CALHOUN COMMUNITY COLLEGE

2016 huntsville campus facility assessment

VOL 3

GOODWYN MILLS CAWOOD
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INTRODUCTION AND SUMMARY
INTRODUCTION

Calhoun Community College, a two-year institution of higher learning is located in Decatur, Alabama. In addition to the main campus adjacent to Pryor Field Regional Airport along Highway 31, CCC operations include campuses in downtown Decatur (Center for The Arts) and in Huntsville located in Cummings Research Park. Programs are also conducted at the Limestone County Correctional Facility.

Distinguished as the largest of Alabama’s Community College System, Calhoun is an open admission, coeducational comprehensive community college serving four counties in north Alabama. The college was established in 1947 resulting from consolidation of the Tennessee Valley State Technical School and John C. Calhoun State Technical Junior College. Its current designation as a community college was formalized in 1973 by the State Board of Education.

The College moved to its present Decatur campus location in 1946 and served as a war surplus project for training WWII veterans. The oldest buildings on this campus still being utilized are from this era. Over the following 54 years, new campus buildings were constructed as programs grow and develop. In 1996, the Huntsville/Cummings Research Park campus is opened and provides education programs in coordination with federal government operations at Redstone Arsenal and NASA, Marshall Space Flight Center.

Calhoun is an active partner in industry driven regional workforce development activities supporting economic growth and development in the north Alabama and southern middle Tennessee region. Aerospace Technology, Manufacturing Tool Technology and Health Sciences programs are current growth areas. New building construction for Math and Science programs on both the Decatur and Huntsville campuses support the workforce development and continuing education needs of the region. The Health Sciences program supports the medical industry through an Associate Degree Nursing program in addition to offerings in Surgical Tech, EMS, Clinical Lab Tech, Physical Therapist and Dental programs. CCC is a feeder institution to four year universities including the University of Alabama, University of West Alabama, and Auburn University.
Calhoun Community College is committed to “success for every student”. The strategic plan adopted in 2015 represents a shared vision of faculty, students, staff and administration. The plan evolved through thoughtful collaboration and research on student trends in enrollment, regional economic development and transformational trends in community colleges nationwide. CCC’s Student Success Center began operations in 2015 on the Decatur Campus and is planned for addition to the Huntsville Campus in 2016.

Long term goals for physical development of the campus should reinforce the college’s strategic plan and responsive to programmatic goals.

Campus buildings, facilities and programs should be supported by efficient infrastructure, parking and circulation conducive to multimodal access including pedestrian, automobile, bicycle and transit of differing types.

Campus architecture and design should reflect a consistency throughout the campuses as well as certain distinctive character of the individual campus locations.

Declining student enrollment coupled with difficult economic conditions has resulted in a funding moratorium on new construction by Alabama’s Community College System. The 2016 Master Plan minimizes the construction of new buildings and focuses on the renovation and restoration of existing facilities when technically feasible.
FACILITY ASSESSMENT APPROACH

Building assessments were conducted by evaluating existing drawings and by conducting field observations of the existing buildings. In addition, administration, faculty and staff were interviewed in order to ascertain the programmatic needs and assess how buildings are fulfilling those needs.

The Decatur Campus includes 21 buildings on the east side of US 31. The majority of the buildings assessed were built between 1960 and 2009; many had some building improvements work done in the past twenty years. The Huntsville Campus is currently comprised of one building built in 1963, originally serving as an industrial manufacturing facility. The building was purchased and renovated in 1996 for use by Calhoun Community College. A new building on Huntsville Campus currently under construction is not included in the building assessment.

Field observations consisted of an interior walkthrough of all the buildings with a team of representatives from each professional discipline—architects, interior designers, mechanical, plumbing, electrical and civil engineers. Specialty engineering consultants provided additional evaluations of the building roof and exterior envelope systems, and structure. No demolition was made during the observation, so only the parts of the building that were exposed to view were evaluated. The exterior of the buildings was also assessed, particularly in terms of the evaluation of the building envelope and the characteristics of the terrain in terms of accessibility, grading, drainage, landscape and placement of the building systems. Underground piping for storm water and sanitary sewer systems were cleaned out and then evaluated using cameras inserted into existing piping.

Evaluation of each of the facility options and reports compromising the Master Plan are based on guidelines and standards currently used by the State of Alabama for Postsecondary Education Facilities Management.

GENERAL

The listing was based on four categories: Maintenance Recommendations, Code Requirements, ADA Compliance, and Expansion Needs. Also taken into account was the scoring system for each building in terms of Building Physical Condition, Space Suitability and Revenue Potential. The appropriateness of the criteria and category for ranking each assessment item was determined after multiple meetings with CCC administrators and department heads. It is a guiding template subject to adjustments.

A. Roof Assessment
   Evaluation of the perimeter, field, penetrations, and drainage conditions of the roofing system was executed by the roofing consultant for most buildings on campus. Several newer roofs were only visually inspected for overall condition.

B. Building Envelope and Exterior Assessment:
   Evaluation of the exterior enclosure for weather tightness, physical condition, damage, wear and aesthetic considerations was executed by the envelope consultant and the architect team. Exterior entrances were also reviewed by the architect team.

C. Interior Assessment
   Evaluation of the building interior for condition, damage, wear and aesthetic considerations was executed by the architect team. The utilization of space was also noted.

D. Electrical, Mechanical, and Plumbing
   Evaluation of the existing building systems was only fully executed by the engineering team. A cursory review of lighting and plumbing fixtures by the architect team was also provided. Lighting was evaluated for energy investment. Mechanical systems were evaluated for operation and maintenance, energy investment, and capital improvements. Plumbing fixtures were evaluated for overall condition.
E. ADA Compliance
The current edition of the Americans with Disabilities Act Accessibility Guidelines was referenced to evaluate the accessibility of the exterior and interior of each building. The accessibility recommendations of the toilet room fixtures, water fountains, doors, ramps, and work surfaces are included.

F. Grading and Drainage
Visual inspection of the terrain and the building to identify areas that may not be draining sufficiently, showing signs of erosion, or infrastructure degradation. Recommendations consider the existing functionality of the storm drainage network where the issue is occurring and suggest changes in grade and/or tying the downspouts directly to the storm system. The Master Plan contains more detailed analysis of the civil infrastructure of each campus.

G. Egress
Determination of the feasibility of the exterior and interior paths in terms of physical condition, clearances and compliance with Fire Code and ADA guidelines.

H. Maintenance
Commentary that will help delineate a physical plant maintenance plan to help extend the life expectancy of the facilities.

FACILITIES INVENTORY & CLASSIFICATION
Campus buildings have been assessed using the Postsecondary Education Facilities Inventory and Classification Manual (FICM), 2006 Edition, published by the National Center for Educational Statistics (NCES) the Institute of Education Sciences (IES). The building’s area calculations, space use, physical condition and space suitability have been documented as defined by the FICM. Data Inventory was compiled through field verification of the building’s space configuration and utilization, as well as the building’s physical condition. Discrepancies between the architectural floor plans and the actual spaces have been noted and the plan are updated accordingly. This data is included in the report.

Overview of Building Measurement Terms are defined henceforth:

**Net Assignable Area**
The amount of space that can be used for people or programs. It is an area measured within the interior walls. It is the sum of the space allocated to the 10 major assignable space use categories: classrooms, laboratories, offices, study areas, special use space, general use areas, support rooms, health care, residential, and unclassified space.

**Non Assignable Area**
The amount of space within a building that is essential to the operation of the building but not assigned directly to people or programs. It is an area measured within the interior walls. It is the sum of space allocated to the three major nonassignable space use categories: building service area, circulation area, and mechanical area.
Net Usable Area
The sum of Assignable Area and Nonassignable Area; hence interior space.

Gross Area
Floor area of a structure within the outside faces of the exterior walls. Also referred to as Gross Square Feet (GSF).

Structural Area
The difference between the Gross Area and Net Usable Area of a building.

Overview of the Building Physical Condition Terms are defined henceforth:

Good, G
Minimal Renovation
Suitable for continued use with normal maintenance.
Renovation is less than 5% of the building replacement cost.

Satisfactory, S
Limited Renovation
Requires restoration to present acceptable conditions.
Renovation is 5-15% of the building replacement cost.

Fair, F
Moderate Renovation
Requires updating or restoration.
Renovation is 16-30% of the building replacement cost.

Poor, P
Significant Renovations
Requires significant updating or restoration.
Renovation is 31-45% of the building replacement cost.

Unsatisfactory, U
Major Renovations
Requires major restoration with possible need to overhaul building subsystems.
Renovation is 46-60% of the building replacement cost. Restoration requirements may lead to classifying the building as being in need of replacement.

Demolition, D
Should be demolished or abandoned because the building is unsafe and/or structurally unsound, irrespective of the need for space or the availability of funds for a replacement.

Overview of the terms for the Space Suitability Terms are defined henceforth:

Excellent, A
Highly suited or optimally matched to the original design intent and configuration of the space. The architectural features of the space support the use/activity. Appropriate building infrastructure and services are easily and readily available to support the use.
Satisfactory, B
Suitable for continued use and provides adequate support for program delivery. Although the space is not optimal for use, only minor modifications may be desired to improve the suitability.

Conditional, C
Requires limited renovation to support use on a continued basis. The cost of renovation to optimize program delivery would not exceed 25% of the replacement cost of the space.

Development Required, D
Requires significant renovation to support the assigned use on a continuing basis. The space significantly inhibits program delivery. The cost of renovations to optimize the fit between the assigned use and the space would range between 25-50% of the replacement cost of the space.

Unsatisfactory, F
Is unsatisfactory for the assigned use. Renovating the space to fit the use would not be cost-effective. Renovation costs would exceed 50% of the replacement value of the space.

Inappropriate, I
Not appropriate for current use but may be appropriate for other uses. It may be appropriate to relocate the activity to another location and use this space for more suitable activity.

CODE AND LIFE SAFETY
Statement of Building Code requirements for each building. This is not intended to be an exhaustive analysis of all the applicable codes but an overview of the most pertinent in the context of the site characteristics, the physical conditions of the facility, and the programmatic requirements. The assessment will note items that are no longer compliant with the current building code and summarize some of the most pertinent requirements for compliance.

The current State Building Codes are as follows:
- 2009 International Building Code
- 2009 International Plumbing Code
- 2009 International Mechanical Code
- 2009 International Fuel Gas Code
- 2009 International Fire Code
- 2011 National Electric Code
- ANSI/ASHRAE/IESNA STANDARD 90.1-2007
- 2010 Americans with Disability Act Accessibility Guidelines

RECOMMENDATIONS
Recommendations of improvements for each building in order to comply with the Building Code, the Program needs, and the Strategic Plan. Development of diagrammatic site plans depicting the possible options for facility expansion and program relocations. Building Condition and Suitability will be color coded.

