

315
Earle C. Clements
Job Corps Center
Morganfield, KY

Facility Planning Report
Volume I
Planning Strategy

Final
June 2011



Department of Labor/ Office of Job Corps

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Fitness Center Building 1512

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Earle C. Clements Job Corps Center

Morganfield, Kentucky

BUILDINGS

301 - DORMITORY
302 - DORMITORY
303 - DORMITORY
304 - DORMITORY
305 - DORMITORY
307 - VACANT MECHANICAL
401 - DORMITORY
401-A - DORMITORY STORAGE
402 - DORMITORY
403 - DORMITORY
404 - DORMITORY
405 - DORMITORY
501 - LIBRARY/VACANT DORMITORY
502 - VACANT DORMITORY
503 - DORMITORY
503-A - DORMITORY STORAGE
504 - DORMITORY
505 - VACANT DORMITORY
506 - COUNSELING
599 - MATERIAL HANDLING
601 - UNION TRADES
602 - WELDING/ELECTRICAL/PLUMBING
603 - CAREER PREP CENTER
604 - ACADEMIC
605 - ACADEMIC - CPP
606 - AUTO REPAIR SHOP
607 - AUTO BODY
608 - HEAVY TRUCK REPAIR
609 - VOCATIONAL BUILDING
610 - VOCATION BUILDING
701 - DINING FACILITY
702 - DINING FACILITY
801 - CAREER TRANSITION SERVICES
901 - DORMITORY
902 - DORMITORY
903 - DORMITORY - IND. LIVING
999 - ROADWAY TRUCKING
999-A - ROADWAY TRUCKING (TRAILER)
1000 - HEAVY EQUIPMENT STORAGE
1400 - TESTING
1415 - FIRE HOUSE
1505 - MEDICAL/DENTAL BUILDING
1506 - HUMAN RESOURCES
1507 - BOWLING ALLEY
1508 - TELE. OFFICE/COMPUTER TECHNOLOGY
1509 - CSIO
1510 - SECURITY/CENTER PROTECTION
1511 - FIELDHOUSE
1512 - FITNESS CENTER
1512-A - SWIMMING POOL BLDG
1513 - RECREATION
1514 - JACKIE ROBINSON RECREATION CENTER
1515 - RECREATION
1516 - MARTIN LUTHER KING CHAPEL
1517 - RECREATION OFFICE
1520 - PRESS BOX
1526 - CULINARY ARTS BUILDING
1526-A - CULINARY ARTS
1553 - EAST CAMPUS ADMIN.
1579 - DECKHAND TRAINING
1599 - CENTER VEHICLE MAINTENANCE
1613 - ADMINISTRATION
2405 - WAREHOUSE
2406 - WAREHOUSE
2407 - WAREHOUSE
2408 - VACANT
2409 - RECREATION STORAGE
2415 - LOGISTICS/WAREHOUSE
2416 - WAREHOUSE
2417 - CENTRAL RECEIVING/WAREHOUSE
2427 - REC., STOR./ELECT. VOC./ARTS & CRAFTS
2428 - STORAGE
2431 - POST OFFICE/PRINTING OFFICE
2432-A - RECORDS & INFORMATION TECHNOLOGY
2433 - BCL/SAFETY
2433-A - ADMINISTRATION
2434 - TRANSPORTATION
2435 - STUDENT UNION

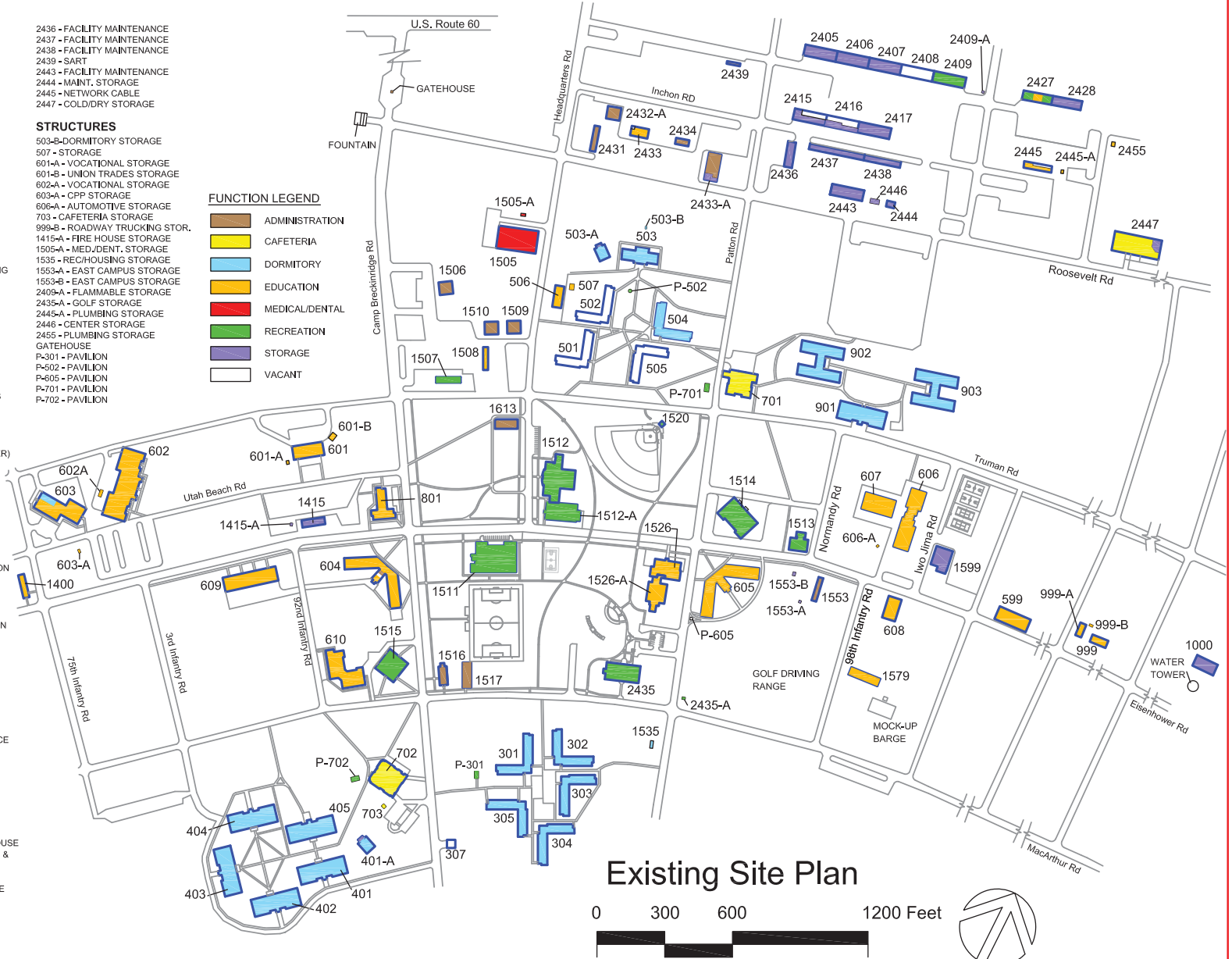
2436 - FACILITY MAINTENANCE
2437 - FACILITY MAINTENANCE
2438 - FACILITY MAINTENANCE
2439 - SART
2443 - FACILITY MAINTENANCE
2444 - MAINT. STORAGE
2445 - NETWORK CABLE
2447 - COLD/DRY STORAGE

STRUCTURES

503-B-DORMITORY STORAGE
507 - STORAGE
601-A - VOCATIONAL STORAGE
601-B - UNION TRADES STORAGE
602-A - VOCATIONAL STORAGE
603-A - CPP STORAGE
608-A - AUTOMOTIVE STORAGE
703 - CAFETERIA STORAGE
999-B - ROADWAY TRUCKING STOR.
1415-A - FIRE HOUSE STORAGE
1505-A - MED./DENT. STORAGE
1535 - REC/HOUSING STORAGE
1553-A - EAST CAMPUS STORAGE
1553-B - EAST CAMPUS STORAGE
2409-A - FLAMMABLE STORAGE
2435-A - GOLF STORAGE
2445-A - PLUMBING STORAGE
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P-301 - PAVILION
P-502 - PAVILION
P-605 - PAVILION
P-701 - PAVILION
P-702 - PAVILION

FUNCTION LEGEND

	ADMINISTRATION
	CAFETERIA
	DORMITORY
	EDUCATION
	MEDICAL/DENTAL
	RECREATION
	STORAGE
	VACANT



Existing Site Plan

0 300 600 1200 Feet



Center Statistics

Date: 06/24/2011

JCC# 315 EARLE C. CLEMENTS 2302 U.S. Highway 60 East, Morganfield, KY 42437

Program

Contract Strength: 1300 **Resident Men:** 850 **Resident Women:** 450 **Non-residents:** 0

Vocations (1289):

Automotive Mechanic 168

Health Occupations 120

Facilities Maint. and Const. 72

Carpentry 48

Automotive Services 48

Plumbing Apprentice 24

Tile and Floor Covering 20

Food Service 120

Welding 120

Business Office Technologies 60

Computer Service Tech. 48

Heavy Equipment Mechanic 48

Material Handler 24

Deckhand 15

Electrical 120

Medical Assistant 90

Auto Body Repair 48

Heavy Truck Driver 48

Cement Masonry 24

Network Cable Installer 24

Real Estate

Activation Date: 1965

Ownership Status: Federally Owned (DOL)

Management

Operating Contractor: Management and Training Corporation

Phone No.: (270)389-2419

Fax No.: (270)389-1134

Center Director: Jeff Barton

Site & Utilities

Site Area (Acres): 723

Bldg to Site Coverage: 3%

Water Source: Public Water Authority

Sanitary Sewer: Municipal

Electrical Service: Kentucky Utilities Company

Gas Type: Natural

Telephone Service: AT&T

Environmental

Under Ground Tanks: 0

Regulated: 0

Non-Regulated: 0

Above Ground Tanks: 8

Sewage Treatment: Publicly Owned Treatment Works

Air Pollution Sources: None

Bldgs with Asbestos: 31

Asbestos Survey Date: 03/30/1990

Bldgs with Radon: 0 **Mitigated:** 0

Radon Surveys Req'd: 17

Buildings

No. Of Buildings: 86

Gross Sq. Footage: 818,895

Net Sq. Footage: 625,747

No. of Vacant Buildings: 4

Vacant (NSF): 55,151

Net / Gross (%): 76%

Average Building Age: 33

Age Distribution	#	GSF	%
Building Age > 50 yrs:	28	190,290	23
Building Age 20-50yrs:	39	414,236	51
Building Age 10-20yrs:	8	123,985	15
Building Age < 10 yrs:	11	90,384	11
Building Age Unknown :	0		

Energy

Actual - BTU/GSF/YR: 90,896

Energy Audit Done: Yes

Status of ECM: Not Implemented

Accessibility

Site Access: Yes

Buildings with Access: 47

Buildings with Access to Services: 49

Buildings with Accessible Restrooms: 21

Buildings with Other Accessible Features: 24

Buildings in Total Compliance: 14

INTRODUCTION

Purpose

The Program Year 2010 Earle C. Clements Job Corps Center Facility Survey was conducted the week of June 28, 2010. The survey was conducted by a team of architects and engineers for the following purposes:

1. Documentation of existing conditions.

- The physical features and conditions of the buildings and site are documented and verified. Barrier-free access issues are included in this report.
- The programmatic characteristics of the various Job Corps operational functions are documented and verified as they relate to the center's facilities. Program issues include: size of functional areas, operational layout, and functional amenities.

2. Identification of deficiencies.

- The corresponding funding requirements for corrections to individual deficiencies are identified in an effort to bring the center to an optimal state of utilization and repair. Deficiencies are categorized in three groups: program, site, and building.

3. Development of a plan of action.

- A plan of action is developed based on center needs identified through deficiencies and discussions with national, center and regional personnel. The plan of action can take the form of a long range plan, development strategy or simple list of corrections depending on the situation. The intent of this plan is to provide actions which positively impact center operations and the overall living and learning environment. Facilities deemed excess to the Job Corps program's needs are identified for disposition.

4. Collection of associated information.

- Additional information is gathered related to energy and environmental issues. This information comes in the form of reports from the center (written or verbal) and is documented and coordinated with the energy and environmental management plans contained in this report. Typically, these energy and environmental management plans are based on previously performed audits.

Report Contents

The survey information is contained in two volumes. Volume I provides a summary of data collected/verified during the facility survey, provides analysis of portions of that data, and presents a plan of action. Volume I also includes a proposed site plan and implementation plan to assist in the explanation of the plan of action. Current center information is provided in an existing site plan and a center statistics sheet. Volume II contains the detailed supporting data, which is summarized in Volume I and also provides documentation of related correspondence, which occurs throughout the Facility Planning Report process.

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Background

- Located on 723 acres of land in Morganfield, KY.
- Federally owned (DOL) and Operated by Management and Training Corporation.
- Built in 1942 as US Army Camp Breckinridge named after US Vice President John C. Breckinridge. Baseball great Jackie Robinson was a lieutenant at the Camp; the State of Kentucky placed a historical marker at the site entrance in his honor.
- Activated as a Job Corps center in 1965.
- 818,895 GSF within 86 buildings.
- 625,747 total NSF, 547,000 NSF used by the center compared to space guideline range of 389,000 to 484,000 NSF.
- Provides residential living, academic education, recreation and vocational training for 450 resident female students and 850 resident male students. There are no non-resident students.

Site Condition

Roads and Pavement	GOOD	
Power	GOOD	
Natural Gas	GOOD	
Central Plant	N/A	
Water Supply	GOOD	
Sewage	GOOD	

Building Condition (By Function)

Student Housing	GOOD	
Education	GOOD	
Food Service	GOOD	
Recreation	GOOD	Except the swimming pool is in poor condition
Medical/Dental	GOOD	
Administration	GOOD	
Storage Support	FAIR	Consolidate, demolish unneeded bldgs

Available Deficiency Funding and Execution

	Life Safety Deficiencies		Non-Life Safety Deficiencies	
	#	\$	#	\$
Recently Funded	88	\$192,450	2	\$477,340
Prior Funded	11	\$33,460	16	\$522,858
O&M	216	NON CRA FUNDED	232	NON CRA FUNDED
Unfunded	0	\$0	272	\$4,640,371

OMB Score Card

Metrics	Current Goal	Earle C. Clements JCC	Recommendations
Eo13423 FY 2009 GOAL MBTU/GSF/YR	136.5	104	
O&M Costs \$/GSF	5.10	3.74	
% MC	58	77.98	
% MDNC	37	9.72	
% NMD	5	12.30	
%Utilization Office	97	97.53	
Housing	98	100	
Warehouse	96	66.86	Demolish old warehouses
FCI	.919	0.94	
%FCI < 0.90	15.2	23	Demolish old warehouses
Green= Meets or Exceeds Goals, Yellow = Within 10% of Goal, Red = Beyond 10% of Goal			

Long Range Plan

Objective: PY 2010 plan is to continue to consolidate the campus, reinforce the infrastructure and eliminate most of the 1942 era buildings.

National Project Recommendations:

Renovate Swimming Pool Building 1512A and Fieldhouse Building 1511: \$1.468 million

Regional Project Recommendations:

- Repair roofs of Auto Repair Shop Building 606, Dining Hall 701, Academic Buildings 604 and 605 and MLK Chapel 1516: \$331,842
- Upgrade ventilation and repair finishes in Dormitories 902 and 903: \$205,172
- Replace exterior doors of Dormitory 402 and Material Handling Building 599: \$18,674
- Upgrade fire alarm panels and lighting in Dormitories 301 -305 and 504: \$255,945
- Upgrade A/C in Dining Hall Buildings 701 and 702; improve electrical distribution in Building 701: \$245,204
- Demolish Buildings 307, 2415-2417, 2427, 2428 and 2433A

Compliance Comments

Category	Status
Energy	
Environment	
Sustainability	
Accessibility	14 of 86 buildings are accessible, 49 have accessible services.

Background

Earle C. Clements Job Corps Center is named after a native of Morganfield who was the governor of Kentucky from 1947 to 1950. It is located on 723 acres of rural land in Morganfield, Kentucky. The active area of the campus is approximately 300 acres. Activated in 1965, the center is owned by the Department of Labor (DOL) and operated by Management and Training Corporation (MTC). The site was formerly US Army Camp Breckinridge built in 1942, named for John C. Breckinridge, US Vice President, 1856-60 and used during WW II, 1943-46, as prisoner of war camp for as many as 3,000 enlisted men of the German Army. Disposal of the camp by the Army began in 1963. DOL obtained the site for a Job Corps Center that was activated in 1965.

The center provides residential living, academic education, recreation, and vocational training for 1,300 students, consisting of 450 resident female and 850 resident male students. Center facilities previously accommodated 1,630 students and currently include 818,895 gross square feet in 86 buildings. There are 27 structures including six pavilions. The total 624,488 net square feet (NSF) includes 46,392 NSF in 11 vacant or partially vacant buildings, some of which are approved for demolition. The center currently uses 547,000 NSF compared to the space guideline range of 389,000 to 484,000 NSF. Three new buildings were constructed and thirteen buildings demolished since the last survey. In addition, Buildings 501 and 502 were under major renovation by contractors and Dormitory Building 505 by CTST. Two new buildings were also under construction by CTST.

General Site Conditions



The center is located in the Central time zone at 37° 41' N degrees latitude and 87° 52' W degrees longitude. It has an average elevation of 487 feet above sea level. Temperatures in Morganfield area dip to a minimum of 24 degrees during the winter, but summers are hot and often humid, with a range of 68-90 degrees Fahrenheit. Average annual precipitation is 45 inches including an average annual snowfall of 12 inches.

Camp Breckinridge Road that accesses the site from US Route 60 is an attractive road through a golf course. Inside the campus, a portion of this road is flanked by state flags. The

Camp Breckinridge Road

central part of the site is relatively level with gentle slopes towards west and southeast. Large fields of grass cover the site and there are few trees. Distances between building groups are long and the large site lacks pedestrian scale. Students may travel a mile in a typical day or from one activity to the next throughout the day. The center is set up as two smaller campuses each with its own dormitories, cafeteria and recreational facilities. A centrally located hub, the campus commons, is the link to the two campuses. Major recreational facilities surround the commons. To the east and west of the campus commons are the educational buildings. Warehouse and maintenance buildings are primarily at the north side of the campus, housed in 1942-era buildings.

The campus commons was upgraded in 2007 in accordance with the long range plan for the

campus. Attractive lighted paths and an amphitheater visually and functionally improved the commons, the raised amphitheater added a third dimension to the flat site.

Four miles of roadway traverse the campus. Selected roads are used for truck driver training. A caravan of trucks driven by trainees is a common sight on campus. Although roads are generally in good condition, portions of the roads along the truck driving vocation route are in poor condition; a culvert on Roosevelt Road failed and trucks bypass this road as an interim measure. Two culverts along Patton Road are deteriorated and in danger of failure. Funded projects will correct both the road and culvert problems.

A multiple master-metered water service for the domestic water system and the fire hydrant system is supplied by the City of Morganfield. Ownership of the distribution piping system was transferred to the City, and it is responsible for the distribution system maintenance. The distribution system is in good condition with an adequate number of fire hydrants.

