

FACILITIES MAINTENANCE MANAGEMENT

Roofing - life cycle cost analysis

Projected Inflation Per Year 3.50% unless noted below

AREA	DESCRIPTION	Year Comp.	SqFt	Est Total Replacement Cost Based on Yr 2021	Life Cycle (yrs)	Est Annual Replacement Cost	Est Replacement Cost	Est Replacement Cost	Est Replacement Cost	Est Replacement Cost	Est Replacement Cost
							2027	2028	2029	2030	2031
5	N Wing - Pioneer Gym	2003	31,074	\$632,667	23	\$27,507	\$654,810	\$0	\$0	\$0	\$0
5	N Wing Hall	2003	28,657	\$583,457	23	\$25,368	\$603,877	\$0	\$0	\$0	\$0
5	N Wing Court Elevator	2003	453	\$9,223	23	\$401	\$9,546	\$0	\$0	\$0	\$0
7	L Wing	2003	19,441	\$395,819	24	\$16,492	\$0	\$424,011	\$0	\$0	\$0
1	M Wing	2003	13,725	\$279,441	24	\$11,643	\$0	\$299,344	\$0	\$0	\$0
8	L Wing - Process Training	2001	4,794	\$97,606	26	\$3,754	\$0	\$104,558	\$0	\$0	\$0
7	L & M Wing Addition - Tech Area	2003	56,299	\$1,146,248	25	\$45,850	\$0	\$0	\$1,270,865	\$0	\$0
6	B Wing & Hall	2007	14,571	\$296,666	22	\$13,485	\$0	\$0	\$0	\$340,431	\$0
6	B Wing West	2007	11,108	\$226,159	22	\$10,280	\$0	\$0	\$0	\$259,523	\$0
6	B Wing	2007	3,895	\$79,302	22	\$3,605	\$0	\$0	\$0	\$91,001	\$0
6	B Walkway	2007	846	\$17,225	22	\$783	\$0	\$0	\$0	\$19,766	\$0
3	J Wing	2005	16,798	\$342,007	25	\$13,680	\$0	\$0	\$0	\$0	\$406,197
3	H/J Hall	2005	15,999	\$325,740	25	\$13,030	\$0	\$0	\$0	\$0	\$386,877
3	H Wing	2005	7,742	\$157,627	25	\$6,305	\$0	\$0	\$0	\$0	\$187,212
6	G Wing	2007	4,647	\$94,613	25	\$3,785	\$0	\$0	\$0	\$0	\$0
1	K Wing	2012	12,928	\$263,214	20	\$13,161	\$0	\$0	\$0	\$0	\$0
1	G Wing	2012	29,049	\$591,438	20	\$29,572	\$0	\$0	\$0	\$0	\$0
1	Z Wing - Garage	2012	11,282	\$229,702	20	\$11,485	\$0	\$0	\$0	\$0	\$0
1	Z Wing - Garage	2012	864	\$17,591	20	\$880	\$0	\$0	\$0	\$0	\$0
2	C Wing - Mechanical Room	2012	485	\$9,875	20	\$494	\$0	\$0	\$0	\$0	\$0
DS1	Downtown Saginaw Center	2018	12,580	\$176,380	20	\$8,819	\$0	\$0	\$0	\$0	\$0
14	F Wing	2020	30,967	\$630,488	20	\$31,524	\$0	\$0	\$0	\$0	\$0
DM1	Downtown Midland Center	2020	9,219	\$129,257	20	\$6,463	\$0	\$0	\$0	\$0	\$0
DM2	Downtown Midland Center - Green Roof	2020	2,768	\$38,809	20	\$1,940	\$0	\$0	\$0	\$0	\$0
17	Library	2021	46,131	\$939,227	30	\$31,308	\$0	\$0	\$0	\$0	\$0
6	C Wing	2023	5,926	\$120,653	20	\$6,033	\$0	\$0	\$0	\$0	\$0
6	D Wing Hall	2023	7,375	\$150,155	20	\$7,508	\$0	\$0	\$0	\$0	\$0
6	D/E Connector/East	2023	1,019	\$20,747	20	\$1,037	\$0	\$0	\$0	\$0	\$0
6	C/D Connector/East	2023	858	\$17,469	20	\$873	\$0	\$0	\$0	\$0	\$0
6	C/D Wing Main Hall	2023	4,036	\$82,173	20	\$4,109	\$0	\$0	\$0	\$0	\$0
9	E Wing	2023	19,237	\$391,665	20	\$19,583	\$0	\$0	\$0	\$0	\$0
9	C Wing High Bay Orig Bldg	2023	2,619	\$53,323	20	\$2,666	\$0	\$0	\$0	\$0	\$0
9	D Wing High Bay	2023	3,180	\$64,745	20	\$3,237	\$0	\$0	\$0	\$0	\$0
9	D Wing	2023	13,899	\$282,984	20	\$14,149	\$0	\$0	\$0	\$0	\$0
9	C Wing High Bay SLTF	2023	1,617	\$32,922	20	\$1,646	\$0	\$0	\$0	\$0	\$0
12	C Wing West	2023	10,409	\$211,927	30	\$7,064	\$0	\$0	\$0	\$0	\$0
17	C/D/E Connector/West	2023	19,466	\$396,328	30	\$13,211	\$0	\$0	\$0	\$0	\$0
17	D Wing Penthouse	2023	1,431	\$29,135	30	\$971	\$0	\$0	\$0	\$0	\$0
17	C/D Corridor Connector/West	2023	2,399	\$48,844	30	\$1,628	\$0	\$0	\$0	\$0	\$0
1P	Planetarium - Main Area	2023	13,163	\$267,999	30	\$8,933	\$0	\$0	\$0	\$0	\$0
2P	Planetarium - Low Area West Wing	2023	567	\$11,544	30	\$385	\$0	\$0	\$0	\$0	\$0
3P	Planetarium - Stair Tower	2023	340	\$6,922	30	\$231	\$0	\$0	\$0	\$0	\$0
4P	Planetarium - Observation Deck and Bridge	2023	1,968	\$83,191	30	\$2,773	\$0	\$0	\$0	\$0	\$0
7	S Wing - Fine Arts Bldg	2026	27,572	\$561,366	22	\$25,517	\$0	\$0	\$0	\$0	\$0
4	P Wing - Pool	2026	25,674	\$522,723	20	\$26,136	\$0	\$0	\$0	\$0	\$0
4	P Wing - Gym	2026	9,548	\$194,397	20	\$9,720	\$0	\$0	\$0	\$0	\$0
4	P Wing East	2026	5,520	\$112,387	20	\$5,619	\$0	\$0	\$0	\$0	\$0
4	P Wing West	2026	5,520	\$112,387	20	\$5,619	\$0	\$0	\$0	\$0	\$0
4	P Wing Hall	2026	1,376	\$28,015	20	\$1,401	\$0	\$0	\$0	\$0	\$0
4	P Wing North	2026	1,137	\$23,149	20	\$1,157	\$0	\$0	\$0	\$0	\$0
TOTAL AREA			572,178								
TOTAL REPLACEMENT VALUE				\$11,536,929		\$502,820	\$1,268,233	\$827,913	\$1,270,865	\$710,720	\$980,285

