GSF

Year Constructed 1960

Critical Deferred Maintenance/
Replacement Value 18%

Programs Affected

Animal Care

Bio

Geo

Nursing

O & E Bio

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Installation of eyewash and showers \$ 135,000

Install fire doors \$ 53,354

Safety/Code Upgrades Subtotal \$ 188,354

Critical Deferred Maintenance

Repair/replace roof (single ply) \$ 550,000

Provide perimeter drainage & waterproofing \$ 153,480

Upgrade toilet rooms \$ 900,000

Replace elevator \$ 400,000

Plumbing Renovation \$ 2,281,000

Critical Deferred Maintenance Subtotal \$ 4,284,480

Minimum Total Capital Improvements Years 0-5 \$ 4,472,834

Projected Critical Deferred Maintenance Years 6-10 \$ 2,348,572

Projected Critical Maintenance Years 11 and Beyond \$ 1,465,173

Current Value of Total Need \$ 8,286,578

Recommended Modernization 0-5 Years \$ 16,595,000

Recommended Modernization 6-10 Years \$ 10,125,000

Minimum Building Investment

Morrill Science Center Section III

Annual Current Building Maintenance Expenditures

\$ 124,110

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$21,311,257

Building Area 79,180 GSF

Year Constructed 1962

Critical Deferred Maintenance/
Replacement Value 63%

Programs Affected

Bio

Geo

O & E Bio

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Installation of eyewash and showers	\$ 120,000
Install fire doors @ stair towers	\$ 250,000
Asbestos Removal	\$ 500,000
Install/Replace/Repair security system for labs	\$ 240,000

Safety/Code Upgrades Subtotal \$ 1,110,000

Critical Deferred Maintenance

Replace distribution transformers	\$ 100,000
Repair/replace roof (single ply)	\$ 475,000
Replace canopy	\$ 100,000
Monitor structural cracks	\$ 17,183
Rebuild SE entry	\$ 110,000
Steam and condensate piping in poor condition	\$ 2,000,000
HVAC Renovation	\$ 6,000,000
Upgrade toilet rooms	\$ 1,200,000
Replace elevator	\$ 400,000
Plumbing Renovation	\$ 2,000,000

Critical Deferred Maintenance Subtotal \$ 12,402,183

Minimum Total Capital Improvements Years 0-5 \$ 13,512,183

Projected Critical Deferred Maintenance Years 6-10 \$ 5,186,695

Projected Critical Maintenance Years 11 and Beyond \$ 448,157

Current Value of Total Need \$ 19,147,034

Recommended Modernization 0-5 Years \$ 19,900,000

Minimum Building Investment

Morrill Science Center Section IV

Annual Current Building Maintenance Expenditures **\$ 150,766**

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Installation of eyewash and showers	\$ 225,000
Replace fire doors	\$ 250,000
Asbestos Remvoal	\$ 500,000
Install/Replace/Repair security system for labs	\$ 450,000

Safety/Code Upgrades Subtotal **\$ 1,425,000**

Critical Deferred Maintenance

Replace distribution transformers	\$ 100,000
4N: Provide perimeter. drainage & waterproofing	\$ 250,000
HVAC Renovation	\$ 4,000,000
Upgrade toilet rooms	\$ 1,200,000
Replace elevator in IV south	\$ 400,000
plumbing Renovation	\$ 3,082,000