Sanitary sewage system is also owned, maintained and operated by the City of Morganfield. The system is adequate. New exterior grease interceptors were installed for Dining Facility 701. Sewer lines serving Dormitory 405 get clogged because of lack of adequate grease interceptors for Dining Facility 702. This deficiency will be corrected by a funded regional project.

Natural gas is supplied by Morganfield Gas Company. The utility company owns and maintains a high pressure gas regulator system and master-meter system located at the front entrance gate to the center. Natural gas is distributed underground to gas regulators located at various buildings; this system of piping is owned and maintained by the center. The distribution system is in satisfactory condition.

An overhead master-metered primary 12.47 kV electrical distribution system for the center is serviced by Kentucky Utilities Company. Power lines, poles and transformers are well kept resulting from an advantageous relationship with the utility company that shares poles on center for higher voltage distribution pass-through. Overhead services from pole-mounted transformer banks are provided for the majority of the buildings throughout the center. Older buildings secondary electrical services are 120/240V, 3-phase, 4 wire. Newer buildings secondary electrical services are 120/208V, 3-phase, 4 wire services. Union Trades Building 601 and 300 series dorms are provided with additional 277/480V service. Wall and pole-mounted site lighting are controlled mostly by photocell, with exception of sport field lighting and Buildings 601, 603, 610, 1000, 1505, 1515, 1526, 2431 and 2447 which are controlled by time clock. Site lighting is owned and maintained by the center.

Local telephone service and systems on center are maintained by AT&T and are in good working order. Long distance service is provided through the Job Corps Data Center (JCDC). Building 1508 houses the center's central telephone system equipment. Two 200 pair cables are provided by the telephone utility company. The telephone system is an Avaya Definity G3, with 24 combination trunks, 8 direct in-dial (DID) circuits and 19 private outside lines. The center does not have VoIP system; however it scheduled to be switched to VoIP before the end of the year. Data systems are generally in good working order, owned and maintained by the center and JCDC. Four T1 lines are provided to the center, to Building 1508. One T1 line is utilized for voice and three T1 lines are utilized for data connections. The main hub, server and cable distribution room for the center LAN system are located in Administration Building 1613. Data from this building is routed over

fiber optic cables to three distribution hubs located in Buildings 605, 1508 and 2432-A, and from there it is branched out utilizing overhead and underground cabling to the other buildings on center. Individualized fire alarm systems are provided in most of the buildings. Surveillance cameras are provided in Student Union Building 2435 and Culinary Arts Building 1526-A. Adelphia Cable provides and maintains cable TV service to dorms, recreation and educational buildings. Due to storm conditions the center is provided with a centrally located weather warning siren.



Jackie Robinson Recreation Center 1514

Historic Status

The State of Kentucky placed a historical marker at the site entrance commemorating baseball great Jackie Robinson who was a lieutenant at Camp Breckinridge (the former use of the site) in 1944. A recreation building was also named after him.

General Building Conditions

Based on appearance, maintenance seems to be adequate. A computerized maintenance software (*Impulse*) is available but is underutilized. Work order tracking is carried out manually. Most maintenance is handled by the center maintenance staff. Designated building staff and students also participate. Specialized repairs and regulated system tests are assigned to contractors and vendors.

Twenty eight of the 86 buildings are 1942-era barracks-type buildings and warehouses that have exceeded their life expectancy. Thirteen buildings of this era (1342, 1343, 1382, 1383, 1528, 1537, 2414, 2418, 2419, 2442, 2451, 2452), and 2453, had been demolished since the last survey. As a result of long range plan recommendations, buildings are approved for demolition; others are candidates. Most of these buildings have decayed framing and damaged interior and exterior surfaces. Floors are uneven due to continual settlement, and roofs are in need of repair or replacement.

Among the newer buildings, 14 are from the 1970s, 17 are from the 1980s, 15 are from the 1990s and 12 are from the 2000s. Some of the 1990-era buildings are modular or trailer buildings procured from GSA surplus property to house administrative and educational functions. Long term use of these buildings is questionable; especially Building 2432A which shows signs of structural deterioration.

Vocational Building 609 is a metal and brick building completed in 2003, Student Union Building 2435 is a brick building with shingle roof constructed in 2004, Material Handling Building 599 is a metal building completed in 2006, Roadway Trucking Building 999 is a steel frame with masonry bearing walls sheathed in metal building completed in 2007, Vocational Building 610 is an attractive brick and metal building completed in 2008, Fitness Center Building 1512 is a focal point on the commons also completed in 2008, and Culinary Arts Building 1526-A is a brick building equipped with state of art kitchen equipment was completed in 2010.

In new buildings, energy efficient lighting, including state-of-the-art T5 fluorescent fixtures, is the norm. Newer buildings are also provided with programmable lighting panels with occupancy and day light sensors for lighting control.

Facility Assessment by Function

Student Housing

Currently, the center accommodates 1,300 resident students (850 men and 450 women). There are 16 one-story dormitory buildings arranged in four clusters; each cluster is identified with a “series” designation. The 500 and 900 series dormitories are on the north side of the campus; the 300 and 400 series dormitories are on the south and southwest part of the campus. Due to student population reduction, two 500 series buildings are currently converted to another use and one is being renovated for dormitory by CTST. The remaining 15 dormitories have a capacity of approximately 1,288 beds allowing four beds per room (2 -3 beds in wing leaders’ rooms), and taking into consideration the use of several rooms in Building 301 and one room in Building 405 for sub-center administration. However, as a carryover from previous crowded conditions at 1,630 student level, most dormitories still have bunk beds in about half the bedrooms. In many cases students choose to use bunk beds to create living space within the bedroom. The 1,288 bed capacity and 64 additional beds once Dormitory Building 505 is completed, would meet the requirement to house 1,300 residents and 39 additional students during surge periods. It was noted that sleeping schedules of 15 deckhand students are different from other students; they often return from training on river barges during early hours in the morning.

300 Series



Dormitory Building 305

The five 300 series dormitories were constructed in 1976 and 1979. All have an identical “L” configuration. Each of the two wings has a toilet/shower room and a laundry room. Bedroom sizes vary, and accommodate four or six beds each, usually with bunks. One bedroom at the end of each wing is assigned to two wing leaders. A common lounge is at the junction of the two wings with the RA office at one side and a study/computer room at the other. These five buildings have a total capacity of 380 beds allowing four beds per room.

These dormitories function well, however, lighting levels are inadequate in the lounges and fire alarm control systems are old and malfunction.

400 Series

The 400 series dormitory group has become a nice compound with maturing trees and a well maintained lawn surrounded by five dormitories. The buildings were constructed in 1988. All have an identical rectangular configuration divided into two wings. Each wing has two internal corridors with



support spaces such as bathrooms and laundry rooms between and bedrooms on the two exterior sides. Each building typically has 20 bedrooms, four common toilet/shower rooms, four small laundry rooms, two lounges, one office for RAs, one study room, one computer room and a kitchenette. These dormitories had a small lounge at one side only; the center converted a bedroom on the other side to a lounge as an alternative to constructing a lounge addition, resulting in 20 rooms per dormitory. Bedrooms are

uniform in size and accommodate five or six beds each, usually with bunks; the capacity for regular beds is four per room. One bedroom at the end of each wing is assigned to three wing leaders. These five buildings have a total capacity of 400 beds allowing four beds per room. Luggage Storage Building 401A is shared by series 300 and 400. The 400 series dormitories are in good condition and function adequately.

500 Series

Among the five buildings in the 500 series, Buildings 501, 502 and 505 are currently under major renovation. Buildings 501 and 502 are being converted to administration function and are not considered in this section. Dormitory Buildings 504 and 505, built in 1979, are configured similarly to the “L” shape of the 300 series. Luggage Storage Building 503A serves these dormitories. Dormitories 504 and 505 have four to five students per room; Dormitory 505 is currently being renovated by CTST. A few sleeping rooms are dedicated for study or counselor/supervisor offices. Dormitory Building 503, built in 1985, is rectangular and has five to six students per room. The original laundries are too small. Larger laundry rooms were constructed by CTST in three of the 500 series dormitories, by converting a bedroom in close proximity to the lounge into a laundry room. Buildings 503 and 504 have a total capacity of 160 beds allowing four beds per room. Lighting fixtures are deteriorated and fire alarm control system is reaching the end of its life and frequently malfunctions. The roof of Dormitory 505 is deteriorated; bathrooms of Dormitory 503 are deteriorated, however, funding is available for upgrades. Otherwise, the 500 series dormitories are in good condition and function satisfactorily.

900 Series



The three 900 series dormitories are newer than the above dormitories. Building 901, constructed in 1989, is similar in design to the 400 series and has five to six residents per bedroom. Buildings 902 and 903 have an identical “H” configuration and resemble the Job Corps prototype with 136 beds per dormitory. Each dormitory has four residents per bedroom, four bedrooms (two beds each) for the disabled, private bathrooms, a lounge in each wing, and a commons in the middle flanked by RA offices with study and

laundry rooms behind. Together, these dormitories have a maximum capacity of 336 residents.

Ventilation in the bathrooms of the dormitories is ineffective contributing to high moisture content and substantial damage to finishes. Lighting fixtures are generally deteriorated. Otherwise, these dormitories are in good condition and function well.

Education

Education facilities include 174,241 NSF of academic education and vocational training space; this is more than adequate in terms of total space. The major part of academic and non-academic education is located in 1988-era Buildings 604 and 605. The fire alarm systems in Buildings 604 and 605 are reaching the end of its life and roofs of both Buildings 604 and 605 are deteriorated. Otherwise, these buildings function well and generally in good condition.



Vocation Building 610

Although a 1942-era building, it is in good condition and functions adequately. A 60' x 110' simulated barge was constructed on the adjacent field to enhance this training. The 1942-era Network Cable Building 2445 was recently converted to this vocation and is in good condition and functions adequately.

Health Occupations and Business Office Technology are located in Vocation Building 610 completed in 2008. Located west of the commons it replaced inefficient 1942-era buildings. The new accommodations in this building are quantitatively and qualitatively very good.

Of the remaining culinary arts buildings, the 1995-era Building 1526 is in good condition and functions well while the 1942-era Building 1528 was demolished, a new Culinary Arts Building 1526A was constructed adjacent to the existing one and is in very good condition. Deckhand vocation is in Building 1579.



Vocation Building 609

houses engine repair, engine performance, brake shop, transmission shop and service station. The roof of this building leaks and the fire alarm is deteriorated. Material Handling Building 599 was constructed in 2006 and Roadway Trucking Building 999 was constructed in 2007 both buildings

Hard vocations such as welding, union trades, cement masonry, and automotive trades are located east and west of the commons. The 6-module Building 602 accommodated four welding shops, one plastering and one cement masonry shop. With the reduction in student population, one welding module is vacant; plastering and masonry shops were consolidated with similar functions in Union Trades Building 601, and replaced by electrical and plumbing shops relocated from old deteriorated buildings to Building 602. Doors of Building 602 are old and malfunction, ceiling vinyl-clad insulation is damaged. Auto Repair Building 606

are in good condition and function well. Except for Building 2427, hard vocation buildings are in good condition and function well.

Food Service

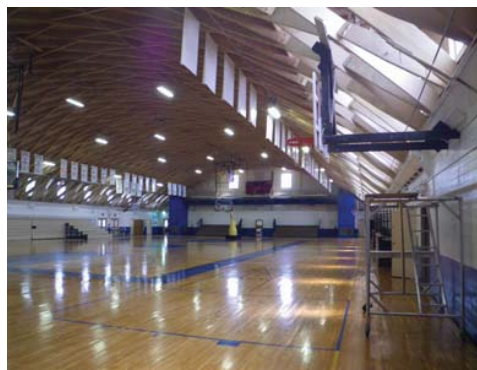


Dining Facility 701

Dining Facility Buildings 701 and 702 are similar in design and located at diagonal ends of the commons, in close proximity to their respective north and south housing groups and are conducive to night campus activities. The A/C and ventilation systems in both buildings are inadequate and the electrical systems in Building 701 are deteriorated. The kitchen floor in Building 701 is old and damaged. Cold and dry food is stored in Building 2447 located near the warehouses. Illumination levels in this building are inadequate.

Except for these issues, all three buildings are generally in good condition and function well.

Recreation



Fieldhouse Building 1511

Most indoor recreation facilities are located in 10 buildings located in or near the campus commons while arts and crafts and recreation storage are in Buildings 2409, 2427, and 2428 near warehouses at the northeast corner of the site. Buildings in or near the commons include Field House Building 1511, Fitness Center Building 1512, Swimming Pool Building 1512A, Recreation Building 1513, Jackie Robinson Recreation Center 1514, Recreation Building 1515 and Student Union Building 2435. The exterior and HVAC systems of Field House Building 1511 are in good condition, but the wood athletic floor, bathrooms and part of the interior show signs of wear and tear. Building 1513 roof leaks. Buildings 1514 and 2435 are relatively new (1998 and 2004) and in good condition. The new Fitness Center Building 1512 located adjacent to the existing swimming pool building is in very good condition, however, the use of the pool is discontinued due to pool leaks and deficient lighting and heating and ventilation systems.



Fitness Center Building 1512

Aside from the centrally located baseball field, there are other outdoor recreational facilities such as basketball courts, golf driving range, and roller skating facilities near the dormitories. All are in good condition.

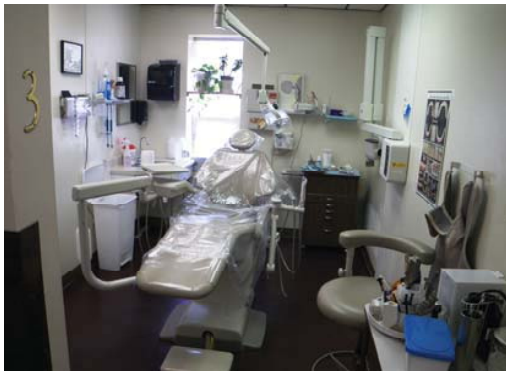
Administration



Administration Building 1613

Administration Building 1613, which houses the Center Director's office, is the only major two-story building on campus. It is in good condition and functions well. The campus is divided into four sub-centers and administration functions are distributed accordingly. A significant part of administration space is located in modular buildings obtained from GSA surplus property. These are not viable for long term use. Buildings 501 and 502 are being renovated for administration and will replace the modular buildings.

Medical/Dental



Dental suite in wellness center

Located between the main entrance and the commons, Medical/Dental Building 1505, constructed in 1998, brought a significant improvement to the campus. The building is in good condition, functions well and has adequate space.

Storage/Support



Renovated Maintenance Building 2436

Most warehouse/logistics and facility maintenance functions are located in the northeast portion of the site in 1942-era 2400 series buildings. The center has been consolidating warehouse/logistics and facility maintenance functions resulting in reduction from 126,000 NSF in 2004 to 68,401 NSF in 2010. The existing space is still more than twice the suggested area. Buildings 2405 through 2409 and 2436 were renovated with new metal roofing and new exterior walls. Other buildings are deteriorated and candidates

for demolition. Through the years these have suffered interior and exterior damage due to dry rot, termites, and age. The center is preparing to relocate functions from these buildings to renovated buildings.

Energy

Consumption

In FY 2009, EC Clements JCC decreased electricity consumption by 4.2% compared to FY 2008. Cooling degree days decreased by 7.4% during the period, which explains the drop in usage. Electricity use for FY 2008 and FY 2009 is shown below in Chart 1.

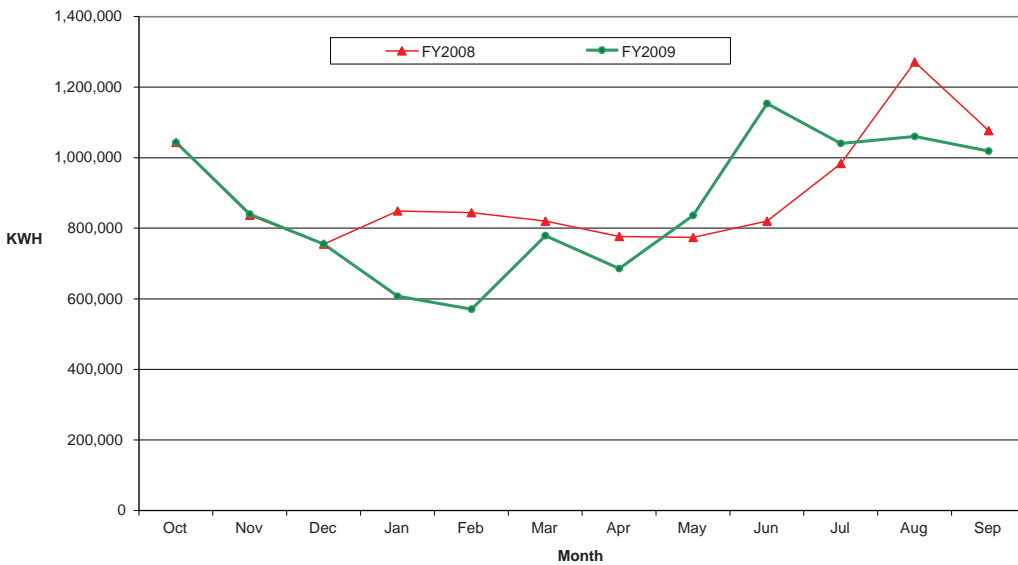


Chart 1: E C Clements JCC Electricity Use

Natural gas usage decreased by 28.4%, from FY 2008 to FY 2009. Heating degree days increased 2.1% during the period, so the center is to be commended for reducing usage in spite of the increased demand. Chart 2 shows natural gas use for FY 2008 and FY 2009.

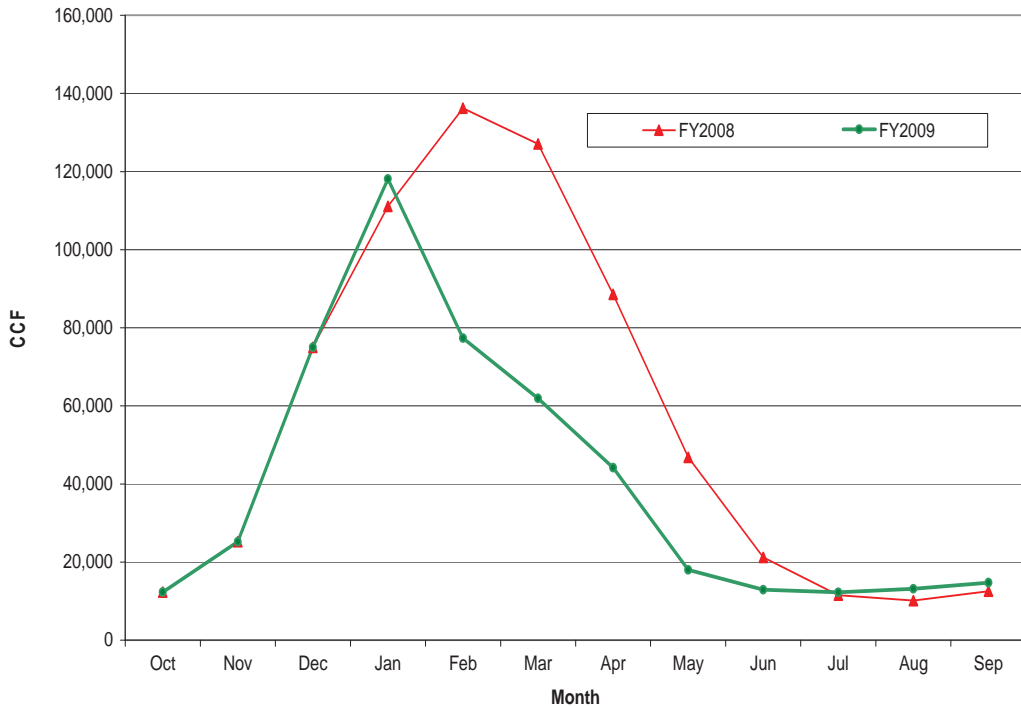


Chart 2: E C Clements JCC Natural Gas Use

In overall performance, the center decreased consumption by 17.1% in FY 2009; to 104,071 BTU/GSF/YR, down from 125,471 BTU/GSF/YR the previous year.