COST BENEFIT ANALYSIS
Provision of a cost benefit analysis depicting remodeling, expansion, demolition and/or new construction. The cost estimates included in the Facility Assessment are considered ‘order of magnitude’ type estimates. Construction cost values are helpful in comparing the relative cost and scope of individual projects. Construction values should not be considered an opinion of probable cost or guaranteed maximum cost. Construction documentation, inclusive of design and engineering fees, and furnishings and fixtures are excluded from the estimate included in this document.
In 1996, Calhoun Community College acquired a 42 acre tract of land and building located at 102 Wynn Drive NW in Cummings Research Park. The building was originally an industrial facility in 1963. The existing building is sited on a northwest/southeast axis creating an angled orientation to the adjacent roadways, Wynn Drive and Old Madison Pike. The southeast side of the building originally faced an open expanse of lawn with parking on the back side (northwest side) of the building. Currently a new Math & Science Building for CCC is under construction with completion anticipated in summer of 2016.

The original building totals 221,924 square feet. The lower floor is 43,462 square foot with on-grade access to the southwest parking areas. The main floor is 178,462 square feet having a long rectangular shape. A large atrium space bisecting the width of the building connects to parking on the northwest side and opens to a newly created open outdoor green space once the new Math & Science building is completed.

In 1996, the building housed three tenants: Calhoun Community College, New Century High School and BizTech, a business incubator. In 1998, the north end of the building was leased to Sci-Quest, a hands-on science museum. Currently, the building is fully assigned to Calhoun Community College. CCC fully utilizes all of the building except the space vacated by Sci-Quest. Once the Math & Science building is brought on-line, spaces vacated by math and science classrooms and labs will enable CCC to reorganize the space utilization to create efficient operations and improve student access to administration, services, and instructional areas. This reorganization will allow potential expansion for new programs and position CCC favorably as an engaged participant in the North Alabama Region’s economic and workforce development.
BUILDING OBSERVATIONS

- The EPDM roof of the existing building is in overall poor condition and in need of retrofit or replacement.
- Building envelope is failing due to water infiltration of the concrete block walls, metal panels, and exterior finish system.
- Various renovations within the building have resulted in varying styles and finish conditions.
- Lack of a clear, cohesive way-finding system leads to difficulty navigating the large facility.
- Lighting fixtures and lamp conditions are generally considered fair throughout the facility.
- Mechanical equipment is in overall fair condition since most of the equipment is approximately 20 years old or older.

PROGRAM OBSERVATIONS

- Additional testing labs with proctor stations are needed.
- More efficient use of space is needed to allow effective reorganization of departmental functions within the building.
- Locate administrative customer (student) focused functions such as Registration and Financial Services in close proximity and with easy access to the main atrium.
- IT infrastructure needs expansion into the adjacent office on the main floor.
- Provide a more secure building access at the bottom floor along with a highly visible Security Station.
- Provide an outdoor covered informal gathering area at the south end of the building (perhaps in conjunction with a renovated building entry).
- Add a Fitness Center and Men and Women showers to support CCC’s Wellness Program.
- The increase the number of offices for faculty and full time staff.
- Create centrally located Business Center(s) for Faulty and Staff copying, printing, binding and mail distribution.
- Create office areas for adjunct professors with secured access and high visibility to students. Include shared printers, locked storage, small meeting rooms, and a centrally located Business Center.
- Add centrally located Business Center(s) for Student use.
- Provide more visibility and easy access to the Library. Create a Media Room near the library entry. Provide collaborative work areas to facilitate small group studies.
- Develop an improved wayfinding system to assist student and visitor navigation within the building.
- Add a shipping and receiving area with a designated delivery zone for delivery vehicles.
SPORTS AND RECREATION OBSERVATIONS

- Currently, no sports and recreation facilities are located on the Huntsville campus. The desire for a Wellness Center has been identified with preliminary discussion of men and women shower/lockers and an area for free weights and treadmills.
- Future developments may consider running paths with fitness waystations.
- There are no outdoor gathering areas for students or faculty.

*The existing EPDM rubber roof system is in critical condition.*

*The exterior concrete block wall and metal panel system are in critical condition.*
The list of recommendations and priorities is based on the overall assessment of each facility, including Building Code compliance, Program needs, and alignment with the Strategic Plan. Each item is categorized in a Short, Mid, or Long Term Priority phase. Short Term projects are intended to be completed within the next three years. Mid Term projects are to be completed in four to six years. Long Term projects are to be completed in seven years or longer. Projects are listed alphabetically and are not ranked within the priority phase. The master plan team and Calhoun Community College worked together to determine the appropriate criteria and category of each item. The list of recommendations and priorities is a guiding template subject to adjustments.

SHORT TERM PRIORITIES

DECATUR CAMPUS
A. Aerospace Training Center (1)
   • Exterior Wall Repair: clean existing glass / metal / exterior finishes, re-prime and
     repaint peeling metal panels, and re-caulk building joints for watertightness.
   • Moisture control study.
   • Aerospace Training Center Program Relocations and Renovations: convert
     classrooms to Drafting Classroom-labs, create Plastic-3D / Metal-3D printing spaces,
     modifications to High Bay Training area, possible expansion to the north.

B. Brewer Library (18)
   • HVAC Energy upgrades: install vending misers, install VFD on pumps and AHU fan,
     repair piping insulation, and replace AHU/Boiler/Pumps.
   • Modified Bitumen Roof Retrofit: scan roof for moisture to determine extent of
     insulation replacement, install new multi-ply modified bitumen roof, install new
     flashing and insert roof drains.
   • Exterior Wall Restoration: repair / refinish steel window lintels, repair damaged brick,
     and repair / replace soffit panels.

C. Center for Applied Technology (3)
   • Program Relocations and Renovations: Toyota programs to be relocated from
     Building #23, relocate Robotics 2 to the High Bay, relocation of Process Controls
     Program, convert front lobby space to Computer Lab and offices, renovated
     Manufacturing Lab, renovation of office areas.

D. Center for Business and Industry Training (8)
   • HVAC Energy upgrades: replace multi-zone unit and boiler, install VFDs on pumps
     and AHU fans, install domestic hot water (DHW) recirculation pump timers, install
     heat recovery system, and install new piping installation.

E. Chasteen Student Center (15)
   • Create plans for Student Success Center: student-centric spaces and services.
   • Renovate all restrooms: redesign for full ADA-accessibility, provide upgraded room
     finishes and new accessories.
   • HVAC Energy upgrades: install vending misers, install VFD’s on the CHW pumps
     and MZ AHU fan, install heat recovery system, provide heat off air compressor to
     preheat water, Replace Ahu’s, Replace boiler, commission new systems.
   • Replace EPDM roof: remove existing roof down to light weight concrete deck, install
     new base sheet / rigid insulation / modified bitumen roof system, install new flashing
     and insert drains.
   • Wall Restoration: repoint brick mortar joints, replace deteriorating caulking at doors /
     windows / louvers, and seal brick.
   • Construct Phase 1 of new Student Center Addition: program function to be
     considered include Admissions, Student Lounge, Campus Bookstore, Advising,
     Financial Aid, Student Activities, Multi-Purpose rooms, Enhanced Entrance and
     Lobby, Student Government offices, Conference Rooms, and enhanced Vending.

F. Cosmetology (4)
   • HVAC Energy upgrades: install occupancy sensors, replace existing package units,
repair piping insulation, add vending misers, and commission upgraded system.

- Partial renovation for IT office space and storage.

G. Energy Technology Center (10)

- Exterior Wall Restoration: pressure wash existing brick to remove dirt and mildew, repoint mortar joints, recaulk joints at doors / windows / vents, seal brick.

H. Fine Arts (19)

- Exterior Wall Restoration: pressure wash brick, repoint mortar joints, recaulk joints at doors / windows / vents, repair damaged brick, and install new elastomeric coating to fascia banding.
- HVAC Energy upgrades: short-term repairs to existing AHU, install vending misers, install VFD’s on pumps and AHU fans, install heat recovery system, repair piping insulation, and replace AHU’s, boiler, and pumps within 5 years.
- Retrofit Modified-bitumen roof: scan roof for moisture, replace damaged insulation, install new recovery board and modified bitumen roof system, install new flashing and insert roof drains.

I. Health Sciences (2)

- Gutter remediation: clean debris from gutters, evaluate system capacity and modify or replace as required.
- Precast cleaning: clean debris / insect infestation / water staining, and refinish with elastomeric coating as required.

J. Industrial Technologies (12)

- Retrofit Barrel Top Roof: verify structural capacity of existing roof, install new plywood and single-ply modified bitumen roof steel, install new flashing raise vents and units as required, and install new sheet metal fascia / gutter / downspouts.
- Replace EPDM roof: remove existing down to lightweight concrete deck, install new insulation and multi-ply modified bitumen roof system, install new gutter / downspout system, install two-ply base flashing, and install new sheet metal at projects and perimeter per wind-lift requirements.
- Repair R-Panel canopy: power-wash roof, replace damaged panels, apply rust-inhibiting primer, and apply two coats of white urethane coating to roof surface.
- Program Relocations and Renovations: existing Aerospace Lab and AV program to be relocated to current unused Aviation Training Program space.

K. Information Technologies Center (5)

- Replace EPDM roof: remove existing ballasted membrane roof, scan roof for moisture, replace damaged insulation, install new recovery board and modified bitumen roof system, install new two-ply base flashing and sheet metal details at projections and perimeter.

L. Kelley Gymnasium (20)

- Exterior Wall Restoration: pressure-wash brick, repoint mortar joints, replace deteriorated caulking at doors / windows / vents, and seal brick.
- Replace modified-bitumen roof: remove existing roofing down to lightweight concrete deck, install new base sheet / rigid insulation / multi-ply modified bitumen roof system, install new two-ply base flashing, install new sheet metal details at projections and perimeter, and install new insert drains.
- HVAC Energy upgrades: install programmable thermostats, install vending misers, install VFD’s on pumps and AHU fans, repair piping insulation, install DHW recirculation pump timers, and replace HVU’s, boilers, pump, and split systems within five years.
- Install automatic water flushing system to correct water quality issues: retrofit or replace urinal and water closet flush valves with automatic flushing fixtures to improve hygiene.