Critical Deferred Maintenance Subtotal **\$ 9,032,000**

Minimum Total Capital Improvements Years 0-5 **\$ 10,457,000**

Projected Critical Deferred Maintenance Years 6-10 **\$ 2,234,989**

Projected Critical Maintenance Years 11 and Beyond **\$ 2,678,116**

Current Value of Total Need **\$ 15,370,105**

Additional Recommended Modernization 0-5 Years **\$ 33,750,500**

Minimum Building Investment

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$33,163,489

Building Area 123,247 GSF

Year Constructed 1966

Critical Deferred Maintenance/
Replacement Value 32%

Programs Affected

Animal Care

Bio

NRE

Geo

Micro

UMASS Classrooms

VC Acad Affairs

Mullins Memorial Center

Annual Current Building Maintenance Expenditures

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$58,351,657

Building Area 264,654 GSF

Year Constructed 1993

Critical Deferred Maintenance/
Replacement Value 1%

Programs Affected

Athletics

Mullins Center

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement \$ 50,000

Safety/Code Upgrades Subtotal \$ 50,000

Critical Maintenance

Replace rubber floor \$ 250,000

Repair concrete (basement) \$ 132,327

Repair grout lines (concourse flooring) \$ 30,000

Repaint interior (Asbestos testing) locker room areas \$ 10,586

Replace faucets \$ 16,000

Replace showers and tubs in main section \$ 7,000

Critical Maintenance Subtotal \$ 445,913

Minimum Total Capital Improvements Years 0-5 \$ 495,913

Projected Critical Maintenance Years 6-10 \$ 237,586

Projected Critical Maintenance Years 11 and Beyond \$ 977,162

Current Value of Total Need \$ 1,710,662

Minimum Building Investment

Munson Hall

Annual Current Building Maintenance Expenditures

\$ 11,739

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$3,232,219

Building Area 13,425 GSF

Year Constructed 1898

Critical Deferred Maintenance/
Replacement Value 40%

Programs Affected

Comm Relations

Creative Services

Comm & Marketing

Mass Magazine

News Office

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement \$ 80,550

Vacate Basement and Reloacte occupants \$ 500,000

Safety/Code Upgrades Subtotal \$ 580,550

Critical Deferred Maintenance

Replace all transformers and oil switches \$ 255,000

Replace building wiring, panelboards, upgrade capacity. New receptacles and switches \$ 101,000

Replace carpeting, repair walls & ceilings, repaint \$ 202,000

Replace worn carpet over wood (95 %) \$ 102,030

Repair plaster walls, ceilings and paint \$ 53,700

Critical Deferred Maintenance Subtotal \$ 713,730

Minimum Total Capital Improvements Years 0-5 \$ 1,294,280

Projected Critical Deferred Maintenance Years 6-10 \$ 325,000

Projected Critical Maintenance Years 11 and Beyond \$ 126,000

Current Value of Total Need \$ 1,745,280

Recommended Modernization 0-5 Years \$ 5,000,000

Swing Space For Modernization Years 0-5 \$ 2,000,000

Replacement Space for Basement Years 0-5 \$ 2,000,000

Minimum Building Investment

Munson Hall Annex

Annual Current Building Maintenance Expenditures

\$ 5,405

Munson Hall Annex is slated for Demolition upon opening of the Visual Arts Center

Building Profile Information

Building Disposition Code 6

CAMIS Replacement Value \$2,113,977

Building Area 8,328 GSF

Year Constructed 1899

Programs Affected

Art

Paige Laboratory

Annual Current Building Maintenance Expenditures

\$ 39,977

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$8,070,024

Building Area 29,991 GSF

Year Constructed 1950

Critical Deferred Maintenance/
Replacement Value 20%

Programs Affected

Vet & Animal Sci.

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Installation of eyewash and showers	\$ 42,000
Asbestos Removal	\$ 179,946
Increase building and laboratory security to protect BL3 lab and irradiator	\$ 59,982
Safety/Code Upgrades Subtotal	\$ 281,928

Critical Deferred Maintenance

Electrical Renovation (building wiring, new receptacles and switches, panelboard replacement and upgrade capacity.	\$ 210,000
Highest and best use study.	\$ 70,000
Upgrade generator in Bsmnt. Mech. Rm. With a larger one	\$ 150,000
Rebuilding 2 high pressure and 2 low pressure PRVs, upgrade mech room ventilation.	\$ 500,000
repair and paint throughout	\$ 119,964
Renovate bathrooms	\$ 300,000
Critical Deferred Maintenance Subtotal	\$ 1,349,964