During this period, the overall GSF of the center were reduced following the demolition of several 1942-era buildings.

Costs

The average cost of electricity increased 7.4% during the period, to \$17.25/MBTU (\$0.059/KWH) in FY 2009, compared to \$16.07/MBTU (\$0.055/KWH) in FY 2008.

The average cost of natural gas decreased from \$12.69/MBTU (\$0.013/CF) to \$11.39/MBTU (\$0.012/CF), a 10.3% decrease.

The total energy cost from all sources in FY 2009 was \$1,181,017 compared to \$1,481,436 in the previous year, a 20.3% decrease.

Executive Order 13423 “Strengthening Federal Environmental, Energy, and Transportation Management” became effective on 1/24/2007. This order requires a 3% per year reduction in energy intensity (BTU/GSF) relative to a 2003 baseline by all Federal agencies along with a 2%

per year reduction in water consumption intensity (GAL/GSF) relative to a 2007 baseline. Also, all new building construction and major renovations must comply with the “Federal Leadership in High Performance and Sustainable Buildings Memorandum of Understanding.” One of the principles of this memorandum is that government agencies will optimize energy performance of new buildings. All proposed construction and renovation projects should be sent to the ESC for review to ensure that they comply with the new energy efficiency requirements. DOL is committed to achieving the goals of the Executive Order and the Memorandum and all Job Corps facilities are asked to fully participate to make this happen.

The FY 2003 energy consumption baseline for EC Clements is 155,123 BTU/GSF. The EO 13423 target is for a 12% reduction in FY 2009 which would be 136,508 BTU/GSF. The center posted a consumption of 104,071 BTU/GSF in FY 2009, which represents a substantial 32.9% reduction relative to the baseline. Chart 3 below shows yearly energy consumption at EC Clements relative to FY 2003. The red line represents the reduction target, and as long as the green line (which represents consumption) stays below the red line the target has been achieved.



Chart 3: E C Clements JCC Progress toward EO 13423 Energy Goals

The FY 2007 water consumption baseline for EC Clements is 70.49 GAL/GSF. The target for FY 2009 is a 4% reduction relative to the baseline, or 67.67 GAL/GSF. Unfortunately, the center posted only a 2.2% decrease relative to the baseline in FY 2009, with a consumption of 68.92 GAL/GSF. Water consumption relative to FY 2007 is shown below in Chart 4. The red line represents the EO 13423 target, and the green line (consumption) must be below the red line in order for the target to be met.

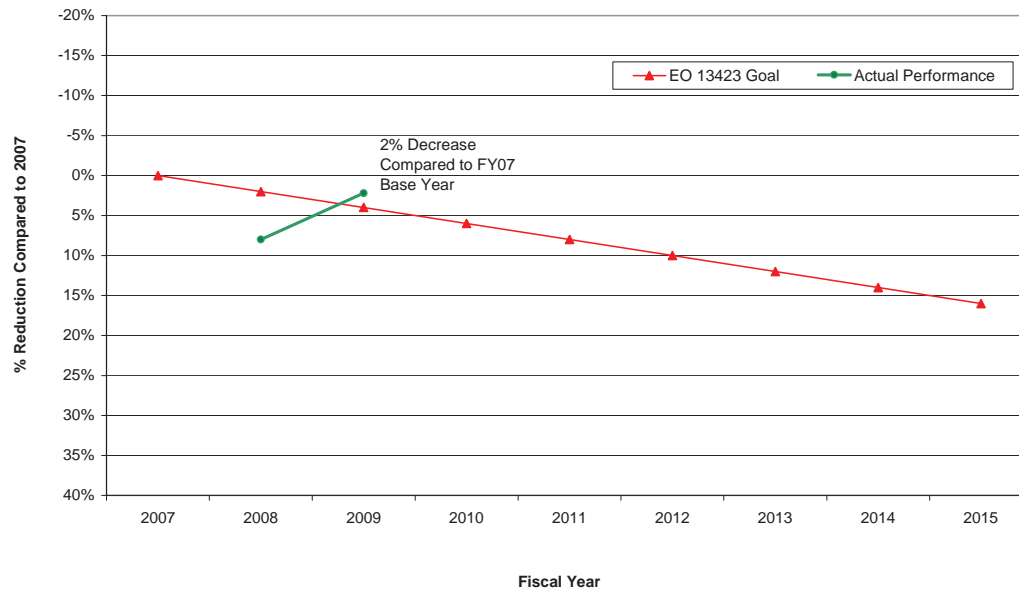


Chart 4: E C Clements JCC Progress toward EO 13423 Water Goals

Staff and students at EC Clements JCC should continue their successful efforts to reduce energy consumption. They should increase efforts to save water by using strategies such as the following:

- Aggressively monitor plumbing fixtures for leaks and make immediate repairs.
- Ensure that all plumbing fixtures are set up for minimum water consumption (e.g. low-flow shower heads, low-flow flush valves, and low-flow faucet aerators).
- Ensure that all piping is insulated.

Sustainability

All new construction, renovations and additions (including those by CTST) and operations and maintenance practices must comply with Executive Order 13514, “Federal Leadership in Environmental, Energy, and Economic Performance” and “Guiding Principles for Federal Leadership in High Performance and Sustainable Buildings.” These principles include integrated design, optimization of energy performance, protection and conservation of water, enhancement of indoor environmental quality, and reduction of environmental impact of materials. These are detailed in JCH-814 Section 1.8, “High Performance and Sustainable Building Design” and DOL “Sustainable Buildings Implementation Plan.” Job Corps will pursue cost-effective, innovative strategies (e.g., ground source heat pumps) to minimize consumption of energy, water, and materials.

Environmental Issues

The Earle C Clements JCC has significant amounts of friable asbestos-containing materials in several buildings. All asbestos-containing materials must be kept in good condition through an Operations and Maintenance program with observation and recordkeeping every six months. The center asbestos trained personnel should receive annual refresher courses. Earle C. Clements Job Corps Center has two 10,000-gallon underground storage tanks with gasoline. The storage tanks have leak detection systems which must be checked monthly.

Accessibility Standards

The survey included an accessibility survey for the center. Occasionally one or two students with disabilities enroll at the center. Fourteen of the 86 buildings on campus are accessible and 49 have accessible services.

Compliance with accessibility standards are being incorporated as major renovation projects are developed and new buildings are constructed. These will be in conformance with the Uniform Federal Accessibility Standards (UFAS) or the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

Completed and Current Projects Since the Last Survey

The following is a list of completed and current projects since the previous survey:

Completed Projects		
Deficiency Number/ Project Number	Description	Completed By
44161, 44162	Improve bathrooms in Dormitories 504, 505	ARRA
44512	Provide toilet facilities in Dining Hall 702	ARRA
50115	Replace the roof of Dormitory 304	ARRA
50134	Replace the roof of Dormitory 404	ARRA
56683	Replace roof of Building 1599	ARRA
56508	Replace Windows in Dormitory 901	ARRA
57114, 57473	Improve fire hydrant distribution and Underground gas lines	ARRA
67016, 67534	Replace wood siding of Buildings 1553 and 1613	ARRA
67868, 68188	Replace water heaters , storage tank and electric panel in Building 702	Regional
67856, 68134	Provide additional electric circuits in Buildings 604, 605	Regional
72989, 72990	Replace roof of Dormitories 902 and 903	ARRA

69639	Replace A/C condenser units in Dormitory 903	ARRA
68342	Upgrade HVAC system in Building 1510	ARRA
78125	Repair roads on center	ARRA
Current Projects		
Deficiency Number/ Project Number	Description	Responsibility
66291	Repair failed culverts	Regional
68370, 68379, 68421, 68422	Correct heat and humidity and lighting in Pool Building 1512A	Regional
69110, 69111, 69663, 77466	Renovate Buildings 501 and 502 for Admin.	ARRA
69661	Renovate Building 2443	ARRA
6967	Replace furnace in Building 2443	ARRA
77133, 77134	Provide backup power generators	Regional
70744	Demolish several buildings	Regional

Health and Life Safety Issues

A summary of deficiencies identified or validated during this survey can be found below. The table identifies all Health and Life Safety Deficiencies funded subsequent to, or as a result of the survey visit, as well as previous deficiencies that were validated during this survey. Life Safety and Non-Life Safety Deficiencies are summarized in four categories each:

- Recently Funded Deficiencies
- Prior Funded Deficiencies
- O&M (These deficiencies are not funded by CRA funding) and
- Unfunded Deficiencies

The survey team may have identified IIC deficiencies related to the accessibility of buildings as defined by ADA/UFAS guidelines. In accordance with DOL policy, these deficiencies are typically only corrected during major renovations, or in order to make essential accommodations. These deficiencies are not included in the summary, but, when funded, may be found at the FNC website.

Summary of Deficiencies

	Life Safety Deficiencies		Non- Life Safety Deficiencies	
	#	\$	#	\$
Recently Funded	88	\$1192,450	2	\$477,340
Prior Funded	11	\$33,460	16	\$522,858
O&M	216	NON FUNDED CRA	232	NON FUNDED CRA
Unfunded	88	\$179,456	272	\$4,640,371

Approximately 140 deficiencies have been funded through the American Recovery and Reinvestment Act (ARRA) and through supplemental redirects.

See Deficiency Analysis in Section C for a breakdown of deficiencies by classification. Funded But Not Corrected Deficiencies appear first and Unfunded Deficiencies follow.

B **Recommendations**

Status of the Previous (PY 07) Plan

The PY 07 long range plan continued the goals the plan developed in PY 04 to reinforce the campus fabric, reorganize this large center into a more manageable consolidated campus, and replace deteriorated 1942-era buildings with functionally designed new buildings. The PY 07 plan proposed the following additional projects:

NATIONAL

Construct new hard vocation building for electrical and plumbing vocations; demolish Buildings 2427 and 2428

This project was not funded. The plumbing shop and one electrical shop were moved to Building 602.

REGIONAL

Replace two water heaters, storage tank and electric panel board in Dining Facility Building 702

This project was funded and work completed.

Provide additional electrical circuits for computers in Academic Buildings 604 and 605

This project was funded and work completed.

Improve bathrooms in Dormitory Buildings 503, 504, and 505

This project was funded and work completed.

Renovate Building 501 and 502 to relocate administration functions from trailer Buildings 1506, 1509, 1510, and 2432A; demolish trailer Buildings 1506, 1509, 1510 and 2432A

This project was funded; work is in progress.

Repair pool shell, correct heat and humidity conditions and improve light fixtures and fire alarm system in Swimming Pool Building 1512A

This project was partially funded; work has not been completed.

Improve Fieldhouse Building 1511 interior finishes and relocate library from Building 501 to vacant space in Building 1511

This project was partially funded; relocation of the library will be in a new building under construction by CTST.

Renovate Building 2443 to consolidate center maintenance, demolish Building 2442

This project was funded and completed.

Repair failed and failing culverts and deteriorated road intersections

This project was funded; work was partially completed.

Improve fire hydrant and underground gas line distribution systems

This project was funded and completed.

Demolish deteriorated Buildings 2437, 2438 and 2444

This project was not funded.

Issues

Issues being addressed

- Roofs of Buildings 501, 502 and 505 are funded and in construction; Buildings 1415 and 1553 roof replacement is in procurement. Renovation of Buildings 501 and 502, repair of roads and underground gas lines and several deficiencies were funded through the American Recovery and Reinvestment Act (ARRA) or through supplemental redirects. Most of the work is near completion. Demolition of several older buildings is also underway; Buildings 1342, 1343, 1382, 1383, 1528, 2442, 2451, 2452 and 2453 were demolished. Maintenance is currently relocating from Buildings 2437 and 2438 to Building 2443 to allow demolition of these buildings.

Issues that need to be addressed



Abandoned Swimming Pool Building 1512A



Deteriorated Finishes in bathrooms Dorms 902 and 903

- Swimming Pool Building 1512-A is deficient in several areas including pool equipment, HVAC and interior finishes; Fieldhouse Building 1511 interiors are deteriorated.
- Roofs of Auto Repair Shop 606, Dining hall 701, Academic Buildings 604, 605 and MLK Building 1516 are at the end of their useful life.
- Ventilation in bathrooms of Dormitories 902, 903 is poor. High humidity in the spaces condenses on walls and ceilings damaging finishes.
- Entrance doors on Dormitory 402 are deteriorated; Material Handling 599 doors lack back-up frames reducing the doors' stability and functionality.
- Fire alarm panels in Dormitories 301 thru 305 and 504 are old and malfunction and lighting systems are substantially below guidelines

- Air conditioning is inadequate, make-up air non-existent and electrical distribution in poor condition in Dining Hall Building 701.

- Air conditioning in dining area is inadequate and temperatures in food storage are too high for food preservation in Dining Hall Building 702.



Facility Maintenance Building 2438

- Warehouse buildings are old and deteriorated; several buildings are full of excess property that should be disposed off.
- Center does not have adequate emergency generators

This large center has a multitude of other issues that would be addressed as Regional or O&M deficiencies.

PY 10 Plan Overview

With a number of projects envisioned in the PY 07 plan completed or in progress, renewal of this campus is in motion. The PY 10 long range plan continues to recognize that with the reduction in authorized student population from 1,630 to 1,300, there is a singular opportunity to achieve long term goals more economically with fewer new projects. Two major events occurred since the last survey, the ice storm in the winter of 2009 and the American Recovery and Reinvestment Act (ARRA). The ice storm negatively affected the center and highlighted facilities shortcomings such as the lack of emergency generators and resulted in costly repairs. ARRA on the other hand provided substantive funding to the center which resulted in many Regional projects and correction of numerous deficiencies. Goals of the plan continue to be consolidation of functions in either new facilities or renovated existing spaces, reinforcement of the campus infrastructure and elimination of those 1942-era buildings. A cohesive campus has already emerged with identifiable amenities, open spaces, and appropriate buildings that are more conveniently located in closer proximity.

HOUSING: With the reduction of population, existing dormitory buildings would be capable of meeting the goal of housing all students at four students per room instead of crowding five or six students in a room. This would require completion of the ongoing CTST renovation of Dormitory Building 505. Deteriorated bathroom finishes and inadequate ventilation would be corrected in Dormitories 902 and 903. Dormitories 301 thru 305 and 504 fire alarm panels would be replaced and deficient lighting systems would be upgraded.

EDUCATION: HOT, medical assistant, and BOT vocations have moved from trailer buildings 1342, 1343, 1382, and 1383 and Building 2445 into the new Vocation Building 610. The trailers were demolished. In addition a new Culinary Arts Building 1526A was completed adjacent to Culinary Arts Building 1526. Building 1528 was demolished. Network cable installer vocation would move into a new building under construction by CTST. Building 506 would remain counseling. HVAC systems in Academic Buildings 604 and 605 were improved through funded projects and additional electrical circuits were provided through Regional projects. The roofs of both these buildings would be replaced.

With the addition of new soft vocations buildings, culinary arts and network cable installer and relocation of electrical shop to Building 602, a proposed National project to construct a new hard vocation building near Vocational Building 609 will not be required. Buildings 2427 and 2428 would be planned for demolition.

FOOD SERVICE: Crowded conditions in both cafeterias were resolved by the reduction in population. Domestic water heaters and storage tank in Building 702 were replaced. HVAC and electrical distribution issues in both Dining Facilities 701 and 702 would be addressed through proposed Regional projects.

RECREATION: Significant improvements to recreation facilities are completed. A new gymnasium Fitness Center Building 1512 is completed. However, the swimming pool remains inactive; funded deficiencies for fire alarm panel, lighting and humidity control equipment are insufficient to bring the pool back into full use. Adjustment of the depth of the pool and leakage problems, additional HVAC work and finish materials improvements would be implemented through a National project to restore its use.

Deteriorated bathrooms and interior finishes in Fieldhouse Building 1511 would be renovated. The library would be relocated from its temporary location in former dormitory Building 501 and arts and crafts from Building 2427 to a new building under construction by CTST. With these improvements, the large four-block core of the campus would remain an attractive focus of campus life.

ADMINISTRATION: With the reduction of campus population, administration functions will shortly be accommodated in renovated existing space. Buildings 501 and 502 are being converted to house administration functions to be relocated from trailer Buildings 1506, 1509, 1510, 2432A and 2433A. CSIO and safety office would move from Buildings 1509 and 1510 to Building 502. Human resources and finance and purchasing would move from Buildings 1506 and 2433A to Building 501. Administration Building 2433A space currently occupied by center maintenance would be temporarily relocated to Building 2433 and ultimately consolidated with other warehouse and maintenance functions in the northeast quadrant. The new location at west end of Building 502 would give the safety office better visual and physical access to the core of the campus. Modular Buildings 1506, 1509, 1510, 2432A, and 2433A would be demolished.

MEDICAL/DENTAL: Medical/Dental Building 1505, constructed in 1998, provides adequate and functional space. Minor issues would be addressed by Regional projects.

STORAGE/SUPPORT: Storage and maintenance functions would be consolidated in recently renovated warehouse Buildings 2405 – 2409 and 2436, and in Warehouse Buildings 2443 which would require renovation. Vacated Buildings 2415, 2416, 2417, 2427, 2428 and 2444, would be demolished, creating a spacious warehouse/maintenance yard.

SITE: Failed and deteriorated culverts and deteriorated intersections along roadway trucking route would be repaired. Fire flow tests on site hydrants would be conducted and non-functional

fire hydrants would be replaced in partnership with the City of Morganfield Water Authority. A Regional project would address the deteriorated underground gas line distribution system.

The following is a list of National and Regional Projects recommended to be incorporated into the development plan. Included with each project is the project's estimated cost.

