

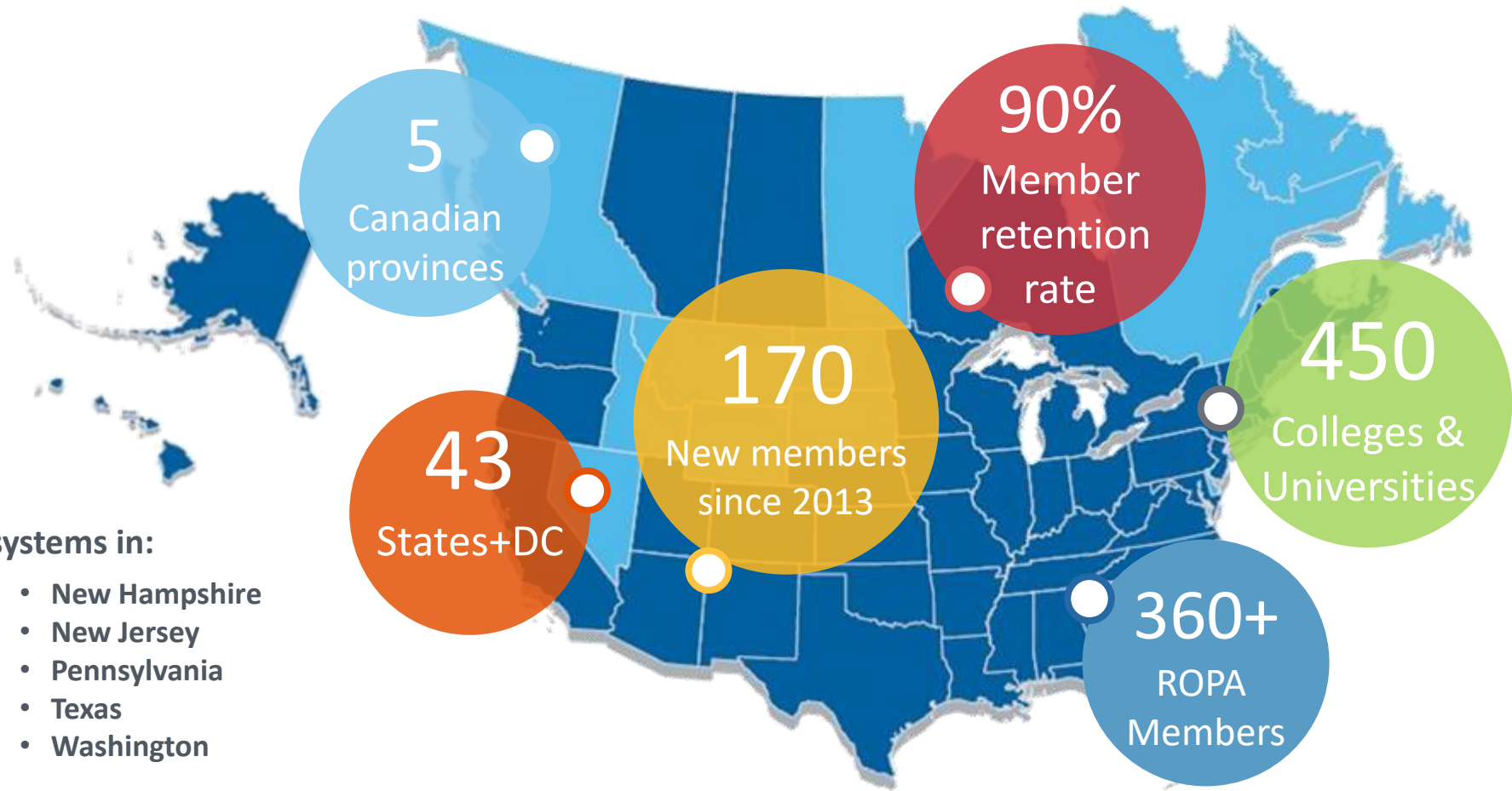
Scottsdale Community College Facilities Assessment & Planning

January 2019



Sightlines by the Numbers

Robust membership includes colleges, universities, consortiums, and state systems