Minimum Total Capital Improvements Years 0-5 \$ 1,631,892

Projected Critical Deferred Maintenance Years 6-10 \$ 1,152,500

Current Value of Total Need \$ 2,784,392

Replacement Space to Support Current Function Beyond 10 Years \$ 22,500,000

Demolition Cost \$ 500,000

Minimum Building Investment

Physical Plant Building and Addition

Annual Current Building Maintenance Expenditures **\$ 35,594**

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal	\$ 200,000
Install CO detectors	\$ 10,000
Safety/Code Upgrades Subtotal	
	\$ 210,000

Critical Deferred Maintenance

Replace overhead doors	\$ 422,500
Re-caulk exterior control joints	\$ 3,500
Replace building air compressor, AHU above north wing, and 5 other AHU's	\$ 1,800,000
Replace sinks and faucets in shop areas.	\$ 20,000
Replace windows	\$ 50,000
Critical Deferred Maintenance Subtotal	
	\$ 2,296,000

Minimum Total Capital Improvements Years 0-5 **\$ 2,506,000**

Projected Critical Deferred Maintenance Years 6-10 **\$ 8,780,933**

Projected Critical Maintenance Years 11 and Beyond **\$ 3,303,466**

Current Value of Total Need **\$ 14,590,399**

Recommended Modernization 0-5 Years **\$ 1,570,000**

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$27,134,345

Building Area 161,627 GSF

Year Constructed 1960/1967

Critical Deferred Maintenance/
Replacement Value 9%

Programs Affected

Physical Plant

FCP

Campus Services

Aux Services

Minimum Building Investment

Research Administration Building

Annual Current Building Maintenance Expenditures

Required Capital Improvements Years 0-5	
Critical Maintenance	
Replace 1 small exhaust fan in attic	\$ 70,000
Replace electric hot water heater	\$ 2,000
Critical Maintenance Subtotal	\$ 72,000
Minimum Total Capital Improvements Years 0-5	\$ 72,000

Projected Critical Maintenance Years 6-10

Projected Critical Maintenance Years 11 and Beyond

Current Value of Total Need

Building Profile Information

Building Disposition Code 1

CAMIS Replacement Value \$2,527,991

Building Area 69,189 GSF

Year Constructed 1939

Critical Deferred Maintenance/
Replacement Value 3%

Programs Affected

Grants and Contracts

Shade Trees Laboratory

Current Building Maintenance Expenditures

\$ 3,706

**Replacement Space to Support Current Function
Beyond 10 Years**

\$ 1,200,000

Demolition Cost

\$ 150,000

Recommend Restricted Use/Occupancy

Building Profile Information

Building Disposition Code 4

CAMIS Replacement Value \$929,946

Building Area 3,456 GSF

Programs Affected

Bio

Geoscience

Minimum Building Investment

South College

Annual Current Building Maintenance Expenditures

\$ 30,708

Replacement Space to Support Current Function Beyond 5 Years

\$ 12,400,000

Demolition Cost

\$ 1,000,000

Recommend Restricted Use/Occupancy

Building Profile Information

Building Disposition Code 6

CAMIS Replacement Value \$7,485,984

Building Area 31,093 GSF

Year Constructed 1885

Critical Deferred Maintenance/
Replacement Value NA

Programs Affected

Anthro

HFA

Comm

Library

Linguistics

Mail Services

Mass Review

Minimum Building Investment

Stockbridge Hall

Annual Current Building Maintenance Expenditures

\$ 96,299

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$18,004,595

Building Area 70,929 GSF

Year Constructed 1912

Critical Deferred Maintenance/
Replacement Value 24%

Programs Affected

NRE

FAC

PSIS

RE
UMASS Classrooms
Vet & Animal Sci.

