

October 20, 2025 (revised)

## NCMC Master Plan

Deferred Maintenance-comprehensive list (including Master Plan projects)  
2027-2031

### Summary:

|                                                         |                     |
|---------------------------------------------------------|---------------------|
| <u>Building 01-Borra Learning Center:</u>               | \$358,600           |
| <u>Building 02-Heating Plant:</u>                       | \$181,300           |
| <u>Building 03-Maintenance Building:</u>                | \$182,700           |
| <u>Building 04-Technology Building:</u>                 | \$10,100,000        |
| <u>Building 04a-STEP Center:</u>                        | \$7,700,000         |
| <u>Building 05-Health Education and Science Center:</u> | \$13,000,000        |
| <u>Building 06-Athletic Center:</u>                     | \$989,400           |
| <u>Building 07-Campus Housing:</u>                      | \$788,000           |
| <u>Building 08-Student Center:</u>                      | \$1,247,500         |
| <u>Building 09-Library:</u>                             | \$38,500            |
| <u>Building 10-Early Childhood Education Building:</u>  | \$0                 |
| <u>Site Work:</u>                                       | \$1,323,800         |
| <u>Energy Conservation Upgrades-campus wide:</u>        | \$3,861,900         |
|                                                         |                     |
| <b>TOTALS:</b>                                          | <b>\$39,771,700</b> |
|                                                         |                     |
|                                                         |                     |
|                                                         |                     |
|                                                         |                     |
|                                                         |                     |

Building 01 Borra Learning Center:

|   |                                                                                                                                  |           |
|---|----------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1 | Brick tuck-pointing-multiple areas especially near grade:                                                                        | \$26,500  |
| 2 | Window Replacement: Many windows have lost Thermal seal at multi-pane glass:                                                     | \$170,000 |
| 3 | Immediate repair of walk ways to assure no trip hazards, fix cracks and un-even sections:                                        | \$45,000  |
| 4 | Retaining walls at stairways require re-build (two areas):                                                                       | \$39,500  |
| 5 | Maintain painted finish on exposed window/door lintels:                                                                          | \$28,000  |
| 6 | Miscellaneous Door Frame, Doors, hardware upgrades: 14 noted at \$2,400 each:                                                    | \$33,600  |
| 8 | Areas needing re-sealant at exterior finishes-between Brick and other materials-Window/door frames, soffits, at door thresholds: | \$16,000  |
|   |                                                                                                                                  |           |
|   | SUB-TOTAL:                                                                                                                       | \$358,600 |
|   |                                                                                                                                  |           |
|   |                                                                                                                                  |           |

Building 02: Heating Plant

|    |                                                                                                                                  |                 |
|----|----------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1  | Restore/Replace door seals/weather-strip. Estimated Cost:                                                                        | \$1,000         |
| 2  | Brick tuck-pointing-multiple areas especially near grade:                                                                        | \$14,500        |
| 3  | Brick repair/infill at penetrations:                                                                                             | \$5,200         |
| 4  | Immediate repair of walk ways to assure no trip hazards, fix cracks and un-even sections:                                        | \$15,000        |
| 5  | Retaining walls at stairways require re-build:                                                                                   | \$18,500        |
| 6  | Maintain painted finish on expose window/door lintels:                                                                           | \$18,000        |
| 7  | Miscellaneous Door Frame, Doors, hardware upgrades: 4 noted at \$2,400 each:                                                     | \$9,600         |
| 8  | Replace interior and exterior lighting to LED:                                                                                   | \$3,500         |
| 9  | Replace railings in stair area, due to wall Deterioration/rust:                                                                  | \$6,200         |
| 10 | Exposed Tectum ceiling-provide new soffit to enclose tectum:                                                                     | \$8,300         |
| 11 | Areas needing re-sealant at exterior finishes-between Brick and other materials-Window/door frames, soffits, at door thresholds: | \$6,500         |
| 12 | Mechanical, electrical, plumbing upgrades: (see Master Plan appendix):                                                           | <u>\$75,000</u> |
|    |                                                                                                                                  |                 |
|    | SUB-TOTAL:                                                                                                                       | \$181,300       |

#### Building 03-Maintenance Building

|   |                                                                                                                                     |                  |
|---|-------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1 | Brick tuck-pointing-multiple areas especially near grade:                                                                           | \$14,500         |
| 2 | Brick repair/infill at penetrations:                                                                                                | \$3,200          |
| 3 | Immediate repair of walk ways to assure no trip hazards, fix cracks<br>Repave at doorways and level un-even sections:               | \$12,000         |
| 4 | Maintain painted finish on exposed window/door lintels-jambs:                                                                       | \$22,000         |
| 5 | Replace curbing and paving at north drive:                                                                                          | \$18,000         |
| 6 | Replace interior and exterior lighting to LED:                                                                                      | \$6,500          |
| 7 | Areas needing re-sealant at exterior finishes-between Brick and<br>other materials-Window/door frames, soffits, at door thresholds: | \$6,500          |
| 8 | Mechanical, electrical, plumbing upgrades: (see Master Plan<br>appendix):                                                           | <u>\$100,000</u> |
|   |                                                                                                                                     |                  |
|   | SUB-TOTAL:                                                                                                                          | \$182,700        |
|   |                                                                                                                                     |                  |
|   |                                                                                                                                     |                  |