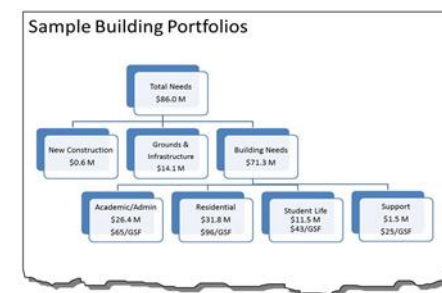
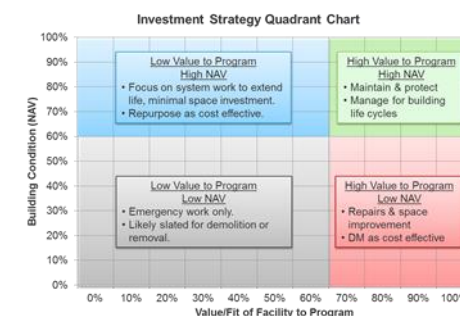


Sightlines has advised state systems in:

- Alaska
- California
- Florida
- Hawaii
- Maine
- Massachusetts
- Minnesota
- Mississippi
- Missouri
- Nebraska
- Ohio
- New Hampshire
- New Jersey
- Pennsylvania
- Texas
- Washington

Sightlines Facilities Assessment & Planning Overview

1. Fully understand facilities needs through a comprehensive but high level facilities condition assessment – including deferred maintenance, modernization, infrastructure and future life cycles
2. Leverage institutional knowledge of buildings and systems
3. Prioritize facilities needs based on Net Asset Value (NAV), portfolios of like needs, risk analysis, timeframes, mission, financial capacity and changing pedagogy
4. Align facilities needs and priorities various strategic plans (e.g. Master Plan, Facilities Plan and Deferred Maintenance Plan)
5. Communicate strategic capital plan to increase funding for deferred maintenance, modernization and future life cycle needs
6. And....create data-driven decision making framework from which to track progress of capital investments on attacking defined needs of today and tomorrow