M. Machine Tool Technology (13)

- Retrofit barrel top metal roof system: verify structure capacity of existing roof, install plywood and single-ply modified bitumen roof system, raise vent and units as required, and install new sheet metal fascia, gutter / downspouts.
• Replace modified-bitumen roof: remove existing roof down to concrete deck, apply primer to concrete deck, install rigid insulation, install multi-ply modified bitumen roof system, install two ply base flashing, and install sheet metal details at projections and perimeter per wind uplift requirements.
• Exterior Wall Repairs: repair gutters, replace damaged brick, replace deteriorated caulking at doors/windows, and install wall coating to match existing.
• HVAC Energy upgrades: replace three package units, install programmable thermostats, install vending misers, repair damaged insulation.
• Program Relocations and Renovations: Create new area for teaching modules.

N. Math, Science and Administration (14)
• Gutter remediation: evaluate gutter system to determine need for repairs.

O. Wallace (17)
• Install automatic water flushing system to correct water quality issues: retrofit or replace urinal and water closet flush valves with automatic flushing fixtures to improve hygiene.
• Replace Bitumen Roof System: remove existing roof down to lightweight concrete deck, apply base sheet, install rigid insulation/multi-ply modified bitumen roof system/two ply base flashing/sheet metal details at projections and perimeter per wind uplift requirements, and install new insert roof drains.

HUNTSVILLE CAMPUS
A. Designate a Shipping and Receiving Location.
B. Create Enhanced Vending area(s).
• Add enhanced student and staff vending and lounge spaces.
C. Implement Interior Wayfinding System.
D. Interior Renovation for Additional IT Rooms.
E. Interior Renovation for Library and Media Center Expansion.
• Possible relocation of main entry to allow direct access from the Atrium.
• Create Media Room near library entrance.
• Add collaborative work areas with technology support for small group study.
F. Interior Renovation for New Student Success Center.
• Locate on main floor with high visibility and easy student access.
G. Interior Renovation for Student Fast Track Program.
H. Interior Renovation for Testing Center.
I. Interior Renovation for Wellness Center.
• Locate on Bottom Floor, with outdoor access to encourage walking/running.
• Free weights and weight training equipment.
• Incorporate new showers to existing restrooms.
J. Relocation of Departments within Existing Building: reprogram locations.
• Consolidate Testing at the main floor to allow scheduling flexibility.
• Renovate/expand Administration, Admissions, Business Office, and Advising for better student access.
• Renovate Financial Aid work stations to improve acoustical privacy.
• Add offices for faculty and full-time staff.
• Renovate Office areas for Adjunct professors, to include open plan work stations, shared printers, locked storage, small meeting rooms for counseling.
• Centrally located Business Center(s) for student use in copying/printing/binding.
• Relocate Adult Education to bottom floor to all program expansion.
• Relocate Faculty office from Bottom Floor to Main floor.
• Add covered outdoor area at the south end of building, and locate a more visible building entrance and Security Station from parking at the south end of the site.
K. Restoration of Exterior Walls.
• Pressure wash CMU walls and metal wall panel system at top of walls, repair loose metal panels, replace deteriorated caulking, repoint mortar joints, apply elastomeric coating to CMU walls and metal panels,
L. Retrofit EPDM Roof, Phase 1.
   • Perform infrared scan at roof to identify wet insulation board to be replaced, install
tapered insulation to eliminated ponding and direct water to drains, install recovery
board, install multi-ply modified bitumen roof system, install two-ply base flashing at
all projections and perimeter, install new sheet metal details at all projections and
perimeter.

M. Retrofit EPDM Roof, Phase 2.
   • Perform infrared scan at roof to identify wet insulation board to be replaced, install
tapered insulation to eliminated ponding and direct water to drains, install recovery
board, install multi-ply modified bitumen roof system, install two-ply base flashing at
all projections and perimeter, install new sheet metal details at all projections and
perimeter.

N. Retrofit EPDM Roof, Phase 3.
   • Perform infrared scan at roof to identify wet insulation board to be replaced, install
tapered insulation to eliminated ponding and direct water to drains, install recovery
board, install multi-ply modified bitumen roof system, install two-ply base flashing at
all projections and perimeter, install new sheet metal details at all projections and
perimeter.

**MID TERM PRIORITIES**

**DECATUR CAMPUS**

A. Aerospace Training Center (1)
   • HVAC Energy upgrades: replace DX heat pumps, two chillers, and electric water
   heater, retrofit / replace inefficient incandescent light fixtures / HID fixtures, install
   occupancy sensors, install new piping insulation, and install vending misers.

B. Brewer Library (18)
   • Miscellaneous Renovation: redesign Restrooms for full ADA-accessibility and
   upgraded room finishes, modify doors for ADA-clearances, upgrade floor / wall /
ceiling finishes throughout.

C. Campus Security / Police (6)
   • Wall Restoration: clean dirt / mildew from exterior painted CMU and recoat, add /
   modify downspouts, add weeps at lintel(s), and seal brick veneer.
   • HVAC Upgrade: install programmable thermostats to package unit, install occupancy
   sensors, remove redundant light fixtures, and install more efficient PTAC unit.
   • Metal Roof Restoration: install watertight flashings, power-wash roof, replace
damaged panels, prime-coat roof, and apply two coats of white urethane coating to
   entire roof.
   • Miscellaneous Renovations: replace VCT in restrooms with durable-water-resistance
   finish, replace windows with insulated-thermally-broken units, redesign Restrooms for
   full ADA-accessibility and upgraded room finishes, and redesign entrance ramp for
   ADA-accessibility.

D. Center for Applied Technology (3)
   • HVAC Energy upgrades: replace multi-zone unit and boiler, install VFD’s / pumps /
   AHU fans, repair piping insulation, install DHW recirculation pump timers, install heat
   recovery system, and install occupancy sensors.
   • Modified Bitumen Retrofit: scan roof for moisture to determine extent of insulation
   replacement, install recovery board / multi-ply modified bitumen roof / flashings /
   insert roof drains, install new prefinished gutter / downspout system at low edge of
   building.

E. Center for Business and Industry Training (8)
   • Wall Repairs: replace single-pane windows with insulated-thermally-broken units,
   pressure-wash brick / concrete beams, apply elastomeric coating to concrete beams,
   repoint mortar joints, replace deteriorated caulking at doors / windows / vents, and
   seal brick.
• Roof Repairs: scan roof for moisture to determine extent of insulation replacement, install recovery board / multi-ply modified bitumen roof / flashings / insert roof drains.
• Miscellaneous Renovations: replace VCT flooring, repair or replace ceramic tile flooring in Restroom(s), and repaint concrete floor or replace with more durable finish.

F. Chasteen Student Center (15)
• Phase 2 of the new Student Center addition-Atrium connector: construct Atrium Connection between existing building and Student Center Addition, along with associated remedial work.
• Miscellaneous Interior Renovations: repair / replace / cover terrazzo flooring, upgrade floor / wall / ceiling finishes, redesign Restrooms for full ADA-accessibility and upgraded room finishes, determine extent of stair modifications feasible to achieve compliance with current Code.

G. New Maintenance / Mail Distribution Building (N/A)
• Construct new building on the south end of campus.

H. Cosmetology (4)
• Miscellaneous Renovations: address ADA accessibility issues at restrooms and doors swings, apply leveling compound to address slab irregularities, replace VCT, repair / refinish walls.
• Modified Bitumen Roof Retrofit: scan roof for moisture to determine extent of insulation replacement, install recovery board / multi-ply modified bitumen roof / flashings, install prefinished gutter / downspout system at low edge of building.

I. Maintenance and Receiving (11)
• Demolish and replace with parking: demolish building and use space for added parking, relocate the new facility elsewhere on campus.

J. Harris Hall (16)
• Miscellaneous Renovations: repair / replace / cover terrazzo flooring, upgrade floor / wall / ceiling finishes, address ADA accessibility issues at restrooms and doors swings, determine extent of stair modifications feasible to achieve compliance with current Code.

K. Industrial Technologies (12)
• HVAC energy upgrades: replace two package units, install programmable thermostats and vending misers, repairs piping insulation, retrofit incandescent / T12 / HID light fixtures, install occupancy sensors.

L. Information Technologies Center (5)
• Interior Renovation: replace hard tile floor / base in Breakroom, replace VCT in Restrooms, etc., replace / refinish parquet flooring in central area, replace ACT ceiling systems, repair / refinish walls and doors, address ADA accessibility issues at restrooms and doors swings.
• Modified-bitumen roof Retrofit: scan roof for moisture to determine extent of insulation replacement, install recovery board / multi-ply modified bitumen roof / flashings, install prefinished gutter / downspout system at low edge of building.

M. Kelley Gymnasium (20)
• Miscellaneous Renovations: repair / replace / cover terrazzo flooring, upgrade floor / wall / ceiling finishes, address ADA accessibility issues at restrooms and doors swings, determine extent of stair modifications feasible to achieve compliance with current Code, determine feasibility / need for an elevator, install ADA-accessible signage, sprinkler building to meet Code, add another accessible entrance to / from Gymnasium area.

N. Machine Tool Technology (13)
• Replace EPDM rubber roof: remove existing down to light weight concrete deck, install new insulation and multi-ply modified bitumen roof system, install new gutter / downspout system, install two-ply base flashing, and install new sheet metal at projects and perimeter per wind-lift requirements.

O. Math, Science and Administration (14)
• HVAC energy upgrades: install vending misers, install VFD’s on CHW pumps, install heat recovery system, install controls to integrate lighting occupancy sensors and
VAV operation, repair chiller, retrofit incandescent light fixtures, install occupancy sensors.

P. New Field House Facility at Softball and Baseball Complexes (21/22)
   • New Field House Facility: locker rooms, toilets, laundry, coaches offices, indoor batting practice areas.

Q. Noble Russell (7)
   • HVAC Energy Upgrades: install vending misers, install controls to integrate lighting occupancy sensors and VAV operation, retrofit incandescent light fixtures, install occupancy sensors.

R. Wallace (17)
   • HVAC Energy Upgrades: install vending misers, install VFD’s on pumps and AHU fans, install heat recovery system, repair piping insulation, disconnect water-cooled chiller from chilled water loop, replace AHU’s / boiler / pumps within five years, install a dedicated outside air unit (DOAU) to improve indoor air quality, retrofit incandescent / T12 light fixtures, install occupancy sensors, commission new systems.
   • Miscellaneous Renovations: repair / replace / cover terrazzo flooring, upgrade floor / wall / ceiling finishes, address ADA accessibility issues at restrooms and doors swings, determine extent of stair modifications feasible to achieve compliance with current Code, replace windows with insulated-thermally-broken units.