Summary of Proposed Projects

NATIONAL	<u>Estimated Cost</u>
Project 3314: Design and Renovate Swimming Pool Bldg. 1512A and Fieldhouse Bldg. 1511 (40,000 GSF)	\$1.468 Million
<ul style="list-style-type: none"> • Enhances recreational facilities • Improves athletic activities • Enhances campus core activities • Improves physical environment 	

Regional Projects

The cost of remaining deficiencies amounts to approximately \$4.6 million. Each remaining deficiency is considered for funding on an annual basis and will be funded based on center/Regional/National priorities. Regional and center projects recommended to be addressed in the short term include:

• Repair roofs of Auto Repair Shop 606 and Dining Hall 701 (Deficiencies 80310 and 80196)	\$39,907
• Upgrade ventilation and repair finishes in Dormitories 902, 903 (Deficiencies 68347, 68348, 80180, 80181, 80183)	\$205,172
• Replace exterior doors of Dormitory 402 and Material Handling Building 599 (Deficiencies 80234 and 80193)	\$ 18,674
• Replace roofs on Academic Buildings 604, 605 and MLK Building 1516 (Deficiencies 80175, 80177 and 80178)	\$291,935
• Upgrade fire alarm panels in Dormitories 301 thru 305 and 504 (Deficiencies 79452, 79451, 79417, 79450, 79449 and 79484)	\$168,234
• Upgrade electrical systems in Dormitories 301 thru 305 and 504 (Deficiencies 67777, 79422 thru 79425, 79402, 79403, 79443 thru 79448, 79458, 79459, 79464)	\$ 87,711
• Upgrade A/C and electrical distribution and provide make-up air	\$194,252

in Dining Hall 701 (Deficiencies 57116, 79834, 79948 and 82552)

- Upgrade A/C in dining area and improve temperatures in food storage in Dining Hall 702 (Deficiencies 79828 and 79831) \$50,952
- Demolish Buildings: 307, 2415, 2416, 2417, 2427, 2428, 2433-A (Deficiency 81870) \$576,647

The following are recommendations for CTST projects which would improve facilities while honing student skills:

- Assist in maintenance of existing facilities at the center
- Participate in interior renovation of Fieldhouse Building 1511 and at other buildings.
- Participate in roof repair projects.

This proposed development plan is described further on the following pages through a proposed site plan and an implementation plan.

Earle C. Clements Job Corps Center Morganfield, Kentucky

BUILDINGS

301 - DORMITORY
302 - DORMITORY
303 - DORMITORY
304 - DORMITORY
305 - DORMITORY
307 - VACANT MECHANICAL
401 - DORMITORY
401-A - DORMITORY STORAGE
402 - DORMITORY
403 - DORMITORY
404 - DORMITORY
405 - DORMITORY
501 - LIBRARY/VACANT DORMITORY
502 - VACANT DORMITORY
503 - DORMITORY
503-A - DORMITORY STORAGE
504 - DORMITORY
505 - VACANT DORMITORY
506 - COUNSELING
599 - MATERIAL HANDLING
601 - UNION TRADES
602 - WELDING/ELECTRICAL/PLUMBING
603 - CAREER PREP CENTER
604 - ACADEMIC
605 - ACADEMIC - CPP
606 - AUTO REPAIR SHOP
607 - AUTO BODY
608 - HEAVY TRUCK REPAIR
609 - VOCATIONAL BUILDING
610 - VOCATION BUILDING
701 - DINING FACILITY
702 - DINING FACILITY
801 - CAREER TRANSITION SERVICES
901 - DORMITORY
902 - DORMITORY
903 - DORMITORY - IND. LIVING
999 - ROADWAY TRUCKING
999-A - ROADWAY TRUCKING (TRAILER)
1000 - HEAVY EQUIPMENT STORAGE
1400 - TESTING
1415 - FIRE HOUSE
1505 - MEDICAL/DENTAL BUILDING
1506 - HUMAN RESOURCES
1507 - BOWLING ALLEY
1508 - TELE. OFFICE/COMPUTER TECHNOLOGY
1509 - CSIO
1510 - SECURITY/CENTER PROTECTION
1511 - FIELDHOUSE
1512 - FITNESS CENTER
1512-A - SWIMMING POOL BLDG
1513 - RECREATION
1514 - JACKIE ROBINSON RECREATION CENTER
1515 - RECREATION
1516 - MARTIN LUTHER KING CHAPEL
1517 - RECREATION OFFICE
1520 - PRESS BOX
1526 - CULINARY ARTS BUILDING
1526-A - CULINARY ARTS
1553 - EAST CAMPUS ADMIN.
1579 - DECKHAND TRAINING
1599 - CENTER VEHICLE MAINTENANCE
1613 - ADMINISTRATION
2405 - WAREHOUSE
2406 - WAREHOUSE
2407 - WAREHOUSE
2408 - VACANT
2409 - RECREATION STORAGE
2415 - LOGISTICS/WAREHOUSE
2416 - WAREHOUSE
2417 - CENTRAL RECEIVING/WAREHOUSE
2427 - REC., STOR./ELECT. VOC./ARTS & CRAFTS
2428 - STORAGE
2431 - POST OFFICE/PRINTING OFFICE
2432-A - RECORDS & INFORMATION TECHNOLOGY
2433 - BCL/SAFETY
2433-A - ADMINISTRATION
2434 - TRANSPORTATION
2435 - STUDENT UNION

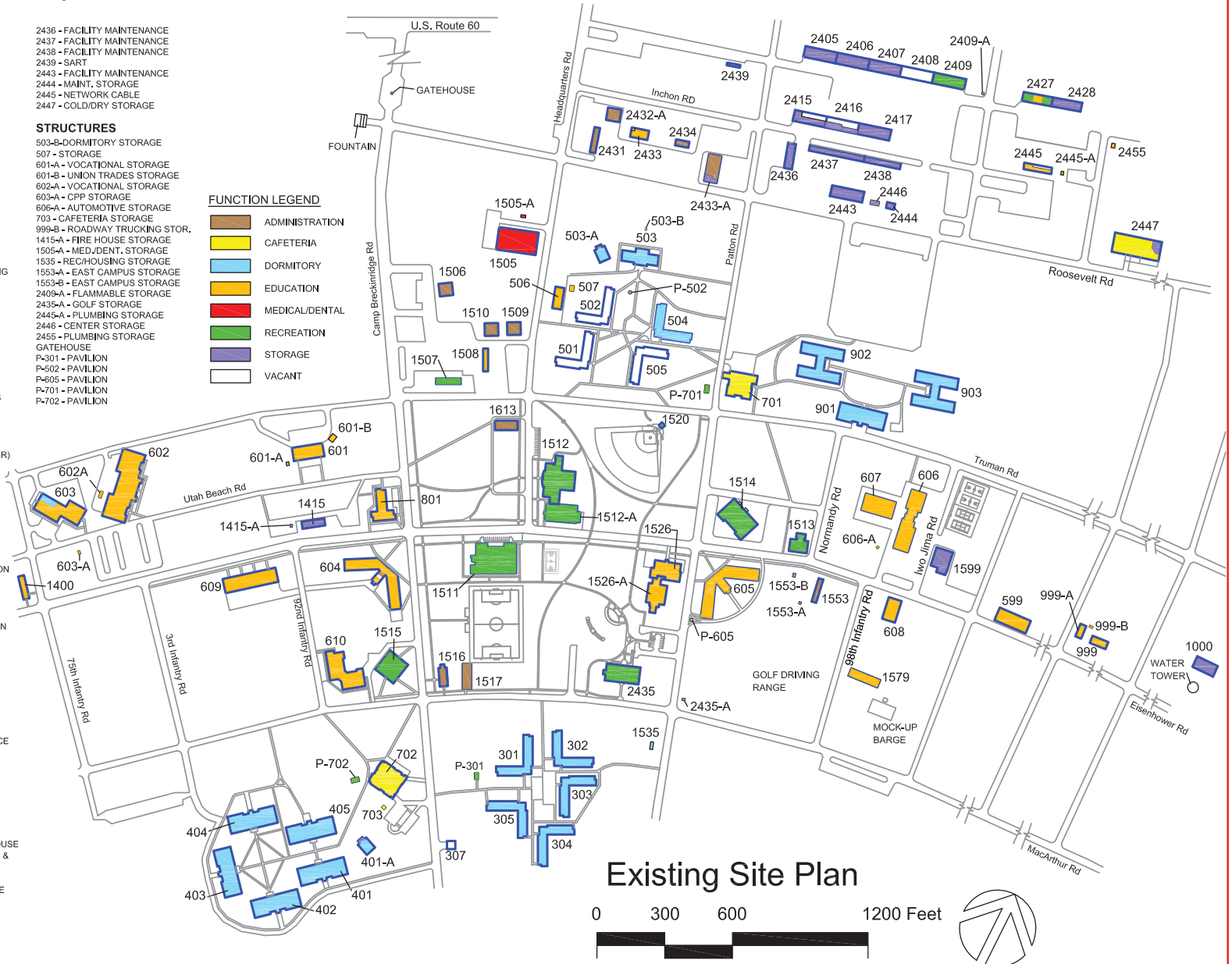
2436 - FACILITY MAINTENANCE
2437 - FACILITY MAINTENANCE
2438 - FACILITY MAINTENANCE
2439 - SART
2443 - FACILITY MAINTENANCE
2444 - MAINT. STORAGE
2445 - NETWORK CABLE
2447 - COLD/DRY STORAGE

STRUCTURES

503-B-DORMITORY STORAGE
507 - STORAGE
601-A - VOCATIONAL STORAGE
601-B - UNION TRADES STORAGE
602-A - VOCATIONAL STORAGE
603-A - CPP STORAGE
608-A - AUTOMOTIVE STORAGE
703 - CAFETERIA STORAGE
999-B - ROADWAY TRUCKING STOR.
1415-A - FIRE HOUSE STORAGE
1505-A - MED/DENT. STORAGE
1535 - REC/HOUSING STORAGE
1553-A - EAST CAMPUS STORAGE
1553-B - EAST CAMPUS STORAGE
2409-A - FLAMMABLE STORAGE
2435-A - GOLF STORAGE
2445-A - PLUMBING STORAGE
2446 - CENTER STORAGE
2455 - PLUMBING STORAGE
GATEHOUSE
P-301 - PAVILION
P-502 - PAVILION
P-605 - PAVILION
P-701 - PAVILION
P-702 - PAVILION

FUNCTION LEGEND

	ADMINISTRATION
	CAFETERIA
	DORMITORY
	EDUCATION
	MEDICAL/DENTAL
	RECREATION
	STORAGE
	VACANT



Existing Site Plan

0 300 600 1200 Feet



EARLE C. CLEMENTS JOB CORPS CENTER DEVELOPMENT PLAN

IMPLEMENTATION PLAN

PROJECT DESCRIPTION

Dollars are in Millions

NO.	PROJECT	SQ FT	DESCRIPTION	DOL FUNDING:			Total
				Phase 1	Phase 2	Phase 3	
PROPOSED PROJECTS							
3314	Renovate Swimming Pool 1512A and Fieldhouse 1511	10,000	Design	\$0.140			
		20,000	Construction		\$1.278		
			Equipment			\$0.050	
TOTAL		30,000		\$0.140	\$1.278	\$0.050	\$1.468

ASSOCIATED PROJECTS

Cost estimates are in 2010 dollars and will be further escalated as construction years are identified

- 1a Recreational activities performed in Fieldhouse 1511 will be performed in Fitness Center 1512 while Fieldhouse is being renovated.

Projects shown will be funded on an individual basis at the discretion of the DOL National Office based on funding availability. Phases shown depict the recommended chronological order in which the projects should be implemented

Summary List of National Projects

Approved funding for projects listed below are held by the DOL National office for purposes of completing all design and construction activities. Contracting and oversight of projects will be performed by the DOL National office through the Engineering Support Contractor.

Page: 1

Center: EARLE C. CLEMENTS(00315)

Date: 06/24/2011

Proj#	Project Name	Category	Cost
Future Projects (in proposed priority order)			
3314	Renovate Swimming Pool and Fieldhouse Buildings	Alteration/Enhancement	\$1,468,000
			\$1,468,000
Funded Projects			
2471	Renovate the five 300 Series Dormitories		
Projects Completed (Construction) Last 5 Years			
1485	Campus Commons		

Project Data Sheet

Page: 1

Center: EARLE C. CLEMENTS (00315)

Date: 06/24/2011

Project Identification

Project: 3314 Renovate Swimming Pool and Fieldhouse Buildings

Category: Alteration/Enhancement

Justification

1) The swimming pool in Building 1512A is not used due to several deficiencies. The pool leaks, pool equipment is old and malfunctions, HVAC, electrical and fire alarm systems are antiquated and reached the end of their life. Floor, wall and ceiling finishes are deteriorated.

2) Interior finishes of Fieldhouse Building 1511 are deteriorated including the basketball parquet flooring which is damaged in several areas.

The location of the center is somewhat remote and away from neighboring recreational activities; maximizing recreational activities on center would greatly benefit student needs.

Extent of Work

1) Renovate the interior of the swimming pool by repairing leaks, replacing pool equipment, upgrading HVAC, lighting and fire alarm systems. Renovation should incorporate all elements necessary to make the facility fully accessible. Indoor pools are the source of high humidity environment. Therefore, HVAC and humidity control systems selected must mitigate this kind of environment. Similarly all interior finishes, light fixtures, grilles and other components must be selected based on their resistance to high humidity. To improve safety it is recommended that the pool depth at the deepest area be reduced.

Pool area is approximately 10,000 SF

2) Upgrade interior finishes, repair the wood floor in the gym in Building 1511.

Fieldhouse area is approximately 20,000 SF

Budget

	Cost
Design	\$139,320
Construction	\$1,277,100
Equipment	\$51,580
Total	\$1,468,000

Associated Deficiencies

Building	Def ID	Deficiency Description	Estimate Cost
1511 - FIELDHOUSE	43997	Interior finishes are deteriorated	\$464,879
1511 - FIELDHOUSE	80250	Electrical panelboard is deteriorated	\$6,512
1511 - FIELDHOUSE	80254	Electrical panelboard is deteriorated	\$2,605
1511 - FIELDHOUSE	80255	Light fixtures no longer meeting illumination guidelines	\$5,097
1512-A - SWIMMING POOL BLDG	32045	Hot water tank is not insulated	\$1,603
1512-A - SWIMMING POOL BLDG	56617	Concrete floor is slippery	\$12,441
1512-A - SWIMMING POOL BLDG	69119	Swimming pool leaks	\$23,055

Project Data Sheet

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1512-A - SWIMMING POOL BLDG 80321	Gutters and downspouts are missing	\$907
		\$517,099

PLANNING ANALYSIS

PURPOSE

The purpose of this section is to present objectives, assumptions and specific space, and cost data considered during the planning process. This information is considered with specific existing conditions issues in the development of a long range plan. The goal is to provide the Job Corps Program with the best living and learning environment at the best value.

PLANNING OBJECTIVES AND ASSUMPTIONS

Typical Objectives

1. To provide adequate space for all functions to maximize effective day to day operations.
2. To develop current and new space to enhance the living and learning environment.
3. To remove or reutilize excess space inappropriate for long range center use.
4. To utilize existing buildings effectively.
5. To consolidate and cluster like functions to: minimize daily pedestrian travel by students; instructors and administrators; and better zone daytime and nighttime activities to assist security operations and increase site safety.
6. To develop a campus style setting with the inclusion of small and large (green) gathering spaces which promote formal and/or informal activities and interaction between students, instructors and administrators.
7. To develop a plan which permits future expansion when possible.
8. To develop an implementation strategy to minimize the impact on center operations.
9. To provide phased development to reduce impacts on Job Corps National Construction Budget.
10. To create a center which fits its locale: either city, suburban, or rural.

Typical Assumptions

1. The contract size at the time of the facility survey will be used for square footage analysis and long range planning.
2. The vocational program at the time of the facility survey will be used for long range planning.

Any additional assumptions made during the development of the long range plan were presented in the Recommendations section of this report.

Space Utilization Chart

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This chart provides net square feet (NSF) by individual buildings (rows), NSF by Job Corps functions (columns), gross square feet (GSF) for each building, and the suggested NSF for each function. Further NSF breakdowns of functional categories into subcategories may be found in Section D under Descriptions. Section D is typically included in Volume II.

Buildings	Student Housing	Education			Food Service	Recreation	Medical Dental	Admin	Storage Support	Vacant	Area SQ FT		Ratio Net/Gross
		Academic	Non-Acad	Voc/Theo							Net	Gross	
0301 - DORMITORY	7,910										7,910	10,600	75%
0302 - DORMITORY	8,150										8,150	10,600	77%
0303 - DORMITORY	8,140										8,140	10,600	77%
0304 - DORMITORY	7,570							770			8,340	10,600	79%
0305 - DORMITORY	8,140										8,140	10,600	77%
0307 - VACANT MECHANICAL										1,260	1,260	1,400	90%
0401 - DORMITORY	11,890										11,890	15,750	75%
0401-A - DORMITORY STORAGE	2,700										2,700	2,940	92%
0402 - DORMITORY	11,660										11,660	15,750	74%
0403 - DORMITORY	11,525										11,525	15,750	73%
0404 - DORMITORY	11,525										11,525	15,750	73%
0405 - DORMITORY	11,605										11,605	15,750	74%
0501 - LIBRARY/VACANT DORMITORY										7,500	7,500	10,600	71%
0502 - VACANT DORMITORY								7,500			7,500	10,600	71%
0503 - DORMITORY	12,610		800								13,410	18,600	72%
0503-A - DORMITORY STORAGE	2,700										2,700	2,940	92%
0504 - DORMITORY	7,500										7,500	10,600	71%
0505 - VACANT DORMITORY										7,500	7,500	10,600	71%
0506 - COUNSELING			2,475								2,475	3,850	64%
0599 - MATERIAL HANDLING				7,600							7,600	9,500	80%
0601 - UNION TRADES				16,022							16,022	20,000	80%
0602 - WELDING/ELECTRICAL/PLUMBING				21,070						4,490	25,560	32,000	80%
0603 - CAREER PREP CENTER	2,175		10,342								12,517	17,190	73%
0604 - ACADEMIC		10,804	2,356								13,160	18,000	73%
0605 - ACADEMIC - CPP		6,015	8,399								14,414	18,000	80%
0606 - AUTO REPAIR SHOP				13,250							13,250	15,400	86%
0607 - AUTO BODY				9,050							9,050	10,125	89%
0608 - HEAVY TRUCK REPAIR				4,938							4,938	6,000	82%
0609 - VOCATIONAL BUILDING				9,200						2,922	12,122	14,994	81%
0610 - VOCATION BUILDING				10,200							10,200	16,000	64%
0701 - DINING FACILITY					8,040						8,040	11,400	71%
0702 - DINING FACILITY					9,486						9,486	13,200	72%
0801 - CAREER TRANSITION SERVICES			6,470								6,470	7,600	85%