#### Building 04-Technology Building

|   |                     |                     |
|---|---------------------|---------------------|
| 1 | Rebuild Alternative | <u>\$10,100,000</u> |
|   |                     |                     |
|   | SUB-TOTAL:          | \$10,100,000        |

#### Building 04a-STEP Center

|   |                                      |             |
|---|--------------------------------------|-------------|
| 1 | (10,000 SF) - Capital Outlay Request | \$7,700,000 |
|   |                                      |             |
|   | SUB-TOTAL:                           | \$7,700,000 |

#### Building 05 -Health Education and Science Center

|   |                                                                                   |                    |
|---|-----------------------------------------------------------------------------------|--------------------|
| 1 | Proposed CATEE Renovations and new construction                                   | \$10,000,000       |
| 2 | Future barrier-free-ADA compliant access to Tech Building and BLC (2028-<br>2030) | <u>\$3,000,000</u> |
|   |                                                                                   |                    |
|   | SUB-TOTAL                                                                         | \$13,000,000       |

### Building 06-Athletic Center

|    |                                                                                                                                    |                  |
|----|------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1  | Exterior exposed wood at canopies to be re-finished:                                                                               | \$18,700         |
| 2  | Roof water at west is missing the collection system-running down masonry. Reconfigure storm water piping:                          | \$24,500         |
| 3  | Clean water stains off Masonry:                                                                                                    | \$3,200          |
| 4  | Interior finish work needed at area of water leaks:                                                                                | \$8,500          |
| 6  | Fix cracked and uneven concrete walk ways:                                                                                         | \$8,600          |
| 7  | Paint exterior steel door jambs, doors, and pipe bollards:                                                                         | \$14,500         |
| 8  | Dumpster Gate needs repair:                                                                                                        | \$13,900         |
| 9  | Areas needing re-sealant at exterior finishes-between Masonry and other materials-Window/door frames, soffits, at door thresholds: | \$9,500          |
| 11 | Mechanical, electrical, plumbing upgrades: (see Master Plan appendix):                                                             | <u>\$888,000</u> |
|    |                                                                                                                                    |                  |
|    | SUB-TOTAL:                                                                                                                         | \$989,400        |
|    |                                                                                                                                    |                  |
|    |                                                                                                                                    |                  |
|    |                                                                                                                                    |                  |

### Building 07 Campus Housing:

|    |                                                                                                                                                    |                  |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1  | Roof Repairs                                                                                                                                       | \$25,000         |
| 2  | Restore/Replace exterior EIFS/stucco at window panels-exterior of Building-multiple areas Use of composite or cement fiber panels. Estimated Cost: | \$58,200         |
| 3  | Brick tuck-pointing-repair multiple areas especially near grade:                                                                                   | \$39,500         |
| 4  | Window Replacement: Many windows have lost Thermal seal at multi-pane                                                                              | \$210,000        |
| 5  | Immediate repair of walk ways to assure no trip hazards, fix cracks and un-even sections:                                                          | \$45,000         |
| 6  | Clean and paint louvers below windows:                                                                                                             | \$17,100         |
| 7  | Maintain painted finish on expose window/door lintels:                                                                                             | \$28,000         |
| 8  | Miscellaneous Door Frame, Doors, hardware upgrades: 12 noted at \$2,400 each:                                                                      | \$28,800         |
| 9  | Upgrade lobby and other public spaces:                                                                                                             | \$50,000         |
| 12 | Replace shingled roofing connector:                                                                                                                | \$16,200         |
| 13 | Various exterior lighting: replace with LED, night sky compliant:                                                                                  | \$21,200         |
| 14 | Areas needing re-sealant at exterior finishes-between Brick and other materials-Window/door frames, soffits, at door thresholds:                   | \$16,000         |
| 15 | Mechanical, electrical, plumbing upgrades: (see appendix):                                                                                         | <u>\$233,000</u> |
|    |                                                                                                                                                    |                  |
|    | SUB-TOTAL:                                                                                                                                         | \$788,000        |
|    |                                                                                                                                                    |                  |