FA&P Core Observations



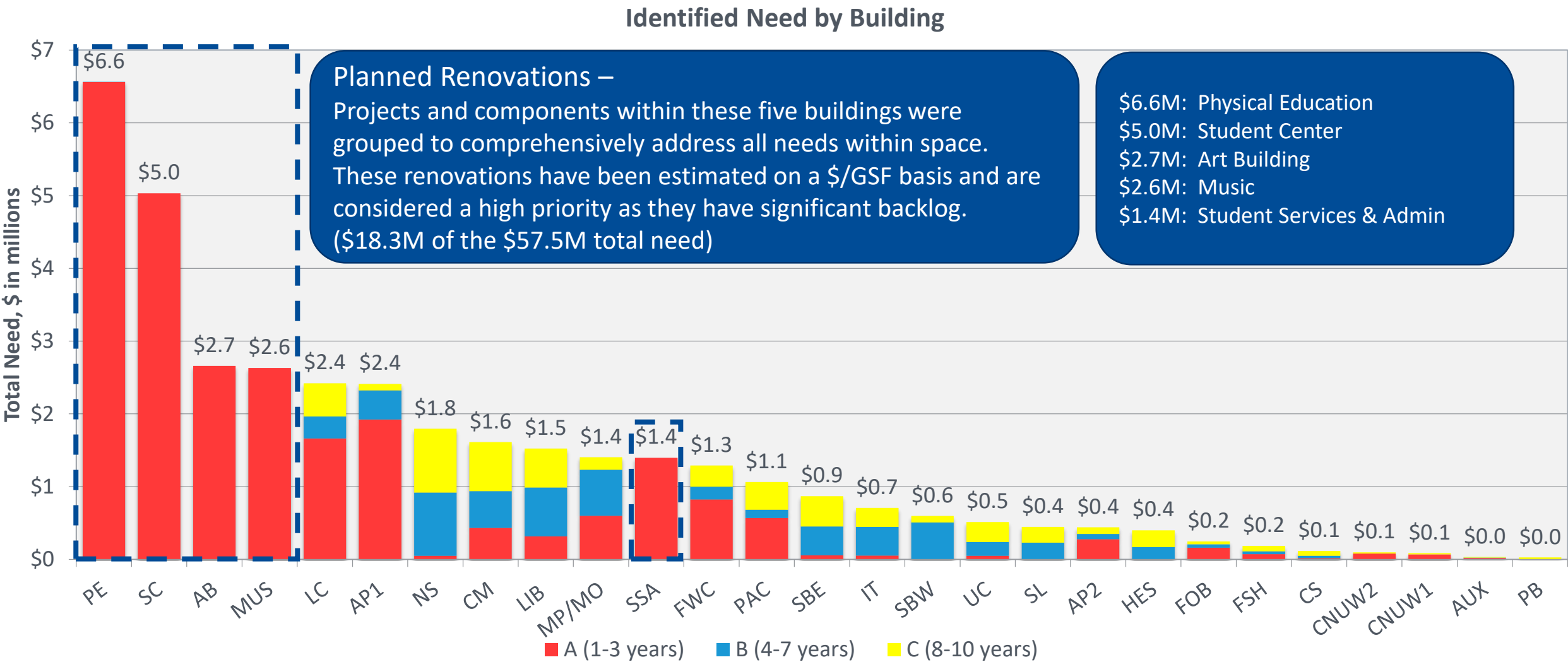
Asset Reinvestment Need

- Scottsdale Community College's identified need totals **\$57.5 Million** coming due within the next **10 years**.
- Of the total, **\$36.9 Million** is considered systemic "building component" need coming due within the next 10 years.
- Of the \$57.5 Million of systemic need, **\$45.4 Million** is considered "A" timeframe or **due within 3 years**.
- Of the \$45.4 Million of "A" timeframe need, **\$17.9 Million** is considered "**Reliability**" and poses as the highest risk.
- Infrastructure and Grounds needs at Scottsdale Community College account for 36% of the total 10 year need at **\$20.6 Million**.

Building Portfolio Modeling

- The FA&P process identified four specific building portfolios for SCC. These portfolios serve to summarize the total need into more manageable groups of assets that support the long-term mission and strategic direction of campus.
- Of the four portfolios, one is reserved for planned renovations, consisting of buildings identified for complete renewal.