Space Utilization Chart

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Buildings	Student Housing	Education			Food Service	Recreation	Medical Dental	Admin	Storage Support	Vacant	Area SQ FT		Ratio
		Academic	Non-Acad	Voc/Theo							Net	Gross	
0901 - DORMITORY	11,312							555			11,867	15,750	75%
0902 - DORMITORY	15,880										15,880	23,000	69%
0903 - DORMITORY - IND. LIVING	15,880										15,880	23,000	69%
0999 - ROADWAY TRUCKING				1,600							1,600	2,550	63%
0999-A - ROADWAY TRUCKING (TRAILER)				1,350							1,350	1,680	80%
1000 - HEAVY EQUIPMENT STORAGE									3,200		3,200	3,600	89%
1400 - TESTING			1,950								1,950	2,450	80%
1415 - FIRE HOUSE									2,411		2,411	3,000	80%
1505 - MEDICAL/DENTAL BUILDING							12,000				12,000	17,500	69%
1506 - HUMAN RESOURCES								2,280			2,280	3,360	68%
1507 - BOWLING ALLEY						3,880					3,880	5,300	73%
1508 - TELE. OFFICE/COMPUTER TECHN				1,950							1,950	2,600	75%
1509 - CSIO								2,399			2,399	3,360	71%
1510 - SECURITY/CENTER PROTECTION								2,616			2,616	3,360	78%
1511 - FIELDHOUSE						17,651					17,651	22,630	78%
1512 - FITNESS CENTER						13,500					13,500	20,700	65%
1512-A - SWIMMING POOL BLDG						7,700					7,700	10,000	77%
1513 - RECREATION						4,400					4,400	6,500	68%
1514 - JACKIE ROBINSON RECREATION C						12,660					12,660	15,550	81%
1515 - RECREATION						8,455					8,455	10,000	85%
1516 - MARTIN LUTHER KING CHAPEL						2,770					2,770	3,950	70%
1517 - RECREATION OFFICE								3,278			3,278	4,100	80%
1520 - PRESS BOX						725					725	800	91%
1526 - CULINARY ARTS BUILDING				6,830							6,830	9,110	75%
1526-A - CULINARY ARTS				6,600							6,600	9,000	73%
1553 - EAST CAMPUS ADMIN.								1,352		1,105	2,457	3,250	76%
1579 - DECKHAND TRAINING				2,240							2,240	2,950	76%
1599 - CENTER VEHICLE MAINTENANCE									6,040		6,040	6,800	89%
1613 - ADMINISTRATION								4,200			4,200	5,400	78%
2405 - WAREHOUSE									7,600		7,600	9,000	84%
2406 - WAREHOUSE									2,000	6,000	8,000	9,000	89%
2407 - WAREHOUSE									2,000	6,000	8,000	9,000	89%
2408 - VACANT										7,400	7,400	9,000	82%
2409 - RECREATION STORAGE									7,200		7,200	9,000	80%
2415 - LOGISTICS/WAREHOUSE									3,000	4,400	7,400	9,000	82%

Space Utilization Chart

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Buildings	Student Housing	Education			Food Service	Recreation	Medical Dental	Admin	Storage Support	Vacant	Area SQ FT		Ratio
		Academic	Non-Acad	Voc/Theo							Net	Gross	
2416 - WAREHOUSE									2,000	5,800	7,800	9,000	87%
2417 - CENTRAL RECEIVING/WAREHOUSE									7,600		7,600	9,000	84%
2427 - REC. STOR./ELECT. VOC./ARTS & C				2,400		4,823					7,223	9,250	78%
2428 - STORAGE									6,718		6,718	9,000	75%
2431 - POST OFFICE/PRINTING OFFICE								2,158			2,158	2,750	78%
2432-A - RECORDS & INFORMATION TECH								2,360			2,360	3,360	70%
2433 - BCL/SAFETY			2,480								2,480	3,276	76%
2433-A - ADMINISTRATION								4,767			4,767	6,720	71%
2434 - TRANSPORTATION								1,185			1,185	1,680	71%
2435 - STUDENT UNION						3,817					3,817	5,000	76%
2436 - FACILITY MAINTENANCE									3,690		3,690	5,040	73%
2437 - FACILITY MAINTENANCE									5,600		5,600	6,530	86%
2438 - FACILITY MAINTENANCE									5,800		5,800	7,840	74%
2439 - SART								521			521	760	69%
2443 - FACILITY MAINTENANCE									7,200		7,200	9,000	80%
2444 - MAINT. STORAGE									1,060		1,060	1,250	85%
2445 - NETWORK CABLE				4,350							4,350	5,200	84%
2447 - COLD/DRY STORAGE					10,016				2,000	774	12,790	15,700	81%
Actual Net Area	168,872	16,819	35,272	118,650	27,542	80,381	12,000	35,941	75,119	55,151	625,747	818,895	76%
Suggested Net Area	130,000	13,000	13,000	88,475	23,400	65,000	7,065	26,000	26,000	0	391,940		
Actual Net less Suggested Net	38,872	3,819	22,272	30,175	4,142	15,381	4,935	9,941	49,119		233,807		
Suggested Gross Area	216,667	20,000	20,000	136,115	36,000	92,857	11,775	40,000	30,588				

FEDERAL REAL PROPERTY ASSET MANAGEMENT

PURPOSE

Executive Order 13327, “Federal Real Property Asset Management” was created to promote efficient and economical use of the Federal Government’s real property assets. The Federal Real Property Council (FRPC), formed as part of the Executive Order, has established four performance measures to be utilized in assessing the use of real property assets.

FEDERAL REAL PROPERTY ASSET MANAGEMENT PERFORMANCE MEASURES

This report provides the four performance measures established by the FRPC, reported at the constructed asset level. The performance measures are as follows:

Utilization

This performance measure assesses the degree to which each asset is utilized and is expressed as a percentage. It is calculated on a square footage basis, comparing the square footage used to the “design square footage” based on contract strength.

Facility Condition Index

This performance measure reflects the condition of each asset by comparing the current repair needs to the replacement value of the asset. The index is expressed as a percentage with 100% being a facility with no repair needs.

Mission Dependency

This performance measures assesses the criticality of each asset to the Job Corps mission. The categories are Mission Critical (MC), Mission Dependent, Not Critical (MDNC), and Not Mission Dependent (NMD).

Annual Operating Cost – This performance measure reflects the cost to operate each asset and consists of lease costs (where applicable) as well as cost related to recurring maintenance, utilities, janitorial, and roads and grounds.

FACILITY SURVEY LONG RANGE PLANNING PROCESS

The facility survey long range planning process considers these performance measures in order to determine the optimal set of real property assets to accomplish the Job Corps mission at each center. Having insufficient facilities makes it more difficult for the center to achieve desired student outcomes. Having excess facilities diverts funds that could be used in a more productive way to enhance student outcomes.

Federal Real Property Asset Management Performance Measures

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Center: EARLE C. CLEMENTS (00315)

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<u>Type</u>	<u>Asset Number</u>	<u>Name</u>	<u>Size</u>	<u>Own/ Lease</u>	<u>Utilization</u>	<u>Fac. Cond. Index</u>	<u>Mission Dependency</u>	<u>Annual Op Cost</u>	<u>Restrictions</u>
Building	0031500002	0301 - DORMITORY	10,600	Owned	U	96%	MC	\$49,878.29	13
Building	0031500003	0302 - DORMITORY	10,600	Owned	U	96%	MC	\$49,878.29	13
Building	0031500004	0303 - DORMITORY	10,600	Owned	U	96%	MC	\$49,878.29	13
Building	0031500005	0304 - DORMITORY	10,600	Owned	U	96%	MC	\$49,878.29	13
Building	0031500006	0305 - DORMITORY	10,600	Owned	U	96%	MC	\$49,878.29	13
Building	0031500204	0307 - VACANT MECHANICAL	1,400	Owned		69%	NMD	\$.00	13
Building	0031500225	0401 - DORMITORY	15,750	Owned	U	100%	MC	\$73,924.64	13
Building	0031508124	0401-A - DORMITORY STORAGE	2,940	Owned	U	99%	MC	\$13,995.92	13
Building	0031500226	0402 - DORMITORY	15,750	Owned	U	100%	MC	\$73,924.64	13
Building	0031500227	0403 - DORMITORY	15,750	Owned	U	100%	MC	\$73,924.64	13
Building	0031500228	0404 - DORMITORY	15,750	Owned	U	100%	MC	\$73,924.64	13
Building	0031500229	0405 - DORMITORY	15,750	Owned	U	100%	MC	\$73,924.64	13
Building	0031500007	0501 - LIBRARY/VACANT DORMITORY	10,600	Owned		90%	MDNC	\$.00	13
Building	0031500008	0502 - VACANT DORMITORY	10,600	Owned	OU	90%	MDNC	\$41,934.49	13
Building	0031500009	0503 - DORMITORY	18,600	Owned	U	99%	MC	\$87,661.42	13
Building	0031508121	0503-A - DORMITORY STORAGE	2,940	Owned	U	100%	MC	\$13,995.92	13
Building	0031500010	0504 - DORMITORY	10,600	Owned	U	96%	MC	\$49,878.29	13
Building	0031500011	0505 - VACANT DORMITORY	10,600	Owned		82%	MC	\$.00	13
Building	0031500012	0506 - COUNSELING	3,850	Owned		95%	MC	\$16,409.25	13
Building	0031508150	0599 - MATERIAL HANDLING	9,500	Owned		99%	MC	\$40,669.93	13
Building	0031500013	0601 - UNION TRADES	20,000	Owned		97%	MC	\$86,009.04	13
Building	0031500202	0602 - WELDING/ELECTRICAL/PLUMBING	32,000	Owned		98%	MC	\$137,430.10	13
Building	0031500203	0603 - CAREER PREP CENTER	17,190	Owned		100%	MC	\$73,460.19	13
Building	0031500223	0604 - ACADEMIC	18,000	Owned		95%	MC	\$77,592.49	13
Building	0031500224	0605 - ACADEMIC - CPP	18,000	Owned		95%	MC	\$77,592.49	13
Building	0031500230	0606 - AUTO REPAIR SHOP	15,400	Owned		97%	MC	\$65,637.01	13
Building	0031500262	0607 - AUTO BODY	10,125	Owned		100%	MC	\$43,357.72	13
Building	0031508139	0608 - HEAVY TRUCK REPAIR	6,000	Owned		99%	MC	\$26,171.43	13
Building	0031500259	0609 - VOCATIONAL BUILDING	14,994	Owned		99%	MC	\$64,489.83	13
Building	0031508152	0610 - VOCATION BUILDING	16,000	Owned		100%	MC	\$68,254.16	13

Federal Real Property Asset Management Performance Measures

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Center: EARLE C. CLEMENTS (00315)

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<u>Type</u>	<u>Asset Number</u>	<u>Name</u>	<u>Size</u>	<u>Own/ Lease</u>	<u>Utilization</u>	<u>Fac. Cond. Index</u>	<u>Mission Dependency</u>	<u>Annual Op Cost</u>	<u>Restrictions</u>
Building	0031500014	0701 - DINING FACILITY	11,400	Owned		89%	MC	\$67,655.33	13
Building	0031500015	0702 - DINING FACILITY	13,200	Owned		93%	MC	\$77,755.56	13
Building	0031500016	0801 - CAREER TRANSITION SERVICES	7,600	Owned		100%	MC	\$32,535.95	13
Building	0031500231	0901 - DORMITORY	15,750	Owned	U	97%	MC	\$73,924.64	13
Building	0031500242	0902 - DORMITORY	23,000	Owned	U	87%	MC	\$108,626.50	13
Building	0031500243	0903 - DORMITORY - IND. LIVING	23,000	Owned	U	87%	MC	\$108,626.50	13
Building	0031508148	0999 - ROADWAY TRUCKING	2,550	Owned		100%	MC	\$10,892.41	13
Building	0031500263	0999-A - ROADWAY TRUCKING (TRAILER)	1,680	Owned		100%	MC	\$7,512.36	13
Building	0031500232	1000 - HEAVY EQUIPMENT STORAGE	3,600	Owned	OU	96%	MDNC	\$3,662.34	13
Building	0031500188	1400 - TESTING	2,450	Owned		99%	MC	\$10,609.85	13
Building	0031500076	1415 - FIRE HOUSE	3,000	Owned		91%	MDNC	\$3,205.58	13
Building	0031500256	1505 - MEDICAL/DENTAL BUILDING	17,500	Owned		100%	MC	\$76,198.04	13
Building	0031500271	1506 - HUMAN RESOURCES	3,360	Owned	OU	93%	MDNC	\$13,181.13	13
Building	0031500079	1507 - BOWLING ALLEY	5,300	Owned		87%	MC	\$18,489.00	13
Building	0031500080	1508 - TELE. OFFICE/COMPUTER TECHNOLOGY	2,600	Owned		90%	MC	\$11,033.69	13
Building	0031500272	1509 - CSIO	3,360	Owned	OU	98%	MDNC	\$13,181.13	13
Building	0031500273	1510 - SECURITY/CENTER PROTECTION	3,360	Owned	OU	99%	MDNC	\$13,181.13	13
Building	0031500082	1511 - FIELDHOUSE	22,630	Owned		82%	MC	\$80,217.67	13
Building	0031508151	1512 - FITNESS CENTER	20,700	Owned		100%	MC	\$73,655.33	13
Building	0031500084	1512-A - SWIMMING POOL BLDG	10,000	Owned		60%	MC	\$35,511.04	13
Building	0031500085	1513 - RECREATION	6,500	Owned		99%	MC	\$23,266.53	13
Building	0031500255	1514 - JACKIE ROBINSON RECREATION CENTER	15,550	Owned		100%	MC	\$55,533.07	13
Building	0031500245	1515 - RECREATION	10,000	Owned		100%	MC	\$35,511.04	13
Building	0031500086	1516 - MARTIN LUTHER KING CHAPEL	3,950	Owned		90%	MC	\$14,266.53	13
Building	0031500087	1517 - RECREATION OFFICE	4,100	Owned	OU	95%	MDNC	\$16,193.85	13
Building	0031508140	1520 - PRESS BOX	800	Owned		100%	MC	\$2,877.75	13
Building	0031500246	1526 - CULINARY ARTS BUILDING	9,110	Owned		100%	MC	\$38,646.16	13
Building	0031508153	1526-A - CULINARY ARTS	9,000	Owned		100%	MC	\$38,335.35	13
Building	0031500109	1553 - EAST CAMPUS ADMIN.	3,250	Owned	UU	90%	MDNC	\$12,870.32	13

Federal Real Property Asset Management Performance Measures

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Center: EARLE C. CLEMENTS (00315)

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<u>Type</u>	<u>Asset Number</u>	<u>Name</u>	<u>Size</u>	<u>Own/ Lease</u>	<u>Utilization</u>	<u>Fac. Cond. Index</u>	<u>Mission Dependency</u>	<u>Annual Op Cost</u>	<u>Restrictions</u>
Building	0031500122	1579 - DECKHAND TRAINING	2,950	Owned		95%	MC	\$12,944.44	13
Building	0031500129	1599 - CENTER VEHICLE MAINTENANCE	6,800	Owned		78%	MDNC	\$7,941.96	13
Building	0031500131	1613 - ADMINISTRATION	5,400	Owned	OU	93%	MDNC	\$20,788.90	13
Building	0031500150	2405 - WAREHOUSE	9,000	Owned	OU	100%	NMD	\$10,538.53	13
Building	0031500151	2406 - WAREHOUSE	9,000	Owned	UU	100%	NMD	\$10,538.53	13
Building	0031500152	2407 - WAREHOUSE	9,000	Owned	UU	100%	NMD	\$10,538.53	13
Building	0031500153	2408 - VACANT	9,000	Owned		85%	NMD	\$.00	13
Building	0031500154	2409 - RECREATION STORAGE	9,000	Owned	OU	100%	NMD	\$10,538.53	13
Building	0031500160	2415 - LOGISTICS/WAREHOUSE	9,000	Owned	UU	84%	NMD	\$10,538.53	13
Building	0031500161	2416 - WAREHOUSE	9,000	Owned	UU	84%	NMD	\$10,538.53	13
Building	0031500162	2417 - CENTRAL RECEIVING/WAREHOUSE	9,000	Owned	OU	84%	NMD	\$10,538.53	13
Building	0031500165	2427 - REC. STOR./ELECT. VOC./ARTS & CRAFTS	9,250	Owned		71%	MDNC	\$32,755.53	13
Building	0031500166	2428 - STORAGE	9,000	Owned	OU	60%	NMD	\$10,538.53	13
Building	0031500168	2431 - POST OFFICE/PRINTING OFFICE	2,750	Owned	OU	97%	MDNC	\$10,535.73	13
Building	0031500267	2432-A - RECORDS & INFORMATION TECHNOLOGY	3,360	Owned	OU	63%	MDNC	\$13,181.13	13
Building	0031500268	2433 - BCL/SAFETY	3,276	Owned		94%	MC	\$13,865.58	13
Building	0031500269	2433-A - ADMINISTRATION	6,720	Owned	OU	93%	MDNC	\$26,362.26	13
Building	0031500270	2434 - TRANSPORTATION	1,680	Owned	OU	98%	MDNC	\$6,590.57	13
Building	0031508122	2435 - STUDENT UNION	5,000	Owned		94%	MC	\$17,755.52	13
Building	0031500174	2436 - FACILITY MAINTENANCE	5,040	Owned		100%	NMD	\$5,680.35	13
Building	0031500175	2437 - FACILITY MAINTENANCE	6,530	Owned		56%	NMD	\$7,736.42	13
Building	0031500176	2438 - FACILITY MAINTENANCE	7,840	Owned		56%	NMD	\$8,733.67	13
Building	0031508120	2439 - SART	760	Owned	OU	100%	MDNC	\$3,069.24	13
Building	0031500180	2443 - FACILITY MAINTENANCE	9,000	Owned	OU	72%	NMD	\$10,538.53	13
Building	0031500181	2444 - MAINT. STORAGE	1,250	Owned	OU	54%	NMD	\$951.58	13
Building	0031500182	2445 - NETWORK CABLE	5,200	Owned		100%	MC	\$22,067.38	13
Building	0031500183	2447 - COLD/DRY STORAGE	15,700	Owned		100%	MC	\$92,551.82	13
Structure	0031508141	0503-B - DORMITORY STORAGE	1	Owned		73%	MDNC	\$49.48	13
Structure	0031500248	0507 - STORAGE	1	Owned		100%	MDNC	\$144.64	13

Federal Real Property Asset Management Performance Measures

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Center: EARLE C. CLEMENTS (00315)

Date: 06/24/11

<u>Type</u>	<u>Asset Number</u>	<u>Name</u>	<u>Size</u>	<u>Own/ Lease</u>	<u>Utilization</u>	<u>Fac. Cond. Index</u>	<u>Mission Dependency</u>	<u>Annual Op Cost</u>	<u>Restrictions</u>
Structure	0031500260	0601-A VOCATIONAL STORAGE	1	Owned		100%	MDNC	\$146.16	13
Structure	0031508149	0601-B - UNION TRADES STORAGE	1	Owned		100%	MDNC	\$3,091.84	13
Structure	0031500261	0602-A VOCATIONAL STORAGE	1	Owned		100%	MDNC	\$274.05	13
Structure	0031508125	0603-A - CPP STORAGE	1	Owned		100%	MDNC	\$182.70	13
Structure	0031508126	0606-A - AUTOMOTIVE STORAGE	1	Owned		94%	MDNC	\$152.25	13
Structure	0031500241	0703 - CAFETERIA STORAGE	1	Owned		100%	MDNC	\$167.48	13
Structure	0031508127	0999-B - ROADWAY TRUCKING STORAGE	1	Owned		100%	MDNC	\$73.08	13
Structure	0031508128	1415-A - FIRE HOUSE STORAGE	1	Owned		92%	MDNC	\$152.25	13
Structure	0031508130	1505-A - MED./DENT. STORAGE	1	Owned		100%	MDNC	\$152.25	13
Structure	0031500247	1535 - REC./HOUSING STORAGE	1	Owned		100%	MDNC	\$327.34	13
Structure	0031508131	1553-A - EAST CAMPUS STORAGE	1	Owned		100%	MDNC	\$121.80	13
Structure	0031500240	1553-B - EAST CAMPUS STORAGE	1	Owned		100%	MDNC	\$144.64	13
Structure	0031508145	2409A - FLAMMABLE STORAGE	1	Owned		100%	MDNC	\$76.13	13
Structure	0031508132	2435-A - GOLF STORAGE	1	Owned		88%	MDNC	\$76.13	13
Structure	0031508133	2445-A - PLUMBING STORAGE	1	Owned		92%	MDNC	\$146.16	13
Structure	0031508123	2446 - CENTER STORAGE	1	Owned		100%	MDNC	\$761.26	13
Structure	0031508142	2455 - PLUMBING STORAGE	1	Owned		100%	MDNC	\$235.99	13
Structure	0031500222	GATEHOUSE	1	Owned		100%	MDNC	\$60.90	13
Structure	0031508134	P-301 - PAVILION	1	Owned		100%	MDNC	\$421.74	13
Structure	0031508136	P-502 - PAVILION	1	Owned		100%	MDNC	\$125.61	13
Structure	0031508143	P-605 - PAVILION	1	Owned		100%	MDNC	\$109.62	13
Structure	0031508137	P-701 - PAVILION	1	Owned		100%	MDNC	\$548.11	13
Structure	0031508138	P-702 - PAVILION	1	Owned		100%	MDNC	\$548.11	13
Land	0031508118	EARLE C. CLEMENTS JCC (LAND)	723	Owned		0%	MC	\$63,007.32	7
Totals:						<u>93%</u>		<u>\$3,150,366.00</u>	

Federal Real Property Asset Management Performance Measures

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Center: EARLE C. CLEMENTS (00315)

Date: 06/24/11

Building Mission Dependency Summary

54 of 86	Buildings Mission Critical	(62.8%)
17 of 86	Buildings Mission Dependent Not Critical	(19.8%)
15 of 86	Buildings Not Mission Dependent	(17.4%)
624,885	GSF Mission Critical	(76.3%)
81,950	GSF Mission Dependent Not Critical	(10%)
112,060	GSF Not Mission Dependent	(13.7%)

Facilities Not Meeting Facility Condition Index (FCI) Target (90%)

20 of 86	Buildings FCI < 90%	(23.3%)
2 of 25	Structures FCI < 90%	(8%)
196,362	GSF FCI < 90%	(24%)

BUILDINGS

TECHNOLOGY

1509 - CSJO

1510 - SECURITY/CENTER PROTECTION

1511 - FIELDHOUSE

1512 - FITNESS CENTER

1512A - SWIMMING POOL BLDG

1513 - RECREATION

1514 - JACKIE ROBINSON RECREATION CENTER

1515 - RECREATION

1516 - MARTIN LUTHER KING CHAPEL

1517 - RECREATION OFFICE

1520 - PRESS BOX

1526 - CULINARY ARTS BUILDING

1526A - CULINARY ARTS

1553 - EAST CAMPUS ADMIN.