Next three years	\$3,367,012				
Main Campus	\$1,268,233	\$827,913	\$1,270,865	\$710,720	\$980,285
Midland Center	\$0	\$0	\$0	\$0	\$0
DT Midland Center	\$0	\$0	\$0	\$0	\$0
DT Saginaw Center	\$0	\$0	\$0	\$0	\$0
Bay City Planetarium	\$0	\$0	\$0	\$0	\$0

# FACILITIES MAINTENANCE MANAGEMENT

## ROAD & PARKING LOT PAVING, life cycle cost analysis

Projected Inflation Per Year

6.00%

Area	DESCRIPTION	Yr Comp.	PASER Rating	SqFt	Est Total Replacement Cost Based on Yr 2020	Life Cycle (yrs)	Est Annual Replacement Cost	Est Replacement Cost	Est Replacement Cost	Est Replacement Cost	Est Replacement Cost	Est Replacement Cost
								2027	2028	2029	2030	2031
	Downtown Saginaw Student Lot	1978	2	73,150.00	\$585,200	48	\$12,192	\$620,312	\$0	\$0	\$0	\$0
17	Northwest Parking Area	1990	4	106,152.32	\$849,219	36	\$23,589	\$900,172	\$0	\$0	\$0	\$0
11a	North Campus Drive (West)	2007	8	10,931.74	\$87,454	20	\$4,373	\$0	\$98,263	\$0	\$0	\$0
11b	North Campus Drive (East)	2010	8	34,765.47	\$278,124	17	\$16,360	\$0	\$312,500	\$0	\$0	\$0
12a	East Campus Drive (North)	2010	8	35,533.00	\$284,264	17	\$16,721	\$0	\$319,399	\$0	\$0	\$0
16	East Parking Area (North End)	2003	7	61,922.00	\$495,376	24	\$20,641	\$0	\$556,604	\$0	\$0	\$0
10a	Delta Drive	2009	8	56,799.26	\$454,394	19	\$23,915	\$0	\$0	\$541,191	\$0	\$0
10b	Delta Drive	2008	8	10,305.87	\$82,447	20	\$4,122	\$0	\$0	\$98,196	\$0	\$0
14c	West Campus Drive (Mid)	2015	8	23,903.98	\$191,232	13	\$14,710	\$0	\$0	\$227,760	\$0	\$0
14b	West Campus Drive (South)	2005	8	10,245.05	\$81,960	23	\$3,563	\$0	\$0	\$97,616	\$0	\$0
14d	West Campus Drive (North)	2007	8	12,290.32	\$98,323	21	\$4,682	\$0	\$0	\$117,104	\$0	\$0
19a	Boiler House Parking Area	2003	7	17,444.45	\$139,556	26	\$5,368	\$0	\$0	\$0	\$176,186	\$0
19b	Maintenance Drive	2003	7	26,902.53	\$215,220	26	\$8,278	\$0	\$0	\$0	\$271,711	\$0
4	West Parking Area (South End)	2005	6	79,801.45	\$638,412	25	\$25,536	\$0	\$0	\$0	\$0	\$854,339
9	Road to Mackinaw	2007	8	44,235.03	\$353,880	23	\$15,386	\$0	\$0	\$0	\$0	\$473,572
20b	Farm House Parking Area	2001	7	21,615.32	\$172,923	29	\$5,963	\$0	\$0	\$0	\$0	\$231,409
6	East Parking Area (South End)	2019	10	100,974.00	\$807,792	25	\$32,312	\$0	\$0	\$0	\$0	\$0
7	X Building Area	2010	8	23,243.10	\$185,945	25	\$7,438	\$0	\$0	\$0	\$0	\$0
13	South Campus Drive	2019	10	49,997.98	\$399,984	25	\$15,999	\$0	\$0	\$0	\$0	\$0
15	Baseball Parking Area	2019	10	39,800.00	\$318,400	25	\$12,736	\$0	\$0	\$0	\$0	\$0
18	Water Meter Building Area	2003	7	999.31	\$7,994	26	\$307	\$0	\$0	\$0	\$0	\$0
21	Tennis Court	2022	N/A	59,526.08	\$65,000	25	\$2,600	\$0	\$0	\$0	\$0	\$0
10c	Delta Drive Parking Lot	2008	8	561.50	\$4,492	25	\$180	\$0	\$0	\$0	\$0	\$0