HUNTSVILLE CAMPUS

A. Construct New Pedestrian Entry.
B. Construct New Secondary Pedestrian Entries.
C. HVAC Upgrades.
D. Retrofit EPDM Roof-Phase 4.
   • Perform infrared scan at roof to identify wet insulation board to be replaced, install tapered insulation to eliminated ponding and direct water to drains, install recovery board, install multi-ply modified bitumen roof system, install two-ply base flashing at all projections and perimeter, install new sheet metal details at all projections and perimeter.
E. Retrofit EPDM Roof-Phase 5.
   • Perform infrared scan at roof to identify wet insulation board to be replaced, install tapered insulation to eliminated ponding and direct water to drains, install recovery board, install multi-ply modified bitumen roof system, install two-ply base flashing at all projections and perimeter, install new sheet metal details at all projections and perimeter.

LONG TERM PRIORITIES

DECATUR CAMPUS

A. Aerospace Training Center (1)
   • Addition: expand program as required with an Addition to the north.
B. Demolish Industrial Technologies (12) and Machine Tool Technology (13).
   • Demolish building for parking: use space at locations of demolished building for added campus parking.
C. Energy Technology Center (10)
   • HVAC Energy Upgrades: replace the major mechanical systems/equipment as they reach the end of their useful life with new, more energy efficient equipment that will be available.
D. Demolish Fine Arts building (19)
   • Demolish building: as building becomes vacant and no longer needed for flex space, it can be demolished for future work.
E. Harris Hall (16)
   • Exterior Wall Restoration: clean window / brick / soffits, repoint mortar joints, clean or replace metal canopy at north entrance, clean and replace deteriorating sealant (storefront systems), seal brick, apply elastomeric coating at exterior finish system.
• Modified-bitumen roof Restoration: perform infrared scan to identify wet/damaged insulation to be replaced, repair damaged membrane, apply restoration system over entire roof, replace base flashings and sheet metal components.
• HVAC Energy Upgrade: install vending misers, install VFD at water pump, install occupancy sensors.

F. Health Sciences (2)
• Exterior Wall Restoration: pressure-wash brick, repoint mortar joints, replace deteriorating caulking at doors / windows / vents, seal brick, clean cast stone accent band and cornice, clean metal soffit at ambulance canopy.
• HVAC Energy Upgrades: install occupancy sensors, install programmable thermostats, install vending misers, install VFD’s on pumps and AHU fans, repair piping insulation, install DHW recirculation pump timers, install controls to integrate lighting occupancy sensors and VAV operation.

G. Information Technologies Center (5)
• Addition: construct addition to meet growing program needs.
• HVAC energy upgrades: replace the major mechanical systems/equipment as they reach the end of their useful life with new, more energy efficient equipment that will be available.

H. Kelley Gymnasium (20)
• Addition for a Wellness Center: construct new state of the art Wellness Center addition containing cardio-training room(s), free weight room, group fitness rooms, concession / break area.
• TPO roof restoration: perform infrared scan to identify wet/damaged insulation to be replaced, repair damaged membrane, power-wash entire roof, apply urethane coating over seams and entire roof, repair/replace sheet metal details.

I. Math, Science & Administration (14)
• Exterior wall Restoration: pressure wash brick and concrete, repoint mortar joints, replace deteriorating caulking at doors / windows / vents, seal brick.

J. New Academic building on the north end of campus.
K. New Aviation Building-Phase 1 and road extension.
L. New Aviation Building-Phase 2.
M. New Machine Tool Building on the north end of campus.
N. New Welding Building on the north end of campus.
O. Testing Center and Adult Education (9)
• Exterior Wall Restoration: install missing downspouts, clean and seal brick, replace expansion joints with color-matched sealant, repoint mortar, replace non-Code compliant railings.
• HVAC Energy Upgrades: install vending misers, install controls to integrate lighting occupancy sensors and VAV operation, install occupancy sensors.

P. Wallace (17)
• Exterior Wall Restoration: pressure-wash brick, repoint mortar joints, replace deteriorated caulking at doors / windows / vents, seal brick, replace east side expansion joint with backer rod and sealant, seal gaps at penetrations, verify slopes at entrances are Code-compliant.
## Huntsville Campus | SUMMARY

<table>
<thead>
<tr>
<th>Reference</th>
<th>RECOMMENDATIONS (ALPHABETICAL W/IN SHORT/MID/LONG)</th>
<th>Campus/Campus</th>
<th>Delivery Medium</th>
<th>Phase</th>
<th>Program/ Strategic Health, Safety, Welfare/ ADA</th>
<th>Synergy/ Logist/ Parking, Traffic</th>
<th>Upgrades/ Maintenance</th>
<th>Aesthetics</th>
<th>Area Square Footage</th>
<th>R.O.M. Cost / Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>51</td>
<td>Add more bike racks to campus. Expand bike-share program.</td>
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<td>Chasteen Student Center Enhance Plans for Student Success Center (4,571 SF) and Renovation of Restrooms (250 SF)</td>
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<td>Chasteen Student Center Replace EPDM Roof (10,500 SF) and Wall Restoration (26,000 SF)</td>
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<td>Cosmetology Partial Renovations for IT Office Space and Storage</td>
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<td>Enhanced Venting at Chasteen, HSA, Harris Hall, Health Sciences, Kelley Gymnasium, Brewer Library and Noble Russell</td>
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<td>Fine Arts Modified-Bitumen Roof Retrofit</td>
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<td>Implement Exterior Wayfinding System</td>
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<td>72</td>
<td>Industrial Technologies Barrel Top Roof Retrofit (21,120 SF), Replace EPDM Roof and Canopy (1,800 SF)</td>
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<td>76</td>
<td>Kelley Gymnasium Exterior Wall Restoration (26,000 SF) and Replace Modified-Bitumen Roof (4,200 SF)</td>
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<td>78</td>
<td>Machine Tool Technology Barrel Top Metal Roof Retrofit (21,120 SF), Replace Modified-Bitumen Roof (6,000 SF), and Exterior Wall Repairs</td>
<td>15 RFP Short</td>
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<td>Math, Science &amp; Administration Gutter Remediation (Not Replacement)</td>
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**SHORT TERM TOTAL** $16,395,885
<table>
<thead>
<tr>
<th>Reference</th>
<th>Recommendations (Alphabetical W/IN Short/Mid/Long)</th>
<th>Campus</th>
<th>Area Square Footage</th>
<th>Funding</th>
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</thead>
<tbody>
<tr>
<td>M7</td>
<td>Chasteen Student Center Miscellaneous Interior Renovations</td>
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<td>M8</td>
<td>Construct New Mail Distribution / Maintenance Building on south end of campus</td>
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<td>M9</td>
<td>Cosmetology Renovation - Miscellaneous Renovations (5,608 SF) and Modified Bitumen Retrofit (1,900 SF)</td>
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<td>Demolish Maintenance Building and Add Parking</td>
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<td>Noble Russell HVAC Energy Upgrade</td>
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<td>M20</td>
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<td>Wallace Miscellaneous Renovations</td>
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**Total Budget:** $12,927,650

| L1        | Aerospace Training Center Addition | 1      | 7,500 $1,250,000    |
| L2        | Create Open Green Space Areas | N/A     | $800,000            |
| L3        | Demolish Buildings #12 (5,566 SF)and #13 (20,265 SF). Repurpose space for parking | 12/13  | $57,451            |
| L4        | Energy Technology Center HVAC Energy Upgrade | 10     | $87,000             |
| L5        | Fine Arts Building Demolition | 19     | $104,984            |
| L6        | Harris Hall Exterior Wall Restoration (6,000 SF) and Modified Bitumen Roof Restoration (12,700 SF) | 16     | $197,000            |
| L7        | Harris Hall HVAC Energy Upgrade | 16     | $230,000            |
| L8        | Health Sciences Exterior Wall Restoration | 2      | $150,000            |
| L9        | Health Sciences HVAC Energy Upgrade | 2      | $460,500            |
| L10       | Information Technologies Center Addition | 5      | $87,000             |
| L11       | Information Technologies Center HVAC Energy Upgrade | 5     | N/A $77,500        |
| L12       | Kelley Gymnasium Addition for a Wellness Center | 20     | $7,875,000          |
| L13       | Kelley Gymnasium TPO Roof Restoration | 20     | $350,000            |
| L14       | Math, Science & Administration Exterior Wall Restoration | 14     | $350,000            |
| L15       | New Academic Building on North End of Campus | N/A    | $6,750,000          |
| L16       | New Aviation building, Phase 1 and extend road | N/A    | $4,109,850          |
| L17       | New Aviation building, Phase 2 | N/A     | $1,569,950          |
| L18       | New Machine Tool Building on North End of Campus | N/A    | $4,200,000          |
| L19       | New Welding Building on North End of Campus | N/A    | $5,500,000          |
| L20       | Sanitary Sewer; Replace VCP Pipe | N/A    | $550,000            |
| L21       | Testing Center & Adult Education Exterior Wall Restoration (9,000 SF) and HVAC Energy Upgrade | 9      | $162,500            |
| L22       | Wallace Exterior Wall Restoration | 17     | $40,000             |

**Total Budget:** $33,441,735
# Calhoun Community College Campus Master Plan Recommendations and Priorities

## Huntsville Campus

### Recommendations (Alphabetical W/ in Short/Mid/Long)

<table>
<thead>
<tr>
<th>Reference</th>
<th>Recommendation</th>
<th>Area of Focus</th>
<th>Square Footage</th>
<th>Delivery Method</th>
<th>Phase</th>
<th>Program/ Strategic</th>
<th>Health/Safety Welfare / ADA</th>
<th>Synergy / Logistics Parking / Traffic Infrastructure</th>
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<th>Aesthetics</th>
<th>Idc - Indefinite Delivery Contracts</th>
<th>RFP - Request for Proposal</th>
<th>M - Multiple</th>
<th>Cost</th>
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<td>S1</td>
<td>Connect all sidewalks, crosswalks and handicapped ramps to meet ADA requirements</td>
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<td>Signing and striping improvements on campus. Modify parking lot accesses on Old Madison Pike. Convert speed bumps to speed tables.</td>
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### Huntsville Campus

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<th>Area of Focus</th>
<th>Square Footage</th>
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<th>Phase</th>
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<th>Aesthetics</th>
<th>Idc - Indefinite Delivery Contracts</th>
<th>RFP - Request for Proposal</th>
<th>M - Multiple</th>
<th>Cost</th>
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<tbody>
<tr>
<td>M1</td>
<td>Campus signage on Old Madison Pike w/ Tower/Sculpture</td>
<td>N/A RFP Mid</td>
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### Long Term