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Enclose stair towers and repair stair treads	\$ 1,000,000
Asbestos Removal	\$ 425,574
Remove flammable storage from the top floor	\$ 300,000

Safety/Code Upgrades Subtotal \$ 1,725,574

Critical Deferred Maintenance

Electrical Renovation (panelboards, wiring, main svce eqpt, recept & switches)	\$ 500,000
Exterior Renovation (replace some windows, paint windows and trim, repoint masonry)	\$ 600,000
Plumbing Renovation (replace risers, rebuild portions of waste piping throughout, rebuild toilet rooms)	\$ 1,500,000

Critical Deferred Maintenance Subtotal \$ 2,600,000

Minimum Total Capital Improvements Years 0-5 \$ 4,325,574

Projected Critical Deferred Maintenance Years 6-10 \$ 7,125,804

Projected Critical Maintenance Years 11 and Beyond \$ 326,678

Current Value of Total Need \$ 11,778,056

Recommended Modernization 0-5 Years \$ 10,000,000

Minimum Building Investment

Student Union Building

Annual Current Building Maintenance Expenditures

\$ 3,064

A study is currently underway to determine the feasibility of renovation/modernization of the Student Union

Replacement Space to Support Current Function 0-5 Years **\$ 60,000,000**

Demolition Cost 6-10 Years **\$ 1,000,000**

Building Profile Information

Building Disposition Code 6

CAMIS Replacement Value \$19,545,933

Building Area 105,939 GSF

Year Constructed 1957

Programs Affected

Aux. Srv.

Campus Activities

Food Service

GEO

Hotel

Retail Services

UMASS Classrooms

Vet & Animal Sci.

Minimum Building Investment

Thompson Hall and Auditorium

Annual Current Building Maintenance Expenditures

\$ 214,219

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$21,164,823

Building Area 87,908 GSF

Year Constructed 1968

Critical Deferred Maintenance/
Replacement Value 27%

Programs Affected

Anthro

CPPA

CSBS

Econ

Poli Sci

Soc

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Asbestos Removal \$ 1,200,000

Upgrade fire alarm system and add detection \$ 660,000

Safety/Code Upgrades Subtotal \$ 1,860,000

Critical Deferred Maintenance

Electrical Renovation (replace service equip, bus duct, local panel & upgrade capacity,
replace transformers in tower and lowrise) Replace MCC \$ 1,300,000

HVAC Renovation (replace air handlers, install exhaust fan in tunned and replace 4
fans on roof) \$ 2,500,000

Critical Deferred Maintenance Subtotal \$ 3,800,000

Minimum Total Capital Improvements Years 0-5 \$ 5,660,000

Projected Critical Deferred Maintenance Years 6-10 \$ 4,615,000

Projected Critical Maintenance Years 11 and Beyond \$ 4,458,000

Current Value of Total Need \$ 14,733,000

Recommended Modernization 0-5 Years \$ 8,300,000

Minimum Building Investment

Tobin Hall

Annual Current Building Maintenance Expenditures

\$ 103,214

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$26,983,538

Building Area 112,076 GSF

Year Constructed 1972

Critical Deferred Maintenance/
Replacement Value 30%

Programs Affected

Psych

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Installation of eyewash and showers	\$ 285,000
Asbestos Removal	\$ 672,456
Install new fire alarm/smoke detectors/exit lighting/emergency lighting	\$ 790,000
Replace stairs at West end an SE End	\$ 500,000

Safety/Code Upgrades Subtotal \$ 2,247,456

Critical Deferred Maintenance

Electrical Renovation (panelboards, wiring, recept & switches)	\$ 1,700,000
Replace transformers (1 750 kVa) and service equipment	\$ 1,600,000
Replace windows (aluminum) & doors.	\$ 1,540,000
2 converters, 1 new, Replace the other converter for core area	\$ 260,000
Replace 3 fume hoods and balance	\$ 260,000
Replace 2 elevators	\$ 600,000