Building 08 -Student Center:

|    |                                                                                                                                                    |                  |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1  | Restore/Replace exterior EIFS/stucco at window panels-exterior of Building-multiple areas Use of composite or cement fiber panels. Estimated Cost: | \$32,700         |
| 2  | Brick tuck-pointing-repair multiple areas especially near grade:                                                                                   | \$39,500         |
| 3  | Window Replacement:                                                                                                                                | \$88,000         |
| 4  | Immediate repair of walk ways to assure no trip hazards, fix cracks and un-even sections:                                                          | \$39,000         |
| 5  | Clean masonry at louvers:                                                                                                                          | \$11,200         |
| 6  | Maintain painted finish on exposed window/door lintels:                                                                                            | \$28,000         |
| 7  | Miscellaneous Door Frame, Doors, hardware upgrades: 12 noted at \$2,400 each:                                                                      | \$28,800         |
| 8  | Clean and paint all handrails, steel stairs:                                                                                                       | \$6,800          |
| 9  | Dumpster Gate needs repair:                                                                                                                        | \$11,200         |
| 10 | Complete interior finishes upgrade-Common Areas, toilet rooms and RA apartment:                                                                    | \$140,000        |
| 11 | Replace interior lighting to LED. Estimated costs:                                                                                                 | \$42,000         |
| 12 | Various exterior lighting: replace with LED, night sky compliant:                                                                                  | \$28,300         |
| 13 | Regrade to prevent water collecting at entries:                                                                                                    | \$16,200         |
| 14 | Areas needing re-sealant at exterior finishes-between Brick and other materials-Window/door frames, soffits, at door thresholds:                   | \$15,400         |
| 15 | Clean brick-some staining:                                                                                                                         | \$26,800         |
| 16 | Repair stairs at west side:                                                                                                                        | \$16,600         |
| 17 | Mechanical, electrical, plumbing upgrades: (see appendix):                                                                                         | <u>\$677,000</u> |
|    |                                                                                                                                                    |                  |
|    | SUB-TOTAL                                                                                                                                          | \$1,247,500      |

Building 09 -Library:

A major renovation to the building envelope was undertaken in 2016 and the building is in excellent condition.

|   |                                                                                   |                 |
|---|-----------------------------------------------------------------------------------|-----------------|
| 1 | Immediate repair of walk ways to assure no trip hazards, fix cracks, un-evenness: | \$5,500         |
| 2 | Provide paved (snow melt) walk from visitor Parking:                              | <u>\$33,000</u> |
|   |                                                                                   |                 |
|   | SUB-TOTAL:                                                                        | \$38,500        |

General Maintenance as the building ages:

- a. Window assessment-Repair/replace as needed.
- b. Exterior Maintenance:
- c. Tuck point all brick/block
- d. Storm Water management-gutters
- e. Roof assessment-repair/replace as needed.
- f. Mechanical, electrical, plumbing repairs as needed.
- g. Sustainable implementation and innovation
- h. Campus security assessment and upgrades.

Building 10 –Early Learning Center:

|   |                                 |     |
|---|---------------------------------|-----|
| 1 | Renovation Complete Summer 2025 | \$0 |
|   |                                 |     |
|   | SUB-TOTAL                       | \$0 |
|   |                                 |     |

Site Work:

|   |                                                                                          |                  |
|---|------------------------------------------------------------------------------------------|------------------|
| 1 | Sidewalk repairs and replacement                                                         | \$250,000        |
| 2 | Add water filtration islands with trees to parking areas campus-wide.<br>Estimated cost: | \$655,400        |
| 3 | Safety walk ways - parking to buildings:                                                 | \$50,000         |
| 4 | Patch, repair, seal parking areas:                                                       | \$75,000         |
| 5 | Provide barrier-free, ADA accessibility over the sloping site (snow melt walkways):      | <u>\$293,400</u> |
|   |                                                                                          |                  |
|   | SUB-TOTAL                                                                                | \$1,323,800      |
|   |                                                                                          |                  |

Energy Conservation Upgrades-campus wide (See appendix):

|   |                                                                        |             |
|---|------------------------------------------------------------------------|-------------|
| 1 | Add generators for support of emergency lighting and critical systems: | \$1,204,000 |
| 2 | Add pipe insulation in tunnels:                                        | \$82,000    |
| 3 | Decentralize cooling, add supply to Student Housing:                   | \$1,600,000 |
| 4 | Connect to dewater system for irrigation:                              | \$83,000    |
| 5 | Repair water infiltration and conduits:                                | \$10,000    |
| 6 | Add electrical sub-metering to buildings:                              | \$213,000   |
| 7 | Separate Access control from battery to generator:                     | \$31,900    |
| 8 | Completion of Campus primary loopmsystem:                              | \$638,000   |
| 9 | Upgrade fire alarm system to allow for mass notification:              | <u>TBD</u>  |
|   |                                                                        |             |
|   | SUB-TOTAL                                                              | \$3,861,900 |
|   |                                                                        |             |