1579 - DECKHAND TRAINING

1599 - CENTER VEHICLE MAINTENANCE

2003 - RECREATION

2405 - WAREHOUSE

2406 - WAREHOUSE

2407 - WAREHOUSE

2408 - VACANT

2409 - RECREATION STORAGE

2415 - LOGISTICS/WAREHOUSE

2416 - WAREHOUSE

2417 - CENTRAL RECEIVING/WAREHOUSE

2427 - REC. STOR./ELEC., VOC./ARTS & CRAFTS

2428 - STORAGE

2431 - POC OFFICE/PRINTING OFFICE

2432A - RECORDS & INFORMATION TECHNOLOGY

2433 - BCU/SAFETY

2433A - ADMINISTRATION

2434 - TRANSPORTATION

2435 - STUDENT UNION

2436 - FACILITY MAINTENANCE
2437 - FACILITY MAINTENANCE
2438 - FACILITY MAINTENANCE
2439 - SART
2443 - FACILITY MAINTENANCE
2444 - MAINT. STORAGE
2445 - NETWORK CABLE
2447 - COLD/DRY STORAGE

- 503-DORMITORY STORAGE
- 507 - STORAGE
- 601-A - VOCATIONAL STORAGE
- 601-B - UNION TRADES STORAGE
- 602-A - VOCATIONAL STORAGE
- 603 - CPP STORAGE
- 606-A - AUTOMOTIVE STORAGE
- 73 - CAFETERIA STORAGE
- 999-B - ROADWAY TRUCKING STOR.
- 1000 - GARAGE HOUSE STORAGE
- 1505-A - MED./DENT. STORAGE
- 1535 - REC/HOUSING STORAGE
- 1553-A - EAST CAMPUS STORAGE
- 1553-B - EAST CAMPUS STORAGE
- 2400-A - PLUMBING STORAGE
- 2435-A - GOLF STORAGE
- 2445-A - PLUMBING STORAGE
- 2446 - CENTER STORAGE
- 2450 - PLUMBING STORAGE
- GATEHOUSE
- P-301 - PAVILION
- P-502 - PAVILION
- P-605 - PAVILION
- P-701 - PAVILION
- P-702 - PAVILION



0 300 600 1200 Feet



- MISSION CRITICAL
- MISSION DEPENDENT
NOT CRITICAL
- NOT MISSION
DEPENDENT

DEFICIENCY ANALYSIS

DEFICIENCIES

Deficiencies are categorized into program, site, and building deficiencies. Program deficiencies address issues such as square footage shortages or the omission of amenities required or standard for the proper operation of a particular Job Corps function. Site deficiencies indicate adverse site and infrastructure conditions which negatively impact operations and environment. Building deficiencies indicate adverse conditions at the building level.

CLASSIFICATIONS

Deficiency classifications are defined as follows:

Class IA - Deficiencies which address imminent life safety and health hazards.

Class II - Deficiencies which address code violations, however, do not represent imminent life safety and health hazards.

- **A** - Deficiencies which violate code (Federal, State or Local) and may result in an interruption of center operations if not corrected.
- **B** - Deficiencies which violate code (Federal, State or Local) and have no immediate impact on center operations if not corrected.

Class III - Deficiencies which address facility repair, replacement or maintenance.

- **A** - Deficiencies which if not corrected may result in an interruption of center operations.
- **B** - Deficiencies which if not corrected will have minimal impact on center operations or can be mitigated through temporary measures until the deficiency is corrected.

Class IV – Deficiencies which address programmatic needs.

- **A** - Deficiencies which if corrected produce substantial improvements in the quality of the learning and living environment.
- **B** - Deficiencies which if corrected are desirable enhancements.

COST ASSIGNMENT

Costs shown include material and labor costs plus mark-ups for: tax and labor burden; general contractor's overhead and profit; permits, bonds and insurance. In addition, a location factor is applied and a construction contingency is added. Design costs are not applied at this time, however, will be applied at the project level (see Project Data Sheets). All deficiency costs shown are based on current year (year of this document) prices and are escalated annually and reflected in the annual Inventory of Needs.

DEFICIENCY IDENTIFICATION

Other information provided on deficiency charts includes the following:

- The **year** the deficiency was identified, the office or organization responsible for correcting the deficiency (National, **R**egional, **L**essor, or as part of **O**peration & **M**aintenance by the center); if National, the project number to which the deficiency is assigned.

The status of the deficiency:

- **Funded** deficiencies report indicates the funding year for funded Regional projects, which have dollar amounts shown, or deficiencies assigned to funded National and major Regional projects without dollar amounts.
- **Proposed** deficiencies have been assigned to a National project.
- **Unfunded** deficiencies are Regional projects unless or until they are assigned to a National project.
- Any Environmental (A106) Projects identified at the center.

Funded But Not Corrected Deficiencies by Classification

Page: 1

Date: 06/24/2011

Center: Earle C. Clements (00315)

Def ID	Deficiency Description	Yr Fund	Off.	Proj	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
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Summary

Deficiency Total Numbers by Classification	8	91	0	13	3	2	0	117
Deficiency Total Costs by Classification	\$18,097	\$207,833	\$0	\$637,339	\$91,859	\$271,000	\$0	\$1,226,128

Site

70744	Demolition of several buildings	2010	R						\$441,720				
75482	Flooring in new gymnasium needs repairs	2009	R						\$12,350				
77133	Lack of backup power during a power outage	2009	R								\$10,000		
77134	Lack of backup power during a power outage	2009	R								\$261,000		
Site Total:									\$454,070		\$271,000		\$725,070

Building

0301 - Dormitory													
79351	Fire dampers not provided at rated wall openings	2010	R					\$596					
79415	Fire alarm detection not provided in the electrical and mechanical rooms	2010	R					\$1,693					
Subtotal:								\$2,289					\$2,289
0302 - Dormitory													
79352	Fire dampers not provided at rated wall openings	2010	R					\$1,520					
79416	Fire alarm detection not provided in the mechanical rooms	2010	R					\$1,856					
Subtotal:								\$3,376					\$3,376
0303 - Dormitory													
79367	Fire dampers not provided at rated wall openings	2010	R					\$1,520					
79419	Fire alarm detection not provided in the mechanical rooms	2010	R					\$1,856					
Subtotal:								\$3,376					\$3,376
0304 - Dormitory													
79368	Fire dampers not provided at rated wall openings	2010	R					\$1,520					
79420	Fire alarm detection not provided in the mechanical rooms	2010	R					\$1,856					
79437	Exit signage inadequate for egress path	2010	R					\$548					

Funded But Not Corrected Deficiencies by Classification

Page: 2

Date: 06/24/2011

Center: Earle C. Clements (00315)

Def ID	Deficiency Description	Yr Fund	Off.	Proj	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
80317	Locked exit door	2010	R			\$1,087							
Subtotal:						\$1,087	\$3,924						\$5,011
0305 - Dormitory													
79369	Fire dampers not provided at rated wall openings	2010	R				\$450						
79376	Fire dampers not provided at rated wall openings	2010	R				\$760						
79421	Fire alarm detection not provided in mechanical rooms	2010	R				\$1,856						
Subtotal:							\$3,066						\$3,066
0401 - Dormitory													
67812	Fire alarm control panel not protected	2010	R				\$641						
79474	No night lights are provided in the wing corridors	2010	R				\$3,099						
80428	Fire dampers not provided at rated partition openings	2010	R				\$1,296						
Subtotal:							\$5,036						\$5,036
0401-A - Dormitory Storage													
79495	Conduit fitting not explosion proof	2010	R				\$548						
Subtotal:							\$548						\$548
0402 - Dormitory													
79475	No night lights are provided in the wing corridors	2010	R				\$3,099						
80233	Door along exit access corridor is damaged	2010	R				\$2,070						
80429	Fire dampers not provided at rated partition openings	2010	R				\$1,296						
Subtotal:							\$6,465						\$6,465
0403 - Dormitory													
79476	No night lights are provided in the wing corridors	2010	R				\$3,099						
80430	Fire dampers not provided at rated partition openings	2010	R				\$1,296						
Subtotal:							\$4,395						\$4,395
0404 - Dormitory													
79477	No night lights are provided in the wing corridors	2010	R				\$3,099						
79498	Tritium gas exit sign expiration date is not clear, arrows not provided	2010	R				\$617						
80431	Fire dampers not provided at rated partition openings	2010	R				\$1,296						

Funded But Not Corrected Deficiencies by Classification

Page: 3

Date: 06/24/2011

Center: Earle C. Clements (00315)

Def ID	Deficiency Description	Yr Fund	Off.	Proj	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
Subtotal:							\$5,012						\$5,012
0405 - Dormitory													
79478	No night lights are provided in the wing corridors	2010	R				\$3,099						
79501	Tritium gas exit sign expiration date is not clear, arrows not provided	2010	R				\$617						
80432	Fire dampers not provided at rated partition openings	2010	R				\$1,296						
Subtotal:							\$5,012						\$5,012
0503 - Dormitory													
79384	Fire dampers not provided at rated openings	2010	R				\$3,040						
79479	No night lights are provided in the wing corridors	2010	R				\$4,602						
79511	Disconnect switches for two condensing units are deteriorated	2010	R				\$2,217						
79513	Tritium gas exit sign expiration date is not clear	2010	R				\$617						
Subtotal:							\$10,476						\$10,476
0503-A - Dormitory Storage													
79496	Conduit fitting not explosion proof	2010	R				\$548						
Subtotal:							\$548						\$548
0504 - Dormitory													
79401	Fire alarm detection not provided in the electrical and mechanical rooms	2010	R				\$1,693						
Subtotal:							\$1,693						\$1,693
0506 - Counseling													
56530	Masonry grout has deteriorated, and joints need repointing	2006	R						\$7,757				
79404	Disconnect switches for two condensing units are deteriorated	2010	R				\$2,217						
79406	Exit signage inadequate, sign type inadequate in other location	2010	R				\$1,019						
Subtotal:							\$3,236		\$7,757				\$10,993
0599 - Material Handling													
79410	Emergency egress lighting inadequate	2010	R				\$1,234						

Funded But Not Corrected Deficiencies by Classification

Page: 1

Date: 06/24/2011

Center: Earle C. Clements (00315)

Def ID	Deficiency Description	Yr Fund	Off.	Proj	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
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Summary

Deficiency Total Numbers by Classification	8	91	0	13	3	2	0	117
Deficiency Total Costs by Classification	\$18,097	\$207,833	\$0	\$637,339	\$91,859	\$271,000	\$0	\$1,226,128

Site

70744	Demolition of several buildings	2010	R						\$441,720				
75482	Flooring in new gymnasium needs repairs	2009	R						\$12,350				
77133	Lack of backup power during a power outage	2009	R								\$10,000		
77134	Lack of backup power during a power outage	2009	R								\$261,000		
Site Total:									\$454,070		\$271,000		\$725,070

Building

0301 - Dormitory													
79351	Fire dampers not provided at rated wall openings	2010	R				\$596						
79415	Fire alarm detection not provided in the electrical and mechanical rooms	2010	R				\$1,693						
Subtotal:							\$2,289						\$2,289
0302 - Dormitory													
79352	Fire dampers not provided at rated wall openings	2010	R				\$1,520						
79416	Fire alarm detection not provided in the mechanical rooms	2010	R				\$1,856						
Subtotal:							\$3,376						\$3,376
0303 - Dormitory													
79367	Fire dampers not provided at rated wall openings	2010	R				\$1,520						
79419	Fire alarm detection not provided in the mechanical rooms	2010	R				\$1,856						
Subtotal:							\$3,376						\$3,376
0304 - Dormitory													
79368	Fire dampers not provided at rated wall openings	2010	R				\$1,520						
79420	Fire alarm detection not provided in the mechanical rooms	2010	R				\$1,856						
79437	Exit signage inadequate for egress path	2010	R				\$548						

Unfunded Deficiencies by Classification

Page: 1

Center: Earle C. Clements (00315)

Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
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Summary

Deficiencies Total Numbers by Classification						0	0	64	140	50	18	0	272
Deficiencies Linked to National (or Major Agency) Projects (P)						\$0	\$0	\$2,605	\$35,571	\$640,456	\$0	\$0	\$678,632
Deficiencies not Linked to Projects (A)						\$0	\$0	\$131,031	\$2,562,810	\$1,099,979	\$130,805	\$0	\$3,924,625
Deficiency Totals by Classification						\$0	\$0	\$133,636	\$2,598,381	\$1,740,435	\$130,805	\$0	\$4,603,257

Site

79433	Several pole and platform-mounted transformers are deteriorated	2010	R						\$28,577				
79440	Site lighting inadequate	2010	R						\$3,884				
80308	Site lighting inadequate	2010	R						\$14,506				
Site Total:									\$46,967				\$46,967

Unfunded Deficiencies by Classification

Page: 3

Date: 06/24/2011

Center: Earle C. Clements (00315)

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
79462	Light fixtures in the lounge nearing the end of useful life	2010	R								\$4,083		
80315	Downspouts are damaged and leaking	2010	R						\$3,645				
Subtotal:									\$42,497		\$4,083		\$46,581
0305 - DORMITORY													
79425	Site lighting inadequate	2010	R						\$3,862				
79443	Weatherheads for power and data service entrances rusted and deteriorated	2010	R						\$6,953				
79449	Fire alarm control system is old and deteriorated	2010	R						\$28,039				
79464	Light fixtures in the lounge nearing the end of useful life	2010	R							\$4,083			
Subtotal:									\$38,853	\$4,083			\$42,936
0307 - VACANT MECHANICAL													
79465	Tritium gas exit sign expired	2010	R					\$617					
83603	Old dilapidated building	2011	R						\$17,387				
Subtotal:								\$617	\$17,387				\$18,004
0401 - DORMITORY													
79387	Building security system is not operational and deteriorated	2010	R						\$2,070				
79388	Water pipe lacks electrical bonding	2010	R						\$726				
79393	Mechanical equipment lacks service receptacle	2010	R					\$438					
80229	Downspouts are damaged and leaking	2010	R						\$3,378				
80230	Damaged concrete pedestrian walkway	2010	R						\$2,211				
80231	Roof perforated soffit is missing	2010	R						\$556				
Subtotal:								\$438	\$8,940				\$9,379
0401-A - DORMITORY STORAGE													
79493	Light fixtures not energy efficient	2010	R						\$5,944				
79639	Building is hot in summer	2010	R							\$2,240			
Subtotal:									\$5,944	\$2,240			\$8,184
0402 - DORMITORY													
79397	The exterior light fixture is old and deteriorated	2010	R						\$568				
79466	Mechanical equipment lacks service receptacle	2010	R					\$438					

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Unfunded Deficiencies by Classification

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Center: Earle C. Clements (00315)

Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
Subtotal:								\$2,649					\$2,649
0506 - COUNSELING													
79405	Mechanical equipment lacks service receptacle	2010	R					\$438					
79640	No cooling provided	2010	R							\$476			
Subtotal:								\$438		\$476			\$914
0599 - MATERIAL HANDLING													
79409	There is no permanent lighting in the mezzanine storage area	2010	R						\$2,863				
80193	Exit doors frames move and are misaligned Defective installation of doors	2010	R						\$12,129				
Subtotal:									\$14,992				\$14,992
0601 - UNION TRADES													
79520	Lighting level does not meet guidelines and not energy efficient	2010	R						\$1,225				
79521	Light fixtures no longer meeting illumination guidelines	2010	R						\$4,630				
80213	Deteriorated toilet partitions	2010	R						\$9,281				
80214	Downspouts are damaged and leaking	2010	R						\$4,356				
80216	Concrete masonry wall is damaged	2010	R						\$7,559				
80236	Door lockset is missing	2010	R						\$363				
Subtotal:									\$27,414				\$27,414
0602 - WELDING/ELECTRICAL/PLUMBING													
31800	Vinyl-faced ceiling insulation is damaged	1996	R						\$32,632				
79527	Light fixtures reaching the end of their useful life	2010	R						\$6,860				
79528	Lighting level not meeting illumination guidelines	2010	R						\$20,056				
79530	Improper use of extension cord	2010	R						\$1,337				
80218	Overhead doors are old and malfunction	2010	R						\$22,008				
84039	Roof leaks are causing damage to ceilings	2011	R						\$36,601				
Subtotal:									\$119,494				\$119,494

Unfunded Deficiencies by Classification

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Center: Earle C. Clements (00315)

Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
0603 - CAREER PREP CENTER													
66980	Broken floor tiles in break room	2007	R							\$730			
79534	Mechanical equipment lacks service receptacle	2010	R					\$438					
Subtotal:								\$438		\$730			\$1,168
0604 - ACADEMIC													
79543	Mechanical equipment lacks service receptacles	2010	R					\$589					
79545	Water pipe lacks electrical bonding	2010	R					\$726					
79551	Fire alarm system is reaching the end of useful life and inadequate	2010	R						\$26,314				
80175	Asphalt shingle roof is deteriorated and near end of useful life	2010	R						\$129,864				
Subtotal:								\$1,315	\$156,178				\$157,493
0605 - ACADEMIC - CPP													
79539	Mechanical equipment lacks service receptacles	2010	R					\$589					
79546	Water pipe lacks electrical bonding	2010	R					\$726					
79552	Fire alarm system is reaching the end of useful life and inadequate	2010	R						\$26,314				
80177	Asphalt shingle roof is deteriorated and near end of useful life	2010	R						\$123,056				
Subtotal:								\$1,315	\$149,370				\$150,684
0606 - AUTO REPAIR SHOP													
79549	Inadequate number of receptacles in the shops	2010	R						\$5,993				
79550	Inadequate number of receptacles, no spare CB in panel in the Engine shop	2010	R						\$5,385				
79554	No spare circuit breakers in the panels in the auto repair shops	2010	R						\$20,871				
79555	Light fixtures no longer meet illumination guidelines	2010	R						\$834				
80310	Roof leaks are causing damage to ceilings	2010	R						\$21,906				
81398	Building fire alarm system is inadequate	2010	R						\$24,066				
Subtotal:									\$79,055				\$79,055

Unfunded Deficiencies by Classification

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Center: Earle C. Clements (00315)

Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
Subtotal:													
0702 - DINING FACILITY													
56539	Ramp does not slope properly	2004	R							\$5,764			
67870	Lighting in the dining area lacks proper control	2008	R								\$10,665		
79828	A/C and ventilation for dining area are inadequate	2010	R						\$46,678				
79831	Poor temperature control in dry food storage area	2010	R							\$4,274			
80319	Roofing is deteriorated	2010	R							\$57,163			
80320	The door and frames are deteriorated	2010	R						\$2,517				
80371	The backup power generator is old, deteriorated and undersized	2010	R						\$142,223				
Subtotal:													
0801 - CAREER TRANSITION SERVICES													
79598	Improper use of extension cord	2010	R					\$301					
79599	Inadequate location of heat detectors	2010	R							\$445			
80337	Air handling units deteriorated	2010	R								\$13,302		
Subtotal:													
0901 - DORMITORY													
56573	Surface storm water fails to drain away from the building	2004	R						\$801				
79571	Main water pipe lacks electrical bonding	2010	R					\$726					
79572	Building security system is not operational and deteriorated	2010	R						\$3,960				
79574	Light fixtures in the bathrooms are deteriorated	2010	R						\$5,891				
79576	Disconnect switches for five condensing units are deteriorated	2010	R						\$5,543				
80323	Asphalt shingle roof is deteriorated and near end of useful life	2010	R							\$106,926			
Subtotal:													
0902 - DORMITORY													
46255	Building has not been tested for radon	2002	R					\$214					
67033	Splash blocks are missing	2007	R							\$510			
68347	Bathrooms are ineffectively ventilated	2008	R						\$45,790				

Unfunded Deficiencies by Classification

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Center: Earle C. Clements (00315)

Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
80180	Damaged drywall	2010	R						\$1,069				
80181	Damaged bathroom finishes	2010	R						\$26,245				
80224	Windows and frames are broken and have parts missing	2010	R						\$5,030				
80239	Exterior light fixtures difficult to maintain	2010	R						\$8,960				
80240	Lighting level no longer meeting illumination guidelines	2010	R						\$11,445				
80242	Light fixtures deteriorated	2010	R						\$8,463				
Subtotal:								\$214	\$107,002	\$510			\$107,726
0903 - DORMITORY - IND. LIVING													
46256	Building has not been tested for radon	2002	R					\$214					
67036	Splash blocks are missing	2007	R							\$454			
68348	Bathrooms are ineffectively ventilated	2008	R						\$45,790				
80183	Damaged bathroom finishes	2010	R						\$26,245				
80223	Windows and frames are broken and have parts missing	2010	R						\$5,030				
80246	Exterior light fixtures difficult to maintain	2010	R						\$6,572				
80247	Light fixtures deteriorated	2010	R						\$8,463				
83069	Lighting level no longer meeting illumination guidelines	2011	R						\$11,445				
Subtotal:								\$214	\$103,545	\$454			\$104,213
1000 - HEAVY EQUIPMENT STORAGE													
79601	Electrical panelboard is deteriorated	2010	R							\$6,078			
79602	Exit signage inadequate for egress paths	2010	R					\$1,660					
79603	Receptacles throughout the building are old and deteriorated	2010	R						\$2,464				
79845	Exhaust ventilation not provided in toilet room	2010	R					\$1,075					
Subtotal:								\$2,736	\$2,464	\$6,078			\$11,277
1400 - TESTING													
79604	Electrical panelboard is deteriorated	2010	R						\$4,842				
79606	Light fixture inappropriate for the office function	2010	R						\$318				
Subtotal:									\$5,160				\$5,160

Unfunded Deficiencies by Classification

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Date: 06/24/2011

Center: Earle C. Clements (00315)

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
1415 - FIRE HOUSE													
79607	Fire alarm control panel is deteriorated and obsolete	2010	R					\$2,725					
80311	Overhead door is old and difficult to operate manually	2010	R							\$8,144			
Subtotal:								\$2,725		\$8,144			\$10,869
1505 - MEDICAL/DENTAL BUILDING													
46258	Building has not been tested for radon	2002	R					\$214					
67012	Weather protection lacking at emergency entrance	2007	R								\$9,795		
68268	Pre-natal exam room lacks a second dressing room	2008	R								\$3,446		
79578	Two exterior light fixtures are old and deteriorated	2010	R						\$1,135				
80329	Temperature in nurses station very warm	2010	R							\$668			
Subtotal:								\$214	\$1,135	\$668	\$13,242		\$15,259
1506 - HUMAN RESOURCES													
69659	Trailer building no longer needed	2008	R							\$10,686			
Subtotal:										\$10,686			\$10,686
1507 - BOWLING ALLEY													
35629	The exterior mechanical equipment does not have a disconnect switch	1998	R					\$1,249					
57266	Exterior steps lack a proper landing and safety railings	2005	R					\$11,013					
79579	Distribution equipment inadequate for increasing mechanical loads	2010	R						\$3,206				
80173	Interior finishes are deteriorated	2010	R						\$54,472				
80330	Window air conditioning units deteriorated	2010	R						\$6,545				
80332	HVAC system is old and inoperable	2010	R						\$8,716				
Subtotal:								\$12,262	\$72,938				\$85,200
1508 - TELE. OFFICE/COMPUTER TECHNOLOGY													
56554	Gypsum board ceiling is damaged and is in poor condition	2004	R							\$1,069			
67076	Gypsum board ceiling is deteriorated	2007	R						\$801				
67081	Vinyl tile is deteriorated and missing	2007	R							\$12,542			
Subtotal:									\$801	\$13,610			\$14,412

Unfunded Deficiencies by Classification

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Center: Earle C. Clements (00315)

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
Subtotal:								\$2,551	\$568				\$3,119
1515 - RECREATION													
46259	Building has not been tested for radon	2002	R					\$214					
Subtotal:								\$214					\$214
1516 - MARTIN LUTHER KING CHAPEL													
44060	Building interior is deteriorated	2001	R						\$28,260				
57130	Electrical service drop lacks code required roof clearance	2005	R					\$5,474					
67083	Carpet is worn and faded	2007	R							\$1,552			
80178	Shingle roof is in poor condition	2010	R						\$39,015				
80266	Light fixtures not energy efficient, lighting level low	2010	R						\$6,038				
Subtotal:								\$5,474	\$73,313	\$1,552			\$80,340
1517 - RECREATION OFFICE													
80267	Electrical panelboards are deteriorated	2010	R						\$9,784				
80268	Light fixtures are old and not energy efficient	2010	R								\$15,463		
80269	There is no exterior light fixture above the building entrance	2010	R						\$868				
Subtotal:									\$10,653		\$15,463		\$26,115
1526 - CULINARY ARTS BUILDING													
46260	Building has not been tested for radon	2002	R					\$214					
68049	Pipes not adequately insulated	2008	R					\$2,349					
Subtotal:								\$2,562					\$2,562
1579 - DECKHAND TRAINING													
79844	Exhaust ventilation not provided in toilet room	2010	R					\$2,151					
80179	Shingle roof is in poor condition	2010	R							\$26,173			
80322	Panelboard subject for vandalism	2010	R								\$4,341		
Subtotal:								\$2,151		\$26,173	\$4,341		\$32,664
1599 - CENTER VEHICLE MAINTENANCE													
67738	Electrical loadcenter is deteriorated	2008	R							\$5,406			
80280	Light fixtures are old and deteriorated	2010	R						\$22,040				
									\$22,040	\$5,406			

Unfunded Deficiencies by Classification

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Center: Earle C. Clements (00315)

Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
Subtotal:													\$27,446
1613 - ADMINISTRATION													
79589	One exterior light fixture is old and deteriorated	2010	R						\$568				
79591	Excessive lighting in the first floor receptionist office	2010	R					\$695					
79593	There are no means to notify about inadequate data equipment operation	2010	R								\$2,671		
80282	Mechanical equipment lacks service receptacles	2010	R					\$863					
80334	HVAC systems no longer function adequately	2010	R						\$34,220				
80335	Exhaust ventilation not provided in toilet room	2010	R					\$856					
Subtotal:													\$39,872
2405 - WAREHOUSE													
31856	Concrete loading dock is deteriorated	1996	R							\$3,032			
80283	Mechanical room service light not operational and deteriorated	2010	R						\$212				
Subtotal:													\$3,245
2406 - WAREHOUSE													
68144	Concrete loading dock is deteriorated	2008	R							\$3,032			
Subtotal:													\$3,032
2407 - WAREHOUSE													
68145	Concrete loading dock is deteriorated	2008	R							\$3,032			
Subtotal:													\$3,032
2408 - VACANT													
56583	Safety railing is missing	2004	R					\$645					
68146	Concrete loading dock is deteriorated	2008	R							\$3,032			
Subtotal:													\$3,677
2409 - RECREATION STORAGE													
56584	Exterior stair lacks safety railing	2004	R					\$645					
68147	Concrete loading dock is deteriorated	2008	R							\$3,032			
80043	Exhaust ventilation not provided in toilet rooms	2010	R					\$963					
Subtotal:													\$4,640

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Center: Earle C. Clements (00315)

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Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
Subtotal:								\$6,772					\$202,989
2431 - POST OFFICE/PRINTING OFFICE													
56591	Exterior steps, landing and safety railing do not comply with code	2004	R					\$7,253					
80293	Electrical panelboard undersized for existing loads	2010	R						\$10,610				
Subtotal:								\$7,253	\$10,610				\$17,863
2432-A - RECORDS & INFORMATION TECHNOLOGY													
67331	The trailer building is structurally deteriorated	2008	R							\$9,350			
Subtotal:										\$9,350			\$9,350
2433 - BCL/SAFETY													
57255	Exterior steps and safety railings do not comply with code	2005	R					\$6,772					
Subtotal:								\$6,772					\$6,772
2433-A - ADMINISTRATION													
56593	Exterior steps, landing, and safety railings do not comply with code	2004	R					\$22,026					
83609	Old dilapidated building	2011	R						\$83,480				
Subtotal:								\$22,026	\$83,480				\$105,506
2434 - TRANSPORTATION													
56600	Exterior steps, landing, and safety railings do not comply with code	2004	R					\$7,520					
Subtotal:								\$7,520					\$7,520
2435 - STUDENT UNION													
56990	Building has not been tested for radon	2005	R					\$214					
Subtotal:								\$214					\$214
2435-A - GOLF STORAGE													
80347	Light fixtures deteriorated	2010	R							\$606			
Subtotal:										\$606			\$606
2437 - FACILITY MAINTENANCE													
57531	The building is in poor condition and is badly deteriorated	2005	R							\$67,599			
80296	Electrical distribution system is deteriorated	2010	R							\$135,197			

Unfunded Deficiencies by Classification

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Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
Building													
Subtotal:										\$202,796			\$202,796
2438 - FACILITY MAINTENANCE													
67334	The building is in poor condition and is badly deteriorated	2008	R							\$67,599			
80297	Electrical distribution system is deteriorated	2010	R							\$162,320			
Subtotal:										\$229,918			\$229,918
2439 - SART													
56991	Building has not been tested for radon	2005	R					\$214					
Subtotal:										\$214			\$214
2444 - MAINT. STORAGE													
57613	The building is badly deteriorated	2005	R							\$12,940			
80346	Electrical distribution equipment is deteriorated	2010	R						\$7,929				
Subtotal:										\$7,929	\$12,940		\$20,869
2445 - NETWORK CABLE													
67114	Gypsum board ceiling is deteriorated	2007	R							\$1,069			
80227	Damaged concrete floor and masonry wall	2010	R						\$4,149				
Subtotal:										\$4,149	\$1,069		\$5,218
2447 - COLD/DRY STORAGE													
68050	Pipes are not adequately insulated	2008	R					\$3,967					
80302	Light fixtures no longer meeting illumination guidelines	2010	R						\$8,000				
Subtotal:										\$3,967	\$8,000		\$11,967
Totals by Classification:								\$133,635	\$2,551,413	\$1,740,435	\$130,805		\$4,556,288

Unfunded Deficiencies by Classification

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Center: Earle C. Clements (00315)

Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
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Summary

Deficiencies Total Numbers by Classification		0	0	64	140	50	18	0	272
Deficiencies Linked to National (or Major Agency) Projects (P)		\$0	\$0	\$2,605	\$35,571	\$640,456	\$0	\$0	\$678,632
Deficiencies not Linked to Projects (A)		\$0	\$0	\$131,031	\$2,562,810	\$1,099,979	\$130,805	\$0	\$3,924,625
Deficiency Totals by Classification		\$0	\$0	\$133,636	\$2,598,381	\$1,740,435	\$130,805	\$0	\$4,603,257

Site

79433	Several pole and platform-mounted transformers are deteriorated	2010	R						\$28,577				
79440	Site lighting inadequate	2010	R						\$3,884				
80308	Site lighting inadequate	2010	R						\$14,506				
Site Total:									\$46,967				\$46,967

Unfunded Deficiencies by Classification

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Center: Earle C. Clements (00315)

Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
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Summary

Deficiencies Total Numbers by Classification	0	0	64	140	50	18	0	272
Deficiencies Linked to National (or Major Agency) Projects (P)	\$0	\$0	\$2,605	\$35,571	\$640,456	\$0	\$0	\$678,632
Deficiencies not Linked to Projects (A)	\$0	\$0	\$131,031	\$2,562,810	\$1,099,979	\$130,805	\$0	\$3,924,625
Deficiency Totals by Classification	\$0	\$0	\$133,636	\$2,598,381	\$1,740,435	\$130,805	\$0	\$4,603,257

Site

79433	Several pole and platform-mounted transformers are deteriorated	2010	R						\$28,577				
79440	Site lighting inadequate	2010	R						\$3,884				
80308	Site lighting inadequate	2010	R						\$14,506				
Site Total:									\$46,967				\$46,967

Unfunded Deficiencies by Classification

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Center: Earle C. Clements (00315)

Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
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Summary

Deficiencies Total Numbers by Classification		0	0	64	140	50	18	0	272
Deficiencies Linked to National (or Major Agency) Projects (P)		\$0	\$0	\$2,605	\$35,571	\$640,456	\$0	\$0	\$678,632
Deficiencies not Linked to Projects (A)		\$0	\$0	\$131,031	\$2,562,810	\$1,099,979	\$130,805	\$0	\$3,924,625
Deficiency Totals by Classification		\$0	\$0	\$133,636	\$2,598,381	\$1,740,435	\$130,805	\$0	\$4,603,257

Site

79433	Several pole and platform-mounted transformers are deteriorated	2010	R						\$28,577				
79440	Site lighting inadequate	2010	R						\$3,884				
80308	Site lighting inadequate	2010	R						\$14,506				
Site Total:									\$46,967				\$46,967

Unfunded Deficiencies by Classification

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Date: 06/24/2011

Def ID	Deficiency Description	ID Year	Off.	Proj ID	A106	IA	IIA	IIB	IIIA	IIIB	IVA	IVB	Totals
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Summary

Deficiencies Total Numbers by Classification		0	0	64	140	50	18	0	272
Deficiencies Linked to National (or Major Agency) Projects (P)		\$0	\$0	\$2,605	\$35,571	\$640,456	\$0	\$0	\$678,632
Deficiencies not Linked to Projects (A)		\$0	\$0	\$131,031	\$2,562,810	\$1,099,979	\$130,805	\$0	\$3,924,625
Deficiency Totals by Classification		\$0	\$0	\$133,636	\$2,598,381	\$1,740,435	\$130,805	\$0	\$4,603,257

Site

79433	Several pole and platform-mounted transformers are deteriorated	2010	R						\$28,577				
79440	Site lighting inadequate	2010	R						\$3,884				
80308	Site lighting inadequate	2010	R						\$14,506				
Site Total:									\$46,967				\$46,967