Critical Deferred Maintenance Subtotal \$ 5,960,000

Minimum Total Capital Improvements Years 0-5 \$ 8,207,456

Projected Critical Deferred Maintenance Years 6-10 \$ 34,163,605

Projected Critical Maintenance Years 11 and Beyond \$ 1,035,000

Current Value of Total Need \$ 43,406,061

Recommended Modernization 0-5 Years \$ 642,500

**Projected Cost of Swing Space 6-10 Years in Order to Complete
Required Capital Repairs \$ 13,000,000**

Minimum Building Investment

Totman Physical Education Building

Annual Current Building Maintenance Expenditures

\$ 82,750

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$25,035,031

Building Area 101,505 GSF

Year Constructed 1959

Critical Deferred Maintenance/
Replacement Value 62%

Programs Affected

Athletics

Campus Recreation

Kinesiology

Music & Dance

UMASS Classrooms

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Allotment for Asbestos Abatement	\$ 663,030
Install new fire alarm/smoke detectors/exit lighting/emergency lighting	\$ 800,000
Resolve security and egress hardware through out building	\$ 300,000

Install accessible toilets, showers, and dressing rooms	\$ 400,000
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Pool Accessibility	\$ 100,000
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Safety/Code Upgrades Subtotal \$ 2,263,030

Critical Deferred Maintenance

Study for change in technical complexity - programmatic change from Recreation to Academic Lab.	\$ 200,000
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Envelope renovation- replace Kalwall, windows, and 50% of doors	\$ 3,000,000
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Replace roof (single ply)	\$ 368,350
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HVAC Replacement (all AHU's, steam system, air compressor)	\$ 4,000,000
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Renovate bathrooms (faucets, sinks, showers, urinals, upgrades to code requirements)	\$ 1,500,000
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Replace tile (pool area)	\$ 1,400,000
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Resurface rubber floor (very slippery)	\$ 830,000
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Replacement of pool support (mechanical) equipment	\$ 400,000
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Plumbing renovation	\$ 1,000,000
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Install new building distribution and segregate lab and potable water	\$ 442,020
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Critical Deferred Maintenance Subtotal \$ 13,140,370

Minimum Total Capital Improvements Years 0-5 \$ 15,403,400

Projected Critical Deferred Maintenance Years 6-10 \$ 2,071,250

Projected Critical Maintenance Years 11 and Beyond \$ 2,475,000

Current Value of Total Need \$ 19,949,650

Recommended Modernization 0-5 Years \$ 7,340,000

Minimum Building Investment

University Health Services

Annual Current Building Maintenance Expenditures

\$ 10,020

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$11,687,348

Building Area 35,088 GSF

Year Constructed 1962

Critical Deferred Maintenance/
Replacement Value 39%

Programs Affected

Health Services

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Provide rated egress construction through out upper floors and at records/triage & Pharmacy	\$ 2,500,000
Install sprinklers throughout building	\$ 350,000
Replace & update fire alarm system	\$ 245,000
Safety/Code Upgrades Subtotal	\$ 3,095,000

Critical Deferred Maintenance

Rebuild South side egress steps	\$ 19,635
Re-caulk windows, doors	\$ 30,000
Replace steam risers to air handlers and return lines, hot water converters (2), condensate receivers/pumps (1 large), Repair main PRV	\$ 220,000
Replace fan coil units, AHUs, exhaust fans, dampers, controls, clean ductwork	\$ 460,000
Replace 2 elevators	\$ 400,000
Replace water main and risers, waste piping and replace bundles with plate heaters.	\$ 330,000
Critical Deferred Maintenance Subtotal	\$ 1,459,635

Minimum Total Capital Improvements Years 0-5 \$ 4,554,635

Projected Critical Deferred Maintenance Years 6-10 \$ 1,038,855

Projected Critical Maintenance Years 11 and Beyond \$ 1,149,700

Current Value of Total Need \$ 6,743,190

Recommended Modernization 0-5 Years \$ 1,470,757

Minimum Building Investment

University Health Services Addition

Annual Current Building Maintenance Expenditures

\$ 8,286

Building Profile Information

Building Disposition Code 3

CAMIS Replacement Value \$11,687,348

Building Area 35,088 GSF
Year Constructed 1962

Critical Deferred Maintenance/
Replacement Value 7%

Programs Affected

Health Services

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Installation of eyewash and showers \$ 10,000