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<th>M - Multiple</th>
<th>Cost</th>
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<tbody>
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DATA SPREADSHEETS
### ASSESSMENT SUMMARY

#### Huntsville Campus

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<td>Math &amp; Science Building (Under Construction)</td>
<td>900</td>
<td>120,000</td>
<td>F</td>
<td>D</td>
<td>Protective Bridges; Pedestrian Corridor in Labs; Campus Signage; Site Signage; Enclosure, Buffer; Perimeter Drive; Monitor Flooding</td>
<td>Replace the risk reduction installed with multi-layered low-slope roofing system</td>
<td>installs new two-story house framing system.</td>
<td>Internal meets structural details at all projections and perimeter.</td>
<td>Install UFC Flooring; Replace vinyl wall covering</td>
<td>Replace damaged HVAC; Replace signage; Repair or repair signs and lights; Remove or replace CGI; Removal of metal base.</td>
<td>Install code required door at the bottom level of the stair enclosure.</td>
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---

### ALABAMA HIGHER EDUCATION FACILITIES INVENTORY

#### Campus Summary by Space Use Category

| Category | Building Name | Spaces | Footage | Total Sq. Feet | Average Sq. Feet | % Total Area | Summary Criteria by Space Use Category | Summary Criteria by Space Use Category | Summary Criteria by Space Use Category | Summary Criteria by Space Use Category
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<tbody>
<tr>
<td>Support</td>
<td>Calhoun Community College</td>
<td>600</td>
<td>1,000,000</td>
<td>3,100,000</td>
<td>1,000</td>
<td>3%</td>
<td>Net Usable Square Feet</td>
<td>Circulation Area</td>
<td>Building Services</td>
<td>Mechanical</td>
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<td>Calhoun Community College</td>
<td>700</td>
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<td>800,000</td>
<td>700</td>
<td>3%</td>
<td>Non-Usable Square Feet</td>
<td>Structural</td>
<td>Summary Criteria by Space Use Category</td>
<td>Summary Criteria by Space Use Category</td>
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### Disclaimer:
The cost estimates are considered 'order of magnitude' type estimates.

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**Huntsville Campus | DATA**
The Huntsville campus is currently housed in its entirety in a 221,924 SF building originally built in 1963. It was renovated in 1996 initiating the CCC Huntsville campus and again in 2010. The building currently contains all classrooms, administrative offices, labs, library, bookstore, student center with concessions, continuing education offices and classrooms, testing rooms. The east end of the building formerly housed Sci-Quest and contains open unfinished space, with a loading dock and overhead door. The existing building is planned to open to a newly created open space unifying the existing building and the new Math & Science building now under construction.
## SPACE USE

<table>
<thead>
<tr>
<th>USE</th>
<th>NET SQ. FOOTAGE</th>
<th>NUMBER</th>
<th>% OF TOTAL AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classroom</td>
<td>60,461</td>
<td>80</td>
<td>27%</td>
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<tr>
<td>Office</td>
<td>24,132</td>
<td>105</td>
<td>11%</td>
</tr>
<tr>
<td>Study</td>
<td>10,400</td>
<td>10</td>
<td>5%</td>
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<tr>
<td>General Use</td>
<td>8,846</td>
<td>14</td>
<td>4%</td>
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<tr>
<td>Support</td>
<td>2,387</td>
<td>12</td>
<td>4%</td>
</tr>
<tr>
<td>Laboratory</td>
<td>1,960</td>
<td>3</td>
<td>1%</td>
</tr>
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</table>

**Assignable Areas**

- Classroom
- Laboratory
- Office
- Study
- Special Use
- General Use
- Unclassified

**Nonassignable Areas**

- Circulation
- Building Service
- Mechanical

![Main Floor Plan](image1)

![Bottom Floor Plan](image2)
FACILITY ASSESSMENT

ARCHITECTURE

A. PROGRAM:
1. Additional testing labs with proctor stations are needed.
2. More efficient use of space is needed to allow effective reorganization of departmental functions within the building.
3. Locate administrative customer (student) focused functions such as registration and financial services in close proximity with easy access to the main atrium.
4. IT infrastructure needs expansion into the adjacent office on the main floor.
5. Provide a more secure building access at the bottom floor with a highly visible Security Station.
6. Provide a covered informal gathering area at the south end of the building (perhaps in conjunction with a renovated building entry).
7. Add a Fitness Center and Men and Women showers to support CCC’s Wellness Program.
8. Increase the number of offices for faculty and full time staff.
9. Create centrally located Business Center(s) for Faculty and Staff copying, printing, binding and mail distribution.
10. Create office areas for adjunct professors with secured access and high visibility to students. Include shared printers, locked storage, small meeting rooms, and a centrally located Business Center.
11. Add centrally located Business Center(s) for Student use.
12. Provide more visibility and easy access to the Library. Create a Media Room near the library entry. Provide collaborative work areas to facilitate small group studies.
13. Develop an improved way-finding system to aid student and visitor navigation within the building.
14. Add a shipping and receiving area with a designated delivery zone for delivery vehicles.

B. ROOFING:
1. The perimeter flashing details are in poor condition at the time of the inspection and should be replaced when the new roof system is installed.
2. The field membrane system is in poor condition at the time of the inspection due to the age and deterioration of the membrane roof system.
3. The penetration flashing details are in poor condition at the time of the inspection due to the failed flashing materials at the penetrations.
4. The roof drainage system is in poor condition at the time of the inspection due to the water not draining properly to the roof drainage system. A new tapered roof insulation system will need to be installed along with the new roof system, in order to properly push the water to the roof drainage system.
5. Overall the Adhered EPDM rubber roof system is in a poor condition at the time of the inspection. The adhesives used to glue the membrane sheets and flashing materials together have deteriorated and are allowing water to leak into the roof system. The tapered roof insulation system does not push the water to the existing roof drains well enough, and will need to be added to in order for the roof to drain properly. The roofing membrane is deteriorating and shrinking, and will need to be restored or retrofitted in the near future.

C. EXTERIOR ENVELOPE:
1. The exterior concrete block wall and metal wall panel system are both in a failed condition at the time of the inspection. The concrete block wall will need to be cleaned and restored in order to make the wall watertight. The metal wall panels will need to be restored or replaced in order to make them water tight.
2. The windows and doorways will need to be re-caulked and painted in order to make them water tight.
3. All mortar joints will need to be re-tuck pointed in order to seal them.

D. EXTERIOR OBSERVATIONS:
1. The exterior of the building has vertical ribbed metal siding on the south side, wrapping partially around the corners to the east and west. The remaining exterior walls are painted CMU. The building has limited window areas on the south and north sides.
2. East Elevation (North end): Metal siding with exposed fasteners.
   a. Metal panel base trim is several inches above grade with exposed painted brick or concrete masonry units down to grade. Mortar joints and finish are failing.
   b. Main Entrance: Sealant is cracked and dried out between metal panels and precast concrete.
   c. Metal panel base trim is exhibiting signs of wear; has been touched up with paint in many locations.
3. West Elevation: Metal siding and painted concrete masonry units (CMU) with metal mansard cornice.
   a. Aluminum tube railing has deteriorated.
   b. Sidewalk is missing at Northeast entrance steps.
   c. Paint on CMU walls and plastered base is badly peeling.
   d. Metal panel cornice at CMU walls is faded, mismatched to rest of building, with badly peeling paint peeling.
   e. Holes and penetrations at multiple locations on CMU walls are not sealed or cover-plated.
4. North Elevation (South end): Painted CMU with metal cornice.
   a. Railing at former Sci-Quest steps is missing ADA-compliant railing.
   b. Painted CMU is exhibiting extensive peeling (South end of building similar)
   c. Mortar joints are failing with signs of water intrusion problems, which will worsen if not addressed.
   d. Hollow metal doors and frames at exterior walls are rusted, with failing painted finish.
5. Railing at main entrance steps is not code-compliant.

E. INTERIOR OBSERVATIONS:

GENERAL
1. The Huntsville Campus is evaluated in three broad areas:
   a. Atrium (a wide cross corridor that intersects the building east to west)
   b. Area south of the Atrium
   c. Area north of the Atrium
2. Interior finishes currently do not differentiate primary and secondary corridors creating confusion in wayfinding.
3. Interior conditions at the south side of the building are fairly consistent. These finishes are in poor condition.
4. The North Building areas have mostly been renovated. These interior finishes are in fair condition, showing typical wear from heavy use.

FLOORING
1. Vinyl composition tile (VCT) flooring is in fair condition. Some areas of VCT are damaged, in part caused by substrate conditions. These conditions are noted and will require the removal repair and replacement of the VCT.
2. Broadloom carpet is worn and in fair condition.
3. Carpet tile is fairly new but poorly installed resulting in gaps and peeling of the carpet tile away from the substrate in some locations.
4. Rubber base is failing at outside corners in areas on the south side of the Atrium.
5. In some of the computer labs on the south side of the building there are abandoned surface mounted floor boxes. These should be removed and the floor repaired to create a level floor.
6. Painted wood base in the Atrium is scuffed and should be repainted.

WALLS
1. Classroom walls show typical wear at approximately 36” above the finished floor where chairs have scraped against them. In the classrooms, painted CMU and gypsum wallboard walls are scuffed; wall covering is scuffed; fabric wrapped acoustical wall panels are torn and raveling.
2. Vinyl wall covering installed in the areas north of the Atrium have visible seams and in some cases are pulling away from wall.
3. Cover plates for electrical outlets (floor and wall) are missing and should be replaced.
4. At CMU walls there is surface mounted conduit
5. Gypsum board walls are in poor condition and show the wear of heavy use.
CEILINGS
1. 2’x2’ lay-in acoustical tile ceilings with suspended grid system is typical throughout the building.
2. Ceiling tile and grid in fair to poor condition. There are stained tiles, missing tiles, and cracked tiles throughout.
3. In CSSPC Archives there is heavy water damage to the ceiling tiles.
4. Some sprinkler heads are damaged or missing and should be repaired or replaced as required for a fire protection system in good working order.
5. Ceiling stains were noted throughout the building
6. Light fixtures and light fixture color temperature are inconsistent throughout the building.

DOORS AND WINDOWS
1. There are very few exterior windows in the building. These are mostly limited to the main floor in the middle of the building.
2. Painted wood window sill finish is cracking and peeling
3. Most doors are hollow metal framed with stained wood doors. The finish is inconsistent from one area to another.
4. Many doors and frames are scuffed and scratched typical of heavy use

EGRESS
1. Offices 101A-101R (adjacent to the Administrative Office 101 and Admissions 103 only have one means of egress. If the occupancy (by code) is greater than 49, two means of egress must be provided.
2. At the time of the building assessment, door 232 to Continuing Education was propped open. This door is a 90 minute door and should remained closed at all times
3. Some exit signs and lights are not lit.
4. Furniture is being stored in the hallways adjacent to the student center limiting the egress width of the corridor. Corridors should be maintained free and clear of any obstructions.