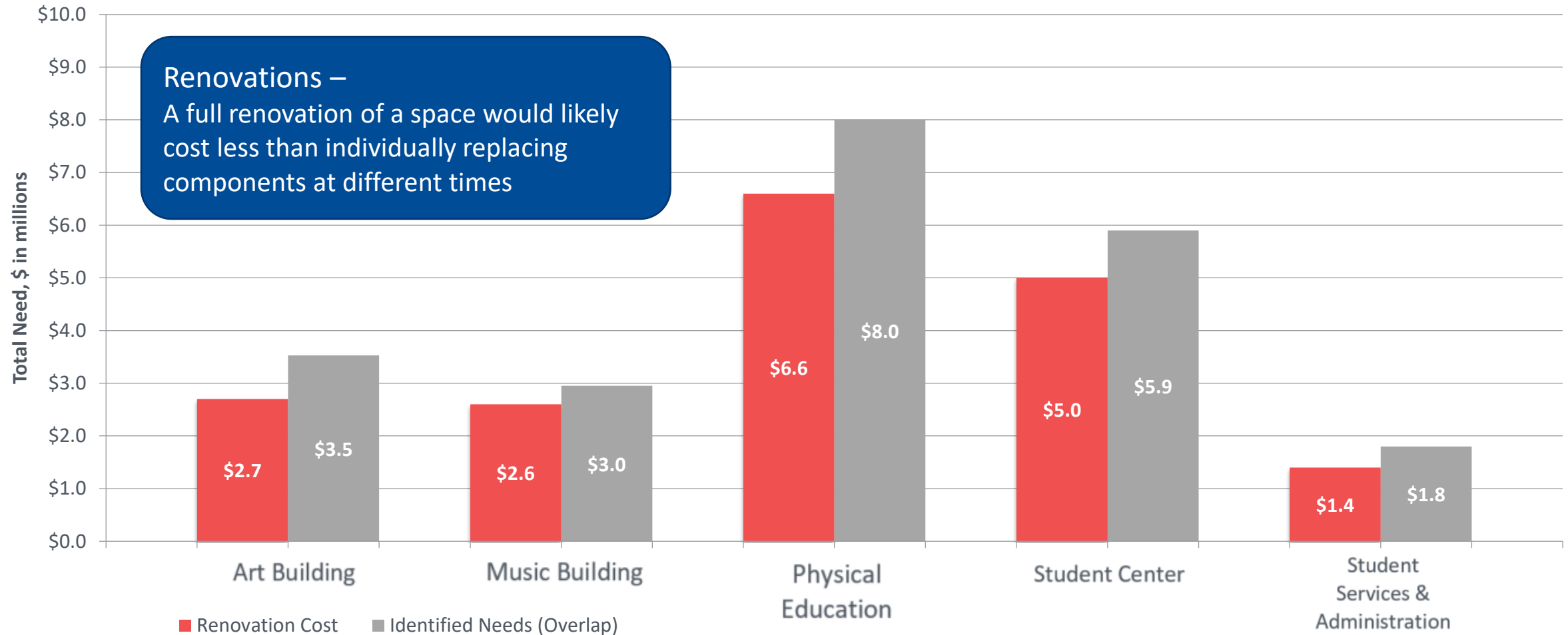
Identified Needs by Building



Renovation Costs vs. Identified Needs

Estimated renovation costs at \$117/GSF

Renovation Cost vs. Identified Need



Identified Reliability Projects

Building Name	System	Sub-system	Project Description	Timeframe	Project Cost / Deficiency Cost
Water Treatment System	Plumbing	Specialty Equipment	CVL Consultants - Account No: 320.1 Arsenic Treatment Equipment	A	\$4,411,000
Water Treatment System	Plumbing	Specialty Equipment	CVL Consultants - Account No: 331 Transmission and Distribution Mains	A	\$3,129,000
Campus	Electrical	Campus Distribution	Electrical switch gear M&O (Bank of 6 switches)	A	\$2,400,000
Campus	Electrical	Campus Distribution	Electrical switch gear HS (Bank of 6 switches)	A	\$2,400,000
Water Treatment System	Plumbing	Specialty Equipment	CVL Consultants - Account No: 307 Wells and Springs	A	\$1,036,000
Water Treatment System	Plumbing	Specialty Equipment	CVL Consultants - Account No: 311 Pumping Equipment	A	\$1,019,000
Mechanical Plant / M&O	Cooling	Generation	Replace 1000 ton McQuay chiller at the end of life cycle	A	\$600,000
Mechanical Plant / M&O	Cooling	Generation	Replace 300 ton Carrier chiller with a 1000 ton chiller at the end of life cycle; Starter currently having issues	A	\$600,000
Applied Science 1	Plumbing	Waste Piping	Replace all piping to address rusting	A	\$314,000
Mechanical Plant / M&O	Cooling	Generation	Replace starter in 1000 ton McQuay chiller at the end of life cycle	A	\$250,000
Performing Arts	HVAC	Building Distribution	Repipe chilled water lines from PAC main floor to rooftop to address thin wall pipe	A	\$238,000
Library	HVAC	Air Handling	Replace McQuay air handler original to the building	A	\$174,000
Water Treatment System	Plumbing	Specialty Equipment	CVL Consultants - Account No: 330.1 Storage Tanks	A	\$150,000
Water Treatment System	Plumbing	Specialty Equipment	CVL Consultants - Account No: 335 Hydrants	A	\$139,000
Mechanical Plant / M&O	Electrical	Building Distribution	Rewire building distribution at the end of life cycle	A	\$128,000
Applied Science 2	Plumbing	Supply Piping	Replace building distribution at the end of life cycle	A	\$119,000
Applied Science 1	Plumbing	DHW Generation	Replace DHW boiler at the end of life cycle	A	\$101,000
Fitness & Wellness	Plumbing	DHW Generation	Currently fed from PE building boiler - Need to install independent boiler in PE mech room	A	\$75,000
Performing Arts	HVAC	Air Handling	Replace air handler serving restroom and lobby area at the end of life cycle	A	\$72,000
Mechanical Plant / M&O	Electrical	Building Distribution	Replace main building panel at the end of life cycle	A	\$50,000
Faculty Offices	Electrical	Building Distribution	Rewire building throughout	A	\$45,000
Library	Electrical	Building Distribution	Rewire remaining sections - Public Safety and West Office Wing	A	\$44,000
Campus	Electrical	Campus Distribution	Replace switchgear east of football field	A	\$40,000
Mechanical Plant / M&O	Electrical	Building Distribution	Rep	A	\$26,000
Water Treatment System	Plumbing	Specialty Equipment	CVL Consultants - Account No: 304 Structures and Improvements	A	\$24,000
Faculty Offices	Electrical	Building Distribution	Replace main building panel at the end of life cycle	A	\$20,000