10d	Delta Drive Parking Lot	2009	8	18,788.28	\$150,306	25	\$6,012	\$0	\$0	\$0	\$0	\$0
12b	East Campus Drive (South)	2019	10	13,518.00	\$108,144	25	\$4,326	\$0	\$0	\$0	\$0	\$0
14a	West Campus Drive (South)	2019	10	5,513.94	\$44,112	25	\$1,764	\$0	\$0	\$0	\$0	\$0
1a	South East Parking Tray A	2008	4	10,766.99	\$86,136	13	\$6,626	\$0	\$0	\$0	\$0	\$0
1b	South East Parking Tray B	2008	4	63,049.96	\$504,400	13	\$38,800	\$0	\$0	\$0	\$0	\$0
1c	South East Parking Tray C	2008	4	61,698.73	\$493,590	13	\$37,968	\$0	\$0	\$0	\$0	\$0
1d	South East Parking Road	2008	4	48,516.96	\$388,136	13	\$29,857	\$0	\$0	\$0	\$0	\$0
20a	Farm House Drive	2019	10	6,194.49	\$49,556	25	\$1,982	\$0	\$0	\$0	\$0	\$0
2a	South West Parking Tray A	2008	4	9,505.74	\$76,046	13	\$5,850	\$0	\$0	\$0	\$0	\$0
2b	South West Parking Tray B	2008	4	36,674.52	\$293,396	13	\$22,569	\$0	\$0	\$0	\$0	\$0
2c	South West Parking Tray C	2008	4	36,541.15	\$292,329	13	\$22,487	\$0	\$0	\$0	\$0	\$0
2d	South West Parking Tray D	2008	4	32,689.63	\$261,517	13	\$20,117	\$0	\$0	\$0	\$0	\$0
2e	South West Parking Road	2008	4	45,688.05	\$365,504	13	\$28,116	\$0	\$0	\$0	\$0	\$0
3a	West Parking Area Tray A	2015	8	17,154.35	\$137,235	25	\$5,489	\$0	\$0	\$0	\$0	\$0
3b	West Parking Area Tray B	2015	8	22,323.42	\$178,587	25	\$7,143	\$0	\$0	\$0	\$0	\$0
3c	West Parking Area Tray C	2015	8	21,854.40	\$174,835	25	\$6,993	\$0	\$0	\$0	\$0	\$0
3d	West Parking Area Tray D	2015	8	21,385.71	\$171,086	25	\$6,843	\$0	\$0	\$0	\$0	\$0
3e	West Parking Area Tray E	2015	8	22,679.50	\$181,436	25	\$7,257	\$0	\$0	\$0	\$0	\$0
3f	West Parking Area Tray F	2015	8	22,396.49	\$179,172	25	\$7,167	\$0	\$0	\$0	\$0	\$0
3g	West Parking Area Tray G	2015	8	22,300.70	\$178,406	25	\$7,136	\$0	\$0	\$0	\$0	\$0
3h	West Parking Area Tray H	2015	8	21,714.80	\$173,718	25	\$6,949	\$0	\$0	\$0	\$0	\$0
3i	West Parking Area Tray I	2015	8	21,877.14	\$175,017	25	\$7,001	\$0	\$0	\$0	\$0	\$0
3j	West Parking Area Tray J	2015	8	22,308.48	\$178,468	25	\$7,139	\$0	\$0	\$0	\$0	\$0
3k	West Parking Area Tray K	2015	8	22,057.36	\$176,459	25	\$7,058	\$0	\$0	\$0	\$0	\$0
5a	East Parking Area Tray A	2013	8	24,360.00	\$194,880	25	\$7,795	\$0	\$0	\$0	\$0	\$0
5b	East Parking Area Tray B	2013	8	24,691.00	\$197,528	25	\$7,901	\$0	\$0	\$0	\$0	\$0
5c	East Parking Area Tray C	2013	8	24,920.00	\$199,360	25	\$7,974	\$0	\$0	\$0	\$0	\$0
5d	East Parking Area Tray D	2013	8	24,977.00	\$199,816	25	\$7,993	\$0	\$0	\$0	\$0	\$0
5e	East Parking Area Tray E	2013	8	24,830.00	\$198,640	25	\$7,946	\$0	\$0	\$0	\$0	\$0
5f	East Parking Area Tray F	2013	8	24,831.00	\$198,648	25	\$7,946	\$0	\$0	\$0	\$0	\$0
5g	East Parking Area Tray G	2013	8	25,620.00	\$204,960	25	\$8,198	\$0	\$0	\$0	\$0	\$0
5h	East Parking Area Tray H	2013	8	21,389.00	\$171,112	25	\$6,844	\$0	\$0	\$0	\$0	\$0