Safety/Code Upgrades Subtotal \$ 10,000

Critical Deferred Maintenance

Replace local panels and upgrade service capacity \$ 75,000

Repair windows \$ 75,000

Replace main entrance door \$ 20,000

Replace hot water converter (1) \$ 20,000

Replace roof exhaust fans \$ 36,000

Pneumatic- replace with electronic controls \$ 4,500

Replace elevator \$ 400,000

Replace waste piping throughout \$ 93,672

Replace 2 80 gal PK's with plate bundles \$ 46,836

Critical Deferred Maintenance Subtotal \$ 771,008

Minimum Total Capital Improvements Years 0-5 \$ 781,008

Projected Critical Deferred Maintenance Years 6-10 \$ 419,008

Projected Critical Maintenance Years 11 and Beyond \$ 436,381

Current Value of Total Need \$ 1,636,397

Recommended Modernization 0-5 Years \$ 378,823

Minimum Building Investment

West Experiment Station

Annual Current Building Maintenance Expenditures

\$ 12,854

Demolition 0-5 Years \$ 500,000

This building is currently slated for decommissioning pending availability of funds for restoration.

Building Profile Information

Building Disposition Code 5/6

CAMIS Replacement Value \$11,687,348

Building Area 35,088 GSF

Year Constructed 1962

Critical Deferred Maintenance/
Replacement Value NA

Programs Affected

UMASS Extension

Whitmore Administration Building

Annual Current Building Maintenance Expenditures

\$ 89,167

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Install new fire alarm/smoke detectors/exit lighting/emergency lighting	\$ 865,000
Allotment for Asbestos Abatement	\$ 691,686
Re-establish smoke/fire corridors through ITS	\$ 400,000
Bring Snack Bar up to Code and renovate	\$ 800,000
Convert interconnecting stairs to egress and provide corridors to stairs. Upgrade stair enclosures and egress lobbies to grade	\$ 380,000
Provide ventilation for Print Services	\$ 500,000

Safety/Code Upgrades Subtotal \$ 3,636,686

Critical Deferred Maintenance

Replace building wiring, panelboards, upgrade capacity. New recepticals and switches.	\$ 865,000
Replace transformers (1 1500kVa) and service equipment	\$ 500,000
HVAC Renovation (replace air handlers, mixing boxes, and 2 backup air compressors, roof fans and primary air compressors)	\$ 2,800,000
Replace ceiling tile and clean ductwork	\$ 4,000,000
Renovate bathrooms (faucets, sinks, urinals, upgrades to code requirements)	\$ 1,400,000

Critical Deferred Maintenance Subtotal \$ 9,565,000

Minimum Total Capital Improvements Years 0-5 \$ 13,201,686

Projected Critical Deferred Maintenance Years 6-10 \$ 13,022,889

Projected Critical Maintenance Years 11 and Beyond \$ 1,561,124

Current Value of Total Need \$ 27,785,699

Projected Cost of Swing Space 6-10 Years in Order to Complete Required Capital Repairs \$ 11,500,000

Minimum Building Investment

Building Profile Information

Building Disposition Code 2

CAMIS Replacement Value \$11,687,348

Building Area 35,088 GSF

Year Constructed 1962

Critical Deferred Maintenance/
Replacement Value 113%

Programs Affected

A&F	Housing
Admin Computing	HR
Budget Office	ITS
Bursar	IR
Chancellor	Jewish Awareness
Community Relations	Outreach
Dean of Students	Printing
Food Facility	State Gov. Relations
Disability Services	Undergrad Registrar
Enrollment Services	VC Acad Affairs & Provost
Financial and Cost Analysis	VC Stud Affairs
Financial Aid	VC Advancement
Grad. Dean	VC A&F
	VP Research