STAIRS
1. Stairs are not compliant with current codes.
   a. Risers and treads are not sized correctly.
   b. By code, the stair enclosure should have a 2 hour fire separation. There is no door in the opening at the bottom level.
   c. Handrails are not code compliant.
2. Stair to the mezzanine (at the former Biztech space) is being used as storage. The stairs and adjacent landing should be free and clear of any obstructions.

TOILETS
1. Most of the toilets have not been updated in recent years and are in poor condition. The configuration of the stalls do not meet ADA standards.
   a. The typical finishes are “4x4” glazed wall tile on wet walls; painted CMU on the other walls; mosaic floor tile and 24”x24” acoustical ceiling tile and grid.
   b. In some restrooms, the floors are uneven.
   c. In some restrooms, thresholds are missing.
2. The toilets adjacent to the Student Center and Bookstore have been recently renovated with 12”x12” floor tile, 4”x4” glazed wall tile on all walls, new toilet partitions and counter top with sinks. These restrooms appear to meet current ADA guidelines.
3. In the Administrative Office area, a free standing storage cabinet is located in front of the ADA toilet stall in the Women’s Restroom not allowing the required clearance for wheelchair maneuvering. All ADA clearances should be maintained free of obstructions.

MISCELLANEOUS
1. Signage throughout the building is inconsistent. In some cases the signage does not meet ADA guidelines. There are room signs at most doors along with room numbers at the frame approximately 12” off of the floor. The number on the sign and on the door frame do not match.
2. A Server cabinet is located in the open area close to the Student Center vending area. This cabinet
should be placed in a secure location.
3. The atrium is quite loud acoustically but well-lit with natural light from large skylights overhead. Atrium finishes are in fair condition but show typical wear from heavy use.

CODE / ADA
1. Electrical and mechanical closets are being used for storage and in some cases blocking access to electrical panels.
2. Classroom 301 does not have the required 18” clear on the pull side of the door latch.

ELECTRICAL
1. The Huntsville campus contains approximately 2,090 total light fixtures.
2. Interior fixtures include cove lighting, ceiling-mounted canopies, pendant-mounted direct-indirect, recessed cans, strips, 2x2 recessed troffers and 2x4 recessed troffers, and wall-washes.
3. The majority of fixtures use 4’ F32T8 linear fluorescent lamps but other lamp types include F30T8s, 4’ 25W F32T8 energy savers, FBO32T8/U lamps, 13-26W compact fluorescents, and 175W metal halides.
4. Troffers use a mix of flat acrylic lenses and parabolic louvers.
5. The average fixture and lamp condition is fair.
6. Operation and maintenance issues are include some burned out lamps and/or failed ballasts, mixing of color temperatures, and stained or discolored lenses.
7. The majority of observed lighting controls are manually operated. The exception is the 300 area of the building where lighting upgrades have more recently been made.
8. The student center is controlled by a scene panel.
9. Recorded light levels are slightly elevated with an average light level of 64 foot-candles. Light levels as high as 76 foot-candles are present in some offices.
10. Exterior fixtures include approximately 116 building-mounted floodlights, pole-mounted globes, and pole-mounted shoe-boxes.
11. Lamp types include 70-1000W high pressure sodium and metal halide.
12. Overall, exterior fixtures are in good condition and controlled by photocells.

MECHANICAL
A. GENERAL:
1. The Huntsville campus building has two separate mechanical systems conditioning the building.
2. The northwest side of the building is one story and is conditioned via newly installed variable air volume (VAV), chilled water (CHW) rooftop units (RTUs).
3. The RTUs are in fair condition and are controlled via the building automation system (BAS).
4. The VAV boxes on the northwest side of the building have reheat in all but two boxes. The southeast side of the building is two stories (one story is below grade) and is conditioned via ten four-pipe, chilled water (CHW), heating hot water (HHW) air handling units (AHUs).
5. Nine of the ten AHUs have variable frequency drives (VFDs) on the supply fans. All of the AHUs are controlled via the BAS and are in fair condition.
6. Two cooling towers and two water-cooled (WC) chillers provide chilled water to the entire building.
7. Two boilers provide heating hot water to the entire building.
8. The building also has two variable volume CHW supply pumps, two constant volume CHW return pumps, two constant volume condenser water pumps, and two constant volume HHW pumps; all the pumps are in fair condition.

B. OPERATION AND MAINTENANCE ISSUES:
1. Insulated DHW piping exposed.
2. Ductwork insulation missing.

C. ENERGY INVESTMENT ISSUES:
1. No HVAC schedule on some equipment.
2. Vending machines on when area is unoccupied.
   c. Constant chilled water supply set point.
FACILITY RECOMMENDATIONS

ARCHITECTURE

A. PROGRAM:
1. Construction completion of the new Math & Science Building will allow those programs to relocate to the new building, creating available space in the original Huntsville campus building. A space utilization analysis will assist CCC in the pursuit of a more efficient and effective use of space and will allow reorganization of departmental functions within the building.
2. A primary goal for reorganization of the original building space layout is to locate administrative customer (student) focused functions such as registration and financial services in close proximity with easy access to circulation routes. Classrooms and labs will be arranged to maximize flexibility to support fluctuating student enrollment.
3. Consolidate programs. Unused space, including the former Sci-Quest area will be set aside for future growth.
4. IT infrastructure support will require expansion when the northern portion of the building is renovated.
5. New Student Success Center will be located on the main floor with high visibility and easy access for students.
6. Library and Media Center: Renovations and upgrades to the Library will be analyzed. Potential modifications include relocation of the main entry to allow direct access from the Atrium and creation of a Media Room near the current library entry. Additional collaborative work areas with technology support will facilitate small group studies.
7. Consolidate Testing at the main floor to allow scheduling flexibility.
8. Renovate/expand Administration, Admissions, Business Office, and Advising. These services require close proximity and easy access for students.
9. Renovate Financial Aid work stations to improve acoustical privacy and allow visibility for security during transactions.
10. The number of offices for faculty and full time staff will be increased. Centrally located Business Center(s) for copying, printing, binding and mail distribution will be located for easy access.
11. Office areas for adjunct professors are envisioned as secured access work areas with high visibility to students. The areas will include open plan work stations with shared printers, locked storage, small meeting rooms for student counseling, and centrally located Business Center(s) for copying, printing, binding and mail distribution.
12. Centrally located Business Center(s) for Student use in copying, printing, binding will be created to support student needs.
13. A Fitness Center will be created on the bottom floor adjacent to the existing Women and Men Restrooms. The Fitness Center will include free weights and weight training equipment. The location will facilitate easy access to outdoors encouraging running and walking activities. Showers will be incorporated in the existing restrooms during near term planned O&M upgrades and renovations.
14. Relocate Adult Education to the bottom floor to allow program expansion.
15. Relocate Faculty offices from Bottom Floor to Main Floor.
16. Add a covered outdoor area at the south end of the building and locate a more visible building entry and Security Station at this on-grade access from parking areas at the south end of the site.

B. ROOFING:
1. Perform a scan to the roof to find any wet roof insulation board. Replacing the wet insulation with new insulation to match the existing.
2. Install a tapered insulation board system to the low areas of the roof system that is holding water in order to push the water to the existing roof drainage system.
3. Install one layer of primed secure rock recovery board over the existing roof system and mechanically fasten to the existing wood roof deck.
4. Install multi-ply modified bitumen roofing system.
5. Install new two ply base flashing system at all projections and at perimeter.
6. Install new sheet metal details at all projections and perimeter according to wind uplift requirements.
C. EXTERIOR ENVELOPE:
   1. Pressure wash the existing concrete block wall and metal wall panel system at the top of the wall in order to remove dirt, debris and peeling paint. Disposing of all debris properly. Cleaning the walls may require a cleaning agent in order to properly clean them.
   2. Tighten any loose fasteners and sheet metal in the metal fascia panels at the top of the wall.
   3. Remove deteriorated caulk in the caulk joints of the wall, around window and door units and dispose of properly.
   4. Install new urethane caulk into the open caulk joints in order to make them water tight.
   5. Re-tuck point the existing mortar joints in the concrete block wall in order to seal the joints in the concrete block wall.
   6. Install one coat of metal primer to the existing metal wall panels as needed to stop the rust.
   7. Install two coats of elastomeric wall restoration system to the metal wall panels in order to make them water tight.
   8. Install two coats of elastomeric wall restoration system to the exterior concrete block and exterior finish system walls in order to make them water tight.

D. EXTERIOR:
   1. Southeast Elevation (North End)
      a. Clean, point and repaint exposed painted brick and concrete masonry units down to grade below metal panel base trim.
      b. Main Entrance: Remove and replace cracked and dried sealant between metal panels and precast concrete.
      c. Touch up metal panel base trim with matching paint as required.
   2. Northeast Elevation
      a. Replace aluminum tube railing.
      b. Pour new sidewalk at Northeast entrance steps.
      c. Scrape, and repaint CMU walls and plastered base.
      d. Replace metal panel cornice at CMU walls.
      e. Seal or cover holes and penetrations at multiple locations on CMU walls.
   3. North Elevation (South End)
      a. Install code compliant railing at former Sci-Quest steps.
      b. Scrape and repaint CMU walls.
      c. Point failing mortar joints.
      d. Replace or refinish hollow metal doors and frames at exterior walls.
   4. Replace non-code-compliant railing at main entrance steps.
   5. It is recommended that consideration be given to re-skin all exterior walls, fascia, and cornices in order to improve the watertightness, thermal efficiency, and image of the existing building, as well as the overall campus image, perhaps to compliment the new Math & Science building currently under construction.

E. INTERIOR:

   GENERAL
   1. Repaint/color the cross corridor finishes in order to aid in wayfinding.

   FLOORING
   1. Replace VCT, carpeting, and rubber base as required.
   2. In some of the computer labs on the south side of the building, remove abandoned surface mounted floor boxes and repair as floor as required to create a level floor.
   3. Repaint wood base in Atrium.

   WALLS
   1. In the classrooms, repair or repaint CMU and gypsum wallboard walls; replace scuffed wall covering and fabric wrapped acoustical wall panels as required.
   2. Replace vinyl wall covering installed in the areas north of the Atrium as required.
   3. Cover plates for electrical outlets (floor and wall) are missing and should be replaced.
4. Conceal surface mounted conduit.
5. Repair or replace damaged gypsum wallboard walls as required.