Identified Reliability Projects

Building Name	System	Sub-system	Project Description	Timeframe	Project Cost / Deficiency Cost
Mechanical Plant / M&O	HVAC	Air Handling	Replace x1 of 2 ceiling mounted air handlers at the end of life cycle; AHU-1	A	\$20,000
Mechanical Plant / M&O	HVAC	Air Handling	Replace x1 of 2 ceiling mounted air handlers at the end of life cycle; AHU-2	A	\$20,000
Portable Classroom (Center for Native and Urban Wildlife 1)	Electrical	Building Distribution	Rewiring building as needed	A	\$18,000
Portable Classroom (Center for Native and Urban Wildlife 2)	Electrical	Building Distribution	Rewiring building as needed	A	\$18,000
Fitness & Wellness	Heating	Generation	Replace heating boiler at the end of life cycle; Unit was originally for domestic water, but converted	A	\$15,000
Fitness & Wellness	Plumbing	DHW Generation	Install storage tank with new boiler - Shower usage	A	\$15,000
Water Treatment System	Plumbing	Specialty Equipment	CVL Consultants - Account No: 334 Meters	A	\$15,000
Film School Hub	Cooling	Generation	Replace Carrier 3T rooftop package unit at the end of life cycle	A	\$9,000
Film School Hub	Cooling	Generation	Replace Carrier 7.5T rooftop package unit at the end of life cycle	A	\$9,000
Film School Hub	Cooling	Generation	Replace Carrier 5T rooftop package unit at the end of life cycle	A	\$9,000
Film School Hub	Cooling	Generation	Replace Carrier 3T rooftop package unit at the end of life cycle	A	\$9,000
Film School Hub	Cooling	Generation	Replace Carrier 6T rooftop package unit at the end of life cycle	A	\$9,000
Film School Hub	Cooling	Generation	Replace Carrier 5T rooftop package unit at the end of life cycle	A	\$9,000
Film School Hub	Cooling	Generation	Replace Carrier 5T rooftop package unit at the end of life cycle	A	\$9,000
Film School Hub	Cooling	Generation	Replace Carrier 6T rooftop package unit at the end of life cycle	A	\$9,000
Water Treatment System	Plumbing	Specialty Equipment	CVL Consultants - Account No: 333 Services	A	\$9,000
Faculty Offices	Electrical	Building Distribution	Replace circuit breaker panels throughout the building at end of life cycle	A	\$8,000
Library	Electrical	Building Distribution	Rewire remaining sections - Public Safety and West Office Wing	A	\$8,000
Campus	Cooling	Generation	Replace x1 of 4 evaporative cooler located on roof of racketball court building at the end of life cycle	A	\$5,000
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Portable Classroom (Center for Native and Urban Wildlife 1)	Electrical	Building Distribution	Replace circuit breaker panels at end of life cycle	A	\$4,000
Portable Classroom (Center for Native and Urban Wildlife 2)	Electrical	Building Distribution	Replace circuit breaker panels at end of life cycle	A	\$4,000
Fitness & Wellness	Plumbing	Pumps/ Motors	Replace circulating pump at the end of life cycle	A	\$2,000
Water Treatment System	Plumbing	Controls	Needs scada system remote program logic; no automation, no ability to see alarms, no outside controls and cannot reroute water	A	\$2,000