Wilder Hall

Annual Current Building Maintenance Expenditures

\$ 7,411

Building Profile Information

Building Disposition Code 3
CAMIS Replacement Value \$2,536,177
Building Area 10,534 GSF
Year Constructed 1962
Critical Deferred Maintenance/
Replacement Value 52%

Required Capital Improvements Years 0-5

Safety/Code Upgrades

Create adequate egress from and through basement & second floors \$ 200,000
Install sprinklers throughout building \$ 137,000
Replace and update fire alarm system and add smoke detection \$ 79,000

Safety/Code Upgrades Subtotal \$ 416,000

Critical Deferred Maintenance

Replace wiring and local panels. Upgrade service capacity \$ 250,000
Provide perimeter drainage & waterproofing \$ 250,000
Replace steam system, unit vents, repair main PRV \$ 300,000
Upgrade toilets on lower level. \$ 100,000

Critical Deferred Maintenance Subtotal \$ 900,000

Minimum Total Capital Improvements Years 0-5 \$ 1,316,000

Programs Affected

Bilingual Collegiate Program
Everywoman's Center

Projected Critical Deferred Maintenance Years 6-10 \$ 1,025,000

Projected Critical Maintenance Years 11 and Beyond \$ -

Current Value of Total Need \$ 2,341,000

Recommended Modernization 6-10 Years \$ 4,000,000

Swing Space For Modernization Years 6-10 \$ 2,000,000

Minimum Building Investment

Athletic/Intramural Fields

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Repair fencing around new softball facility \$ 20,000

Critical Deferred Maintenance Subtotal \$ 20,000

Minimum Total Capital Improvements Years 0-5 \$ 20,000

Projected Critical Deferred Maintenance Years 6-10 \$ 250,000

Projected Critical Maintenance Years 11 and Beyond \$ 1,500,000

Current Value of Total Need \$ 1,770,000

Minimum Building Investment

Campus Electrical Distribution

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Replace laterals on electric feeds throughout campus	\$ 300,000
Replace East Side 15kV electric substation	\$ 2,250,000
Replace East Side 5kV electric substation	\$ 750,000

Critical Deferred Maintenance Subtotal **\$ 3,300,000**

Minimum Total Capital Improvements Years 0-5 **\$ 3,300,000**

Projected Critical Deferred Maintenance Years 6-10 **\$ 3,030,260**

Projected Critical Maintenance Years 11 and Beyond **\$ 1,500,000**

Current Value of Total Need **\$ 7,830,260**

Minimum Building Investment

Campus Roadways and Paths

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Reclaim & resurface asphalt sidewalks, allot for accessibility requirements (10 miles)	\$4,500,000
Chancellor's Way. Replace curbing, drainage and resurface	\$300,000
Clark Hill Road. Realign & repave road as a result of the Visual Arts building	\$700,000
Commonwealth Ave. Repave, replace curbing and drainage from Natural Resource Way to Mass Ave	\$1,700,000
East of Grayson. Redesign, reconstruct and widen driveway, improve drainage, add parking	\$640,000
Eastman lane. Repair drainage, road structure and repave	\$2,000,000
Massachusetts Ave. Repave, replace curbing and drainage	\$2,000,000
University Drive. Redesign road, walkways, base surface, drainage, curbing and lighting	\$3,000,000

Minimum Total Capital Improvements Years 0-5 **\$14,840,000**

Projected Critical Deferred Maintenance Years 6-10 **\$ 12,820,000**

Projected Critical Maintenance Years 11 and Beyond **\$ 5,800,000**

Current Value of Total Need **\$ 33,460,000**

Minimum Building Investment

Campus Safety/Code

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Generate Campus Wide Security Systems Master Plan (ACAMS & CCTV)	\$2,000,000
Study for design, specifications, purchase, and installation of campus-network closed-circuit television system to be integrated with ACAMS at exterior of buildings, campus access points, and other necessary areas	\$100,000
Study for design, specifications, purchase, and installation of centralized access control and alarm monitoring systems (ACAMS)	\$100,000
Create single graphical interface for existing DVR's (CCTV system)	\$15,000