CEILINGS
1. Replace stained, missing, and damaged ceiling tile and grid as required.
2. Replace sprinkler head as required with code-compliant heads.
3. Replace light fixtures as required to achieve consistent light fixture color temperature.

DOORS AND WINDOWS
1. Add windows to improve day lighting and learning environment.
2. Repaint wood window sills as required, or replace with low-maintenance solid surface sills.
3. Replace or refinish doors and frames to create a consistent appearance throughout the building.

EGRESS
1. Add code-compliant 2nd means of egress to Offices 101A-101R (adjacent to the Administrative Office 101 and Admissions 103 if the occupancy is greater than 49.
2. Door 232 to Continuing Education is a 90 minute door and should remained closed at all times by Code.
3. Replace or repair exit signs and lights as required.
4. Corridors should be maintained free and clear of any obstructions.

STAIRS
1. Risers and treads are not sized correctly to meet current Code.
2. Install code-required door at the bottom level of the stair enclosure.
3. Replace non-code compliant handrails.
4. At stair to Mezzanine, clear stairs and adjacent landing of all obstructions.

TOILETS
1. Redesign configuration of the stalls to meet ADA accessibility guidelines.
2. Install missing thresholds.
3. All ADA clearances should be cleared of obstructions.

MISCELLANEOUS
1. Replace signage throughout the building to achieve consistent image and to meet ADA guidelines.
2. Improve acoustics at the Atrium. Add new finishes or sound treatment at atrium.

CODE / ADA
1. Remove stored materials blocking electrical panels and building service equipment at electrical and mechanical closets.
2. Reinstall Classroom 301 door to provide the required 18” clear on the pull side of the door latch.

ELECTRICAL
1. Retrofit Incandescent Fixtures: Incandescent screw-in lamps are located in this facility. These lamps are extremely inefficient because they expel almost 90% of the energy consumed as heat. These lamps also have low life hours and need frequent replacement. It is recommended that these incandescent lamps be replaced at the end of their useful lives with LED counterparts. For example, 75W incandescent PAR 38 lamps should be replaced with 14W LED PAR 38 lamps for a total energy savings of over 80%.
2. Install Occupancy Sensors: Several of the rooms in this facility were unoccupied but had lights on. The installation of occupancy-based controls should be considered. Smaller areas (under 900 SF) such as private offices, copy rooms, single-use restrooms, etc. typically only require passive-infrared in-wall sensors. Larger areas (greater than 1,000 SF) such as classrooms or open offices are recommended to use ceiling or corner mounted controls with both passive infrared and ultrasonic
components. Typical energy savings from the incorporation of these controls is 10-15%.

MECHANICAL

A. GENERAL:
1. A majority of the equipment is nearing the end of its useful service life. In order to improve the efficiency of the motors, VFDs should be installed on the constant volume AHU, cooling tower fans, and constant volume pumps.
2. Because the costs of natural gas is typically lower than electricity on a per MMBtu basis, installing natural gas water heaters throughout the building may decrease operating costs.
3. Operation schedules should be programmed into the BAS for the newer equipment (most of the older equipment has operation schedules).
4. Install Vending Misers throughout the building in order to operate the vending machines only when someone is nearby.
5. A chilled water reset should be implemented into the chilled water system program on the BAS. Based on the current observations, there is not a chilled water reset programmed into the BAS.
6. Operation schedules should be programmed into the BAS for the newer equipment (most of the older equipment has operation schedules).
7. Domestic hot water piping throughout the building needs insulation to prevent unnecessary heat transfer.
8. Duct insulation also needs to be repaired in areas where ductwork is missing insulation.

B. OPERATION AND MAINTENANCE:
   a. Insulate DHW piping.
   b. Insulate ductwork.

C. ENERGY INVESTMENT PROJECTS:
1. Implement schedule for HVAC equipment.
2. Install Vending Misers throughout the building in order to operate the vending machines only when someone is nearby.
3. Reset chilled water supply set point.

D. CAPITAL IMPROVEMENT PROJECTS:
1. A major HVAC repair project should be programmed for this facility since a majority of the equipment is nearing the end of its useful service life.
2. In order to improve the efficiency of the motors, VFDs should be installed on the constant volume AHU, cooling tower fans, and constant volume pumps.
3. Because the costs of natural gas is typically lower than electricity on a per MMBtu basis, installing natural gas water heaters throughout the building should be considered.
4. Operation schedules should be programmed into the BAS for the newer equipment (most of the older equipment has operation schedules).
5. Install Vending Misers throughout the building in order to operate the vending machines only when someone is nearby.
6. A chilled water reset should be implemented into the chilled water system program on the BAS. Based on the current observations, there is not a chilled water reset programmed into the BAS.
7. Domestic hot water piping throughout the building needs insulation to prevent unnecessary heat transfer.
8. Duct insulation also needs to be repaired in areas where ductwork insulation is missing.
1. Ponding seen at multiple locations.

2. Ponding indication of roof slopes not directing water to roof drains.

3. Overview of rooftop units and penetrations.

4. Typical damaged metal splice plate along perimeter of roof.

5. Coping and wall transition with different profiles (prone to water infiltration issues).
6. Typical membrane delamination.

7. Clogged roof drain seen.

8. Deterioration and discoloration of CMU walls at Penthouse roof access.

9. Large roof top mechanical unit supported by a four-point frame.

10. Perimeter coping cap seam failure: cause of water damage to adjacent materials, underlying insulation, and water into the building.

11. Improper support system for roof top equipment: requires measures to protect membrane.
12. Skylight: aging components/seals a concern for potential leakage.

13. Typical parapet/fascia at main entrance.


15. Overview of roof and roof top units/penetrations.


17. Overview of roof expansion joint detailing.
18. Typical metal curbs showing significant rusting: should be replaced or cleaned and recoated.

19. Typical clogged drain leading to debris accumulation and “composting”.

20. Unconventional expansion joint detailing and transitions, which is a concern for potential system failure(s); a hole in membrane is seen.

21. Ponding and debris accumulation causing roof system deterioration and “composting” leading to membrane damage.

22. Close-up view of typical peeling paint at the exterior CMU wall system.

23. Overview of damaged CMU walls and metal panels at top of wall.
24. Close-up view of hole in exterior insulated finish system (EIFS) at north entrance (typical).

25. Close-up view of typical gaps in mortar joints of CMU wall system.

26. Close-up view of open mortar joints in CMU wall system.

27. West side: Main entrance steps and ramp; stained concrete; non-compliant railing.

28. West side: EIFS, metal siding, painted CMU.

29. West side: Mechanical equipment and exposed piping/conduit near main entrance is unscreened from pedestrians and vehicular traffic.
30. West side: mechanical room and equipment; building egress at right.

31. West side: mechanical room wall damage and paint deterioration.

32. West side: mechanical room door with no drip cap and water/sealant damage.

33. Southwest corner: severe deterioration of finishes seen at painted CMU walls and metal roof fascia panels.

34. South side: building egress/entry with deteriorated wall and roof fascia seen.

35. South side: egress doors with finish and hardware damage seen. Overview showing building accessible routes.
36. South side: overview showing building accessible routes.

37. South side: detail of roof fascia panel deterioration showing repainted finish peeling; similar at west and north sides.

38. South side: detail of deteriorated wall system; peeling paint and water damage seen is typical at all exterior CMU walls.

39. East side: overall view, looking south; main east entrance in foreground.

40. East side: main east entrance with EIFS and metal wall panels seen; dated pole lights with faded finish.

41. East side: step and railing at main entrance with intermediate handrail missing; plant and landscaping stress seen.
42. East side: Main entrance with close-up of sealant deterioration.

43. East side: Main entrance with close-up of sealant deterioration at EIFS-metal transition.

44. East side: typical painted finish and water damage seen at foundation CMU blockwork.

45. East side: finish deterioration and damage seen at bottom of wall metal trim.

46. Northeast corner: exposed conduit at metal wall panels.

47. North side: recessed entry location seen with damaged railing, stained concrete, missing sidewalk, and inconsistent wall treatment.

49. North side: close-up of new metal wall panels with exposed fastener; transition showing inconsistent wall treatment.

50. North side: service door at former Sci-Quest area.

51. North side: close-up view of wall damage and exposed penetrations at former Sci-Quest area.

52. North side: detail of wall system damage, deterioration and exposed penetrations.

53. West side: overall view; former Sci-Quest area in foreground.
54. West side: Sci-Quest entrance; wall staining.

55. West side: Sci-Quest handicapped ramp with deteriorated, non-code compliant handrailing (guardrail required).

56. West side: recessed egress/entrance with exposed conduit, wall system damage, missing handrails, stained concrete, door finish deterioration.

57. West side: typical wall system damage at painted CMU.

58. West side: exterior door and steps seen with wall system damage, door damage, railing deterioration, and stained concrete.

59. West side: Adult Education entrance steps and handicapped ramp; faded paint finish at handrailing.
60. West side: steps and railing at Mechanical Room; handrail is not code-compliant; door needs protective covering or drip cap.

61. West side: exposed conduit and transformer adjacent to main entrance is not screened from pedestrian or vehicular traffic.