**FACILITIES MAINTENANCE MANAGEMENT**  
*ROAD & PARKING LOT PAVING, life cycle cost analysis*

Projected Inflation Per Year 6.00%

Area	DESCRIPTION	Yr Comp.	PASER Rating	SqFt	Est Total Replacement Cost Based on Yr 2020	Life Cycle (yrs)	Est Annual Replacement Cost	Est Replacement Cost	Est Replacement Cost	Est Replacement Cost	Est Replacement Cost	Est Replacement Cost
								2027	2028	2029	2030	2031
5i	East Parking Area Tray I	2013	8	25,846.00	\$206,768	25	\$8,271	\$0	\$0	\$0	\$0	\$0
8a	Hotchkiss Drive	2026	7	57,403.98	\$459,232	25	\$18,369	\$0	\$0	\$0	\$0	\$0
8b	Hotchkiss Dr. TRN1 Parking	2026	7	4,427.45	\$35,420	25	\$1,417	\$0	\$0	\$0	\$0	\$0
8c	Hotchkiss Dr. TRN2 Parking	2026	7	3,175.47	\$25,404	25	\$1,016	\$0	\$0	\$0	\$0	\$0
	Planetarium Parking Lot	1996	7	30,005.00	\$240,040	37	\$6,488	\$0	\$0	\$0	\$0	\$0
	Downtown Saginaw Center	2018	10	10,957.00	\$87,656	25	\$3,506	\$0	\$0	\$0	\$0	\$0
	Downtown Midland Center	2020	10	11,564.00	\$92,512	25	\$3,700	\$0	\$0	\$0	\$0	\$0
	<b>TOTAL AREA</b>			1,867,295.45								
	<b>TOTAL REPLACEMENT VALUE</b>				\$14,527,155		\$684,987	\$900,172	\$1,286,767	\$1,081,866	\$447,896	\$1,559,320

Main Campus	\$900,172	\$1,286,767	\$1,081,866	\$447,896	\$1,559,320
Midland Center	\$0	\$0	\$0	\$0	\$0
Bay City Planetarium	\$0	\$0	\$0	\$0	\$0
Downtown Saginaw Center	\$0	\$0	\$0	\$0	\$0