Critical Deferred Maintenance Subtotal \$2,215,000

Minimum Total Capital Improvements Years 0-5 \$ 2,215,000

Projected Critical Deferred Maintenance Years 6-10 \$ 15,000

Projected Critical Maintenance Years 11 and Beyond \$ 1,800,000

Current Value of Total Need \$ 4,030,000

Minimum Building Investment

Campus Steam Lines

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Replace steam/condensate lines feeding Dickenson, Grayson, Field, and Webster	\$1,400,000
Replace steam/condensate line behind Chenoweth, Hatch, and Paige	\$1,300,000
Replace steam/condensate line served by ST31 (Linc Apt 4)	\$400,000
Replace steam/condensate line served by ST30 Linc Apts 3)	\$250,000
Replace steam/condensate line b/t ST059&ST058 (MH8)	\$200,000
pit# SW6 - replace lp trap stations on main drips	\$25,000
pit# SW2 - replace lp trap station and 1" line to 6" return main; replace threaded sections of 2" main blow downs; replace flash tank legs; replace drain valve on flash tank; clear floor drain	\$25,000
pit# SW1 - condition POOR	\$45,000
pit# NSW13 - replace 2" sockolet on main return where traps connect; replace low press/high perss trap stations; 1" threadalet 2" higher on flash tank for proper operation	\$35,000
pit# NSW12 - support 2" return; replace fat and low PSI trap; 1" threadslett; replace 12" cap to keep 2" bid valve above water level; replace 2" bd lines	\$35,000

Minimum Total Capital Improvements Years 0-5 **\$3,715,000**

Projected Critical Deferred Maintenance Years 6-10 **\$ 13,165,000**

Projected Critical Maintenance Years 11 and Beyond **\$ 7,425,000**

Current Value of Total Need **\$ 24,305,000**

Minimum Building Investment

Campus Water/Sewer

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Replace sewer lines over 60 years old- phase 1	\$2,000,000
Complete a survey of leaks on 1/3 of campus (rotation)	\$45,000
pit# SW5 - clear floor drain - return casing from Washington dorm is draining in pit	\$15,000

Critical Deferred Maintenance Subtotal **\$2,060,000**

Minimum Total Capital Improvements Years 0-5 **\$ 2,060,000**

Projected Critical Deferred Maintenance Years 6-10 **\$ 3,440,000**

Projected Critical Maintenance Years 11 and Beyond **\$ 2,000,000**

Current Value of Total Need **\$ 7,500,000**

Parking

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

Parking Garage , Resurface decks, improve drainage & caulk \$1,700,000

Critical Deferred Maintenance Subtotal \$1,700,000

Minimum Total Capital Improvements Years 0-5 \$ 1,700,000

Projected Critical Maintenance Years 11 and Beyond \$ 7,000,000

Current Value of Total Need \$ 8,700,000

Specific Site Upgrades

Required Capital Improvements Years 0-5

Critical Deferred Maintenance

North of Worcester Dining Commons, Widen, grade, resurface, improve drainage & lighting for pathway	\$250,000
Southwest Concourse, Implementation of study to redesign plaza- construction, replanting, furnishings, lighting, etc.	\$9,000,000

Critical Deferred Maintenance Subtotal **\$9,250,000**

Minimum Total Capital Improvements Years 0-5 **\$ 9,250,000**

Projected Critical Deferred Maintenance Years 6-10 **\$ 3,867,400**

Projected Critical Maintenance Years 11 and Beyond **\$ 13,000,000**

Current Value of Total Need **\$ 26,117,400**

Minimum Building Investment