62. Classroom 36: typical ceiling damage

63. Classroom 26 (bottom floor): finishes in poor to fair condition, typical.

64. Bottom floor: Southwest entrance foyer/corridor with ADA-compliant drinking fountain.

65. Classroom 26: wall damage
66. Supply Room (bottom floor): exposed roof structure

67. Janitor Room with supply room beyond (bottom floor)

68. Mechanical Room (bottom floor): wall damage

69. Mechanical Room (bottom floor)

70. Classroom 19 (bottom floor)

71. Classroom 19 (bottom floor)
72. North - South corridor (bottom floor): finishes in fair condition

73. Classroom 24 (bottom floor)

74. Classroom 27: wall damage, typical of damage in several classrooms

75. Classroom 27: rubber base and VCT damage seen, typical

76. Classroom 27: stained/damaged ceiling tile, typical.

77. Southwest entrance (bottom floor)
78. Typical corridor graphics (bottom floor)

79. East - West corridor at South end (bottom floor)

80. Vending entrance (bottom floor)


82. Office 32 (bottom floor): this large space is under-utilized.

83. Elevator entrance (bottom floor)
84. Adjunct Office entrance (bottom floor)

85. Recycling area at Adjunct Office/Elevator Foyer (bottom floor)

86. Adjunct office, west end (bottom floor)

87. Adjunct office, east end (bottom floor)

88. Adjunct office: uncompleted wall repairs

89. Adjunct Office 32A: open office area
90. Adjunct Office 32A, exposed wiring.

91. ADA-compliant drinking fountains (bottom floor)

92. Typical stair up to Main Level: railing and treads/risers are not code-compliant

93. Severe VCT damage in corridor(s).

94. Elevator Cab
95. IT Room (bottom floor)

96. Classroom 38 (bottom floor)

97. Classroom 38: wall and rubber base damage, typical

98. Classroom 38: VCT damage

99. Mens Restroom (bottom floor): ADA accessible

100. Mens Restroom (bottom floor): ADA accessible toilet stall
101. Mens Restroom (bottom floor): ADA accessible lavatory

102. Mens Restroom (bottom floor): ADA accessible urinal

103. Typical door damage

104. Northeast stairwell (bottom floor): not compliant with current code

105. Classroom 41 (bottom floor): typical of ACT ceiling damage throughout bottom floor

106. Classroom 41 (bottom floor): wall damage
107. Classroom 41 (bottom floor): wall repairs

108. Classroom 41: rubber base and VCT damage, typical of damage seen throughout bottom floor

109. Classroom 41: wall damage and VCT damage

110. Bottom floor corridor: cracked/damaged VCT, typical

111. Classroom 21 (bottom floor)

112. Classroom 21: damaged rubber base
113. Library

114. Library: carpet stains

115. Library door frame: paint finish deterioration typical throughout 1st floor

116. Library: wall damage, typical

117. Office 101O: walls under repair

118. Conference 101E: under-utilized space
119. Admissions 103 entrance

120. Classroom 113: typical classroom finishes and furnishings; note carpet buckling

121. Classroom 113: close-up view of buckling carpet

122. Typical ADA-compliant signage: many signs throughout building are mismatched and non-ADA compliant

123. A&P Lab

124. Biotech Lab 117: typical cracked/damaged VCT floor
126. Biotech Lab 117: typical stained and damaged ACT ceiling tiles and grid

127. Biotech Lab Equipment Room: gypsum wallboard damage

128. Classroom 118: fair condition

129. Classroom 118: ACT ceiling in poor condition

130. Classroom 118: typical damaged VCT floor
131. Faculty Lounge 120A

132. Faculty Lounge 120A: typical minor gypsum wallboard damage

133. Storage 122A: damage and staining at VCT floor transition

134. Chemistry Lab 125: hard tile floor, stained wood cabinets with epoxy resin counter tops

135. Chemistry Lab 125: eye wash station; wall seen with open electrical device boxes

136. Physic Lab 127: typical water-damaged ceiling tiles
137. Physics Lab 127: VCT damage seen, typical

138. Physics Lab 127

139. Cisco Lab 131: ADA-accessible pull-side door clearance obstructed by table.

140. Cisco Lab 131

141. Learning Center 133: recycling area

142. Math Lab 133B: VCT damage seen
143. Math Lab 133B: reception desk millwork is not consistent with other reception areas

144. Classwork Solutions 223

145. Classwork Solutions 223: ACT issues

146. Break Room 224: typical ACT ceiling damage and stained tiles

147. Break Room 224 closet: VCT mismatch and staining

148. Break Room 224: kitchenette in fair condition
149. Break Room 224: gypsum wallboard damage

150. Classwork Solutions 225: gypsum wallboard damage

151. Workroom: finishes and cabinetry in fair condition

152. Conference 231: damaged rubber base is typical of rubber base condition and miscellaneous damage throughout 1st floor

153. Conference 231: carpet damage and staining seen

154. Office 246: typical water damage to painted wood window sills
155. Student Center (north corridor)

156. Student Center: carpet tile damage/separation seen

157. Classroom 329: typical ACT ceiling tile water-damage

158. Data Center 329: ramp with code-compliant railing; access flooring seen

159. Adult Education reception desk

160. Central Atrium: typical minor damage and finish deterioration seen at column and wall wood base
161. Central Atrium: suspended light fixtures seen with uneven coloring and burnt out bulbs

162. Central Atrium: north wall

163. Central Atrium: south wall

164. Central Atrium: typical deteriorated floor threshold

165. Central Atrium: VCT accents; VCT in fair condition

166. Corridor (east of 231): carpet and walls in fair condition
167. Corridor (east of 231): ACT ceiling tiles with water damage seen

168. Corridor (north of 110): typical floor and wall accents

169. Corridor (south of bookstore): damaged wall covering and rubber base

170. Corridor (west of 116): ADA-accessible drinking fountain; note VCT floor at fountains subject to water damage

171. Cyber Cafe: study carrels; VCT floor accents

172. Elevator Lobby
173. Elevator Lobby: recycling area

174. Elevator Lobby to Student Learning Center

175. ADA-accessible drinking fountains; note: hard tile flooring below for better water resistance

176. Janitor Room: appears to be under-sized

177. Former Sci-Quest area (inactive)

178. Former Sci-Quest area (inactive)
179. Former Sci-Quest area (inactive)

180. Former Sci-Quest area (inactive)

181. Former Sci-Quest area (inactive)

182. Former Sci-Quest area (inactive)

183. Former Sci-Quest area (inactive): theater/projection room

184. West stairs: non-code compliant railing
185. West stairs: non-code compliant railing

186. West stair: missing door is required by code to maintain fire-rated egress

187. West stairs: risers are not compliant with current code.

188. West stairs: treads are not compliant with current code

189. Womens Restroom (north of 306): ADA-accessible

190. Womens Restroom (north of 306): ADA-accessible
191. Womens Restroom (south of 323): lavatory not ADA-accessible

192. Womens Restroom (south of 323): partially ADA-accessible

193. Womens Restroom (south of 323): lavatory not ADA-accessible

194. Womens Restroom (south of Student Center): deteriorated grout at mosaic tile floor

195. West stair: cracked VCT at floor transition

196. Student Center: wall damage
197. Student Center: carpet stains

198. Mens toilet 120A: ADA-accessible stall

199. Biotech Lab: typical stained wood cabinets and epoxy resin counter tops

200. Crack in CMU wall: typical of many other locations throughout the 1st floor

201. Aging roof top chiller unit

202. Poor condition HVAC installation
APPENDIX A: MASTER PLAN RECOMMENDATIONS AND PRIORITIES
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### Facility Assessment

#### Huntsville Campus Facility Assessment

#### CALHOUN COMMUNITY COLLEGE CAMPUS MASTER PLAN RECOMMENDATIONS AND PRIORITIES

<table>
<thead>
<tr>
<th>Project</th>
<th>Type</th>
<th>Year</th>
<th>Cost</th>
<th>Fund</th>
<th>Details</th>
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<tr>
<td>M15 Kelley Gymnasium Miscellaneous Renovations</td>
<td>W</td>
<td>2013</td>
<td>$1,213,450</td>
<td>$209,000.00</td>
<td>$218,405.00</td>
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<tr>
<td>M13 Information Technology Center Interior Renovation</td>
<td>S</td>
<td>2014</td>
<td>$200,000</td>
<td>$365,750.00</td>
<td>$382,208.75</td>
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<td>L12 Industrial Technologies HVAC Energy Upgrade</td>
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<td>2015</td>
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<tr>
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<td>$914,570.94</td>
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<td>$382,208.75</td>
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<tr>
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<td>$80,987.50</td>
<td>$84,631.94</td>
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<tr>
<td>L8 Health Sciences Exterior Wall Restoration</td>
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<td>2019</td>
<td>$150,000</td>
<td>$156,750.00</td>
<td>$163,803.75</td>
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<tr>
<td>L3 Demolish Buildings # 12 (12,566 SF) and #13 (20,263 SF). Repurpose space for</td>
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<td>2020</td>
<td>$209,000.00</td>
<td>$209,000.00</td>
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<td>$1,250,000</td>
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<td>L1 Aerospace Training Center Addition</td>
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<td>$1,250,000</td>
<td>$1,306,250.00</td>
<td>$1,365,031.25</td>
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#### Funding

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<tr>
<th>Item</th>
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<td>MAINTENANCE</td>
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<tr>
<td>AESTHETICS</td>
<td>$12,927,650</td>
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**Total** | **$46,369,385** | **$48,456,007** | **$50,636,527** | **$52,808,171** | **$55,096,354** | **$57,456,253** | **$59,944,991** | **$62,552,539** | **$65,264,449** | **$68,098,257** | **$71,024,253** | **$74,106,805** |
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<th>BUILDING NUMBER</th>
<th>PROJECT DESCRIPTION</th>
<th>FUNDING LEVEL</th>
<th>COST</th>
<th>RFP</th>
<th>SHORT TERM TOTAL</th>
<th>MID TERM TOTAL</th>
<th>LONG TERM TOTAL</th>
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<tr>
<td>65</td>
<td>Campus signages on Old Madison Pike w/ Tower/Sculpture</td>
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<td>66</td>
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<td>$65,000.00</td>
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<tr>
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<td>Enhanced Lighting Areas</td>
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<td>68</td>
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<tr>
<td>69</td>
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<td>IDC</td>
<td>$45,000.00</td>
<td>(1)</td>
<td>$45,000.00</td>
<td>$45,000.00</td>
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<tr>
<td>70</td>
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<td>IDC</td>
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<td>$20,000.00</td>
<td>$20,000.00</td>
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<tr>
<td>71</td>
<td>Improve pedestrian and bicycle infrastructure (e.g. sidewalks, bike lanes)</td>
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<tr>
<td>73</td>
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<td>IDC</td>
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<td>(1)</td>
<td>$125,000.00</td>
<td>$125,000.00</td>
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<tr>
<td>74</td>
<td>Interior Renovation for Library and Media Center Expansion</td>
<td>RFP</td>
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<td>(1)</td>
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<td>$1,150,000.00</td>
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<tr>
<td>75</td>
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<tr>
<td>76</td>
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<td>(1)</td>
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<td>78</td>
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<tr>
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<td>86</td>
<td>Enhance Lighting near vehicle bridge crossing</td>
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<td>$55,000.00</td>
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<td>87</td>
<td>Interior Renovation for Additional I-Rooms</td>
<td>IDC</td>
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<tr>
<td>88</td>
<td>Interior Renovation for Library and Media Center Expansion</td>
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<td>HVAC Upgrades</td>
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<td>97</td>
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<td>98</td>
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<td>$520,000.00</td>
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RFP - REQUEST FOR PROPOSAL
LEGEND
APPENDIX B: HUNTSVILLE CAMPUS CONCEPTUAL MASTER PLAN
APPENDIX C:
CCC HUNTSVILLE CAMPUS MAP