FACILITY CONDITION SUMMARY REPORT
00315 EARLE C. CLEMENTS

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Type	Asset Number	Name	Built	GSF	Facility Condition Elements					General Condition	FCI
					Structure	Exterior	Interior	Mechanical	Electrical		
Building	0031500002	0301 - DORMITORY	1976	10,600	Good	Good	Good	Good	Fair	Good	96%
Building	0031500003	0302 - DORMITORY	1976	10,600	Good	Good	Good	Good	Fair	Good	96%
Building	0031500004	0303 - DORMITORY	1976	10,600	Good	Good	Good	Good	Fair	Good	96%
Building	0031500005	0304 - DORMITORY	1976	10,600	Good	Good	Good	Good	Fair	Good	96%
Building	0031500006	0305 - DORMITORY	1979	10,600	Good	Good	Good	Good	Fair	Good	96%
Building	0031500204	0307 - VACANT MECHANICAL	1979	1,400	Good	Fair	Fair	Poor	Fair	Fair	69%
Building	0031500225	0401 - DORMITORY	1988	15,750	Good	Good	Good	Good	Good	Good	100%
Building	0031508124	0401-A - DORMITORY STORAGE	2003	2,940	Good	Good	Good	Good	Good	Good	99%
Building	0031500226	0402 - DORMITORY	1988	15,750	Good	Good	Good	Good	Good	Good	100%
Building	0031500227	0403 - DORMITORY	1988	15,750	Good	Good	Good	Good	Good	Good	100%
Building	0031500228	0404 - DORMITORY	1988	15,750	Good	Good	Good	Good	Good	Good	100%
Building	0031500229	0405 - DORMITORY	1988	15,750	Good	Good	Good	Good	Good	Good	100%
Building	0031500007	0501 - LIBRARY/VACANT DORMITORY	1979	10,600	Good	Fair	Fair	Good	Good	Fair	90%
Building	0031500008	0502 - VACANT DORMITORY	1979	10,600	Good	Fair	Fair	Good	Good	Fair	90%
Building	0031500009	0503 - DORMITORY	1985	18,600	Good	Good	Good	Good	Good	Good	99%
Building	0031508121	0503-A - DORMITORY STORAGE	2003	2,940	Good	Good	Good	Good	Good	Good	100%
Building	0031500010	0504 - DORMITORY	1979	10,600	Good	Good	Good	Good	Fair	Good	96%
Building	0031500011	0505 - VACANT DORMITORY	1979	10,600	Good	Fair	Poor	Good	Good	Fair	82%
Building	0031500012	0506 - COUNSELING	1979	3,850	Good	Fair	Good	Good	Good	Good	95%
Building	0031508150	0599 - MATERIAL HANDLING	2006	9,500	Good	Good	Good	Good	Good	Good	99%
Building	0031500013	0601 - UNION TRADES	1979	20,000	Good	Good	Good	Good	Good	Good	97%
Building	0031500202	0602 - WELDING/ELECTRICAL/PLUMBING	1984	32,000	Good	Good	Good	Good	Good	Good	98%
Building	0031500203	0603 - CAREER PREP CENTER	1982	17,190	Good	Good	Good	Good	Good	Good	100%
Building	0031500223	0604 - ACADEMIC	1988	18,000	Good	Fair	Good	Good	Good	Good	95%
Building	0031500224	0605 - ACADEMIC - CPP	1988	18,000	Good	Fair	Good	Good	Good	Good	95%
Building	0031500230	0606 - AUTO REPAIR SHOP	1988	15,400	Good	Good	Good	Good	Good	Good	97%
Building	0031500262	0607 - AUTO BODY	2000	10,125	Good	Good	Good	Good	Good	Good	100%
Building	0031508139	0608 - HEAVY TRUCK REPAIR	2002	6,000	Good	Good	Good	Good	Good	Good	99%
Building	0031500259	0609 - VOCATIONAL BUILDING	2003	14,994	Good	Good	Good	Good	Good	Good	99%
Building	0031508152	0610 - VOCATION BUILDING	2008	16,000	Good	Good	Good	Good	Good	Good	100%
Building	0031500014	0701 - DINING FACILITY	1976	11,400	Good	Good	Good	Fair	Fair	Good	89%

FACILITY CONDITION SUMMARY REPORT

00315 EARLE C. CLEMENTS

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Type	Asset Number	Name	Built	GSF	Facility Condition Elements					Condition	FCI
					Structure	Exterior	Interior	Mechanical	Electrical		
Building	0031500015	0702 - DINING FACILITY	1979	13,200	Good	Good	Good	Fair	Good	Good	93%
Building	0031500016	0801 - CAREER TRANSITION SERVICES	1980	7,600	Good	Good	Good	Good	Good	Good	100%
Building	0031500231	0901 - DORMITORY	1989	15,750	Good	Good	Good	Good	Good	Good	97%
Building	0031500242	0902 - DORMITORY	1995	23,000	Good	Good	Fair	Fair	Good	Good	87%
Building	0031500243	0903 - DORMITORY - IND. LIVING	1995	23,000	Good	Good	Fair	Fair	Good	Good	87%
Building	0031508148	0999 - ROADWAY TRUCKING	2007	2,550	Good	Good	Good	Good	Good	Good	100%
Building	0031500263	0999-A - ROADWAY TRUCKING (TRAILER)	1990	1,680	Good	Good	Good	Good	Good	Good	100%
Building	0031500232	1000 - HEAVY EQUIPMENT STORAGE	1989	3,600	Good	Good	Good	Good	Fair	Good	96%
Building	0031500188	1400 - TESTING	1942	2,450	Good	Good	Good	Good	Good	Good	99%
Building	0031500076	1415 - FIRE HOUSE	1942	3,000	Good	Good	Good	Good	Good	Good	91%
Building	0031500256	1505 - MEDICAL/DENTAL BUILDING	1998	17,500	Good	Good	Good	Good	Good	Good	100%
Building	0031500271	1506 - HUMAN RESOURCES	1990	3,360	Good	Good	Good	Fair	Good	Good	93%
Building	0031500079	1507 - BOWLING ALLEY	1942	5,300	Good	Good	Fair	Fair	Good	Fair	87%
Building	0031500080	1508 - TELE. OFFICE/COMPUTER TECHNOL	1942	2,600	Good	Fair	Fair	Good	Good	Fair	90%
Building	0031500272	1509 - CSIO	1990	3,360	Good	Good	Good	Good	Good	Good	98%
Building	0031500273	1510 - SECURITY/CENTER PROTECTION	1990	3,360	Good	Good	Good	Good	Good	Good	99%
Building	0031500082	1511 - FIELDHOUSE	1942	22,630	Good	Good	Good	Good	Good	Good	82%
Building	0031508151	1512 - FITNESS CENTER	2008	20,700	Good	Good	Good	Good	Good	Good	100%
Building	0031500084	1512-A - SWIMMING POOL BLDG	1987	10,000	Good	Good	Poor	Poor	Poor	Poor	60%
Building	0031500085	1513 - RECREATION	1987	6,500	Good	Good	Good	Good	Good	Good	99%
Building	0031500255	1514 - JACKIE ROBINSON RECREATION CEN	1998	15,550	Good	Good	Good	Good	Good	Good	100%
Building	0031500245	1515 - RECREATION	1995	10,000	Good	Good	Good	Good	Good	Good	100%
Building	0031500086	1516 - MARTIN LUTHER KING CHAPEL	1942	3,950	Good	Good	Fair	Good	Fair	Good	90%
Building	0031500087	1517 - RECREATION OFFICE	1942	4,100	Good	Fair	Good	Good	Good	Good	95%
Building	0031508140	1520 - PRESS BOX	1989	800	Good	Good	Good	N/A	Good	Good	100%
Building	0031500246	1526 - CULINARY ARTS BUILDING	1995	9,110	Good	Good	Good	Good	Good	Good	100%
Building	0031508153	1526-A - CULINARY ARTS	2010	9,000	Good	Good	Good	Good	Good	Good	100%
Building	0031500109	1553 - EAST CAMPUS ADMIN.	1942	3,250	Good	Fair	Fair	Good	Good	Fair	90%
Building	0031500122	1579 - DECKHAND TRAINING	1942	2,950	Good	Good	Good	Good	Good	Good	95%
Building	0031500129	1599 - CENTER VEHICLE MAINTENANCE	1942	6,800	Good	Fair	Fair	Fair	Fair	Fair	78%
Building	0031500131	1613 - ADMINISTRATION	1942	5,400	Good	Good	Good	Fair	Good	Good	93%

FACILITY CONDITION SUMMARY REPORT

00315 EARLE C. CLEMENTS

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Type	Asset Number	Name	Built	GSF	Facility Condition Elements					Condition	FCI
					Structure	Exterior	Interior	Mechanical	Electrical		
Building	0031500150	2405 - WAREHOUSE	1942	9,000	Good	Good	Good	Good	Good	Good	100%
Building	0031500151	2406 - WAREHOUSE	1942	9,000	Good	Good	Good	Good	Good	Good	100%
Building	0031500152	2407 - WAREHOUSE	1942	9,000	Good	Good	Good	Good	Good	Good	100%
Building	0031500153	2408 - VACANT	1942	9,000	Good	Good	Fair	Fair	N/A	Fair	85%
Building	0031500154	2409 - RECREATION STORAGE	1942	9,000	Good	Good	Good	Good	Good	Good	100%
Building	0031500160	2415 - LOGISTICS/WAREHOUSE	1942	9,000	Good	Fair	Good	Good	Good	Good	84%
Building	0031500161	2416 - WAREHOUSE	1942	9,000	Good	Fair	Good	Good	Good	Good	84%
Building	0031500162	2417 - CENTRAL RECEIVING/WAREHOUSE	1942	9,000	Good	Fair	Good	Good	Good	Good	84%
Building	0031500165	2427 - REC. STOR./ELECT. VOC./ARTS & CR	1942	9,250	Fair	Poor	Fair	Good	Fair	Poor	71%
Building	0031500166	2428 - STORAGE	1942	9,000	Poor	Poor	Fair	Good	Fair	Poor	60%
Building	0031500168	2431 - POST OFFICE/PRINTING OFFICE	1942	2,750	Good	Good	Good	Good	Good	Good	97%
Building	0031500267	2432-A - RECORDS & INFORMATION TECHN	1990	3,360	Poor	Fair	Poor	Good	Good	Poor	63%
Building	0031500268	2433 - BCL/SAFETY	1990	3,276	Good	Good	Fair	Good	Good	Good	94%
Building	0031500269	2433-A - ADMINISTRATION	1990	6,720	Good	Good	Good	Good	Good	Good	93%
Building	0031500270	2434 - TRANSPORTATION	1990	1,680	Good	Good	Good	Good	Good	Good	98%
Building	0031508122	2435 - STUDENT UNION	2004	5,000	Good	Good	Fair	Good	Good	Good	94%
Building	0031500174	2436 - FACILITY MAINTENANCE	1942	5,040	Good	Good	Good	Good	Good	Good	100%
Building	0031500175	2437 - FACILITY MAINTENANCE	1942	6,530	Fair	Poor	Poor	Fair	Fair	Poor	56%
Building	0031500176	2438 - FACILITY MAINTENANCE	1942	7,840	Fair	Poor	Poor	Fair	Fair	Poor	56%
Building	0031508120	2439 - SART	2003	760	Good	Good	Good	Good	Good	Good	100%
Building	0031500180	2443 - FACILITY MAINTENANCE	1942	9,000	Good	Poor	Poor	Good	Fair	Poor	72%
Building	0031500181	2444 - MAINT. STORAGE	1942	1,250	Fair	Poor	Fair	N/A	Poor	Poor	54%
Building	0031500182	2445 - NETWORK CABLE	1942	5,200	Good	Good	Good	Good	Good	Good	100%
Building	0031500183	2447 - COLD/DRY STORAGE	1998	15,700	Good	Good	Good	Good	Good	Good	100%
Structure	0031508141	0503-B - DORMITORY STORAGE	1979	65	Good	Poor	Fair	N/A	N/A	Fair	73%
Structure	0031500248	0507 - STORAGE	1979	190	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031500260	0601-A VOCATIONAL STORAGE	2001	192	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031508149	0601-B - UNION TRADES STORAGE	2007	768	Good	Good	Good	Good	Good	Good	100%
Structure	0031500261	0602-A VOCATIONAL STORAGE	2001	360	Good	Good	Good	N/A	Good	Good	100%
Structure	0031508125	0603-A - CPP STORAGE	1982	240	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031508126	0606-A - AUTOMOTIVE STORAGE	2000	200	Good	Fair	Good	N/A	Good	Good	94%

FACILITY CONDITION SUMMARY REPORT

00315 EARLE C. CLEMENTS

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24-JUN-11

Type	Asset Number	Name	Built	GSF	Facility Condition Elements					Condition	FCI
					Structure	Exterior	Interior	Mechanical	Electrical		
Structure	0031500241	0703 - CAFETERIA STORAGE	1979	220	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031508127	0999-B - ROADWAY TRUCKING STORAGE	2001	96	Good	Good	Good	N/A	Good	Good	100%
Structure	0031508128	1415-A - FIRE HOUSE STORAGE	1988	200	Good	Fair	Good	N/A	N/A	Good	92%
Structure	0031508130	1505-A - MED./DENT. STORAGE	1988	200	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031500247	1535 - REC./HOUSING STORAGE	1988	430	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031508131	1553-A - EAST CAMPUS STORAGE	1989	160	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031500240	1553-B - EAST CAMPUS STORAGE	1988	190	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031508145	2409A - FLAMMABLE STORAGE	1982	100	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031508132	2435-A - GOLF STORAGE	1988	100	Good	Fair	Good	N/A	Fair	Good	88%
Structure	0031508133	2445-A - PLUMBING STORAGE	1988	192	Good	Fair	Good	N/A	N/A	Good	92%
Structure	0031508123	2446 - CENTER STORAGE	2003	1,000	Good	Good	Good	N/A	Good	Good	100%
Structure	0031508142	2455 - PLUMBING STORAGE	1988	310	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031500222	GATEHOUSE	1942	80	Good	Good	Good	Good	Good	Good	100%
Structure	0031508134	P-301 - PAVILION	1989	554	Good	Good	Good	N/A	Good	Good	100%
Structure	0031508136	P-502 - PAVILION	2004	165	Good	Good	Good	N/A	Good	Good	100%
Structure	0031508143	P-605 - PAVILION	1988	144	Good	Good	Good	N/A	N/A	Good	100%
Structure	0031508137	P-701 - PAVILION	1980	720	Good	Good	Good	N/A	Good	Good	100%
Structure	0031508138	P-702 - PAVILION	1980	720	Good	Good	Good	N/A	Good	Good	100%

Building Condition by Function

Page : 1 of 6

Center: EARLE C. CLEMENTS (00315)

Date : 06/24/11

Each building has been assigned a building condition based on the physical condition of the building and the impact of that condition on the functional use of the facility.

Assignment of the condition "good" means that the facility condition is not impacting the functional use of the facility. A facility can have deficiencies of a minor nature and still be considered good.

Assignment of the condition "fair" means that the facility condition IS impacting the functional use of the facility and that the deficiencies are limited to less than 30% of the replacement value. Correction of the identified deficiencies should allow the building to return to "good" status.

Assignment of the condition "poor" means that the facility condition IS SIGNIFICANTLY impacting the functional use of the facility and/or that the identified deficiencies represent more than 30% of the replacement value. Generally, a "poor" rating would mean that "gut renovation" or replacement/demolition is the envisioned solution.

HOUSING

Building	Functional Area (NSF)	Condition	Comments
0301 - DORMITORY	7,910	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0302 - DORMITORY	8,150	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0303 - DORMITORY	8,140	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0304 - DORMITORY	7,570	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0305 - DORMITORY	8,140	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0401 - DORMITORY	11,890	Good	
0401-A - DORMITORY STORAGE	2,700	Good	
0402 - DORMITORY	11,660	Good	
0403 - DORMITORY	11,525	Good	
0404 - DORMITORY	11,525	Good	
0405 - DORMITORY	11,605	Good	
0503 - DORMITORY	12,610	Good	
0503-A - DORMITORY STORAGE	2,700	Good	
0504 - DORMITORY	7,500	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0603 - CAREER PREP CENTER	2,175	Good	
0901 - DORMITORY	11,312	Good	
0902 - DORMITORY	15,880	Good	The ventilation system is totally ineffective and half of it is inoperable. Due to high moisture content in the bathrooms, finishes in bathrooms are damaged.
0903 - DORMITORY - IND. LIVING	15,880	Good	The ventilation system is totally ineffective and half of it is inoperable. Due to high moisture content in the bathrooms, finishes in bathrooms are damaged.
Total:	168,872		

Building Condition by Function

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Center: EARLE C. CLEMENTS (00315)

Date : 06/24/11

EDUCATION

Building	Functional Area (NSF)	Condition	Comments
0503 - DORMITORY	800	Good	
0506 - COUNSELING	2,475	Good	Masonry mortar has deteriorated, and bricks have loosened. Exterior masonry wing walls show cracks.
0599 - MATERIAL HANDLING	7,600	Good	
0601 - UNION TRADES	16,022	Good	
0602 - WELDING/ELECTRICAL/PLUMBING	21,070	Good	
0603 - CAREER PREP CENTER	10,342	Good	
0604 - ACADEMIC	13,160	Good	The roof has reached the end of its life.
0605 - ACADEMIC - CPP	14,414	Good	The roof has reached the end of its life.
0606 - AUTO REPAIR SHOP	13,250	Good	
0607 - AUTO BODY	9,050	Good	
0608 - HEAVY TRUCK REPAIR	4,938	Good	
0609 - VOCATIONAL BUILDING	9,200	Good	
0610 - VOCATION BUILDING	10,200	Good	
0801 - CAREER TRANSITION SERVICES	6,470	Good	
0999 - ROADWAY TRUCKING	1,600	Good	
0999-A - ROADWAY TRUCKING (TRAILER)	1,350	Good	
1400 - TESTING	1,950	Good	
1508 - TELE. OFFICE/COMPUTER TECHNOLOGY	1,950	Fair	The interior and exterior show significant deterioration. The telecommunication operations room has a damaged ceiling. Birds have migrated into the space, and there are bird droppings in this room.
1526 - CULINARY ARTS BUILDING	6,830	Good	
1526-A - CULINARY ARTS	6,600	Good	
1579 - DECKHAND TRAINING	2,240	Good	
2427 - REC. STOR./ELECT. VOC./ARTS & CRAFTS	2,400	Poor	This 1942 wood siding building was cladded with brick veneer which is coming apart. The roof is in poor condition. Electrical distribution equipment in arts and craft storage area is old, oversized, rusty and outdated.
2433 - BCL/SAFETY	2,480	Good	An unventilated crawl space contributes to mold development.
2445 - NETWORK CABLE	4,350	Good	
Total:	170,741		

Building Condition by Function

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Center: EARLE C. CLEMENTS (00315)

Date : 06/24/11

FOOD SERVICE

Building	Functional Area (NSF)	Condition	Comments
0701 - DINING FACILITY	8,040	Good	Building's electrical distribution system is nearing the end of its useful life. The air conditioning systems are under sized. Indoor air quality is poor, no provision of mechanical ventilation and uncomfortably warm environment in the dining area.
0702 - DINING FACILITY	9,486	Good	Emergency generator is old and deteriorated. The air conditioning systems are under sized. Indoor air quality is poor, no provision of mechanical ventilation and uncomfortably warm environment in the dining area.
2447 - COLD/DRY STORAGE	10,016	Good	
Total:	27,542		

RECREATION

Building	Functional Area (NSF)	Condition	Comments
1507 - BOWLING ALLEY	3,880	Fair	The toilet rooms lack appropriate finishes. There are exposed wood floors as well as walls with wide openings between wood boards. The mechanical systems are insufficient and exposed in the recreation space. An air handler has been abandoned in place in an occupied space.
1511 - FIELDHOUSE	17,651	Good	
1512 - FITNESS CENTER	13,500	Good	
1512-A - SWIMMING POOL BLDG	7,700	Poor	The interior of the building has deteriorated from lack of use. The ceiling is collapsing and a good portion has already collapsed. Finishes are worn and there are numerous cracks in concrete and ceramic tile. The swimming pool room HVAC equipment has been abandoned. The fire alarm panel was removed during renovation. Existing fire alarm devices were not in use and not operational. Lighting is old and deteriorated. Electrical distribution equipment is reaching the end of its useful life.
1513 - RECREATION	4,400	Good	
1514 - JACKIE ROBINSON RECREATION CENTER	12,660	Good	
1515 - RECREATION	8,455	Good	
1516 - MARTIN LUTHER KING CHAPEL	2,770	Good	Interior finishes are dirty and worn; wood wainscot is deteriorated from termite damage and dry rot; carpet is worn and water damaged. Electrical distribution equipment is old and deteriorated.
1520 - PRESS BOX	725	Good	
2427 - REC. STOR./ELECT. VOC./ARTS & CRAFTS	4,823	Poor	This 1942 wood siding building was clad with brick veneer which is coming apart. The roof is in poor condition. Electrical distribution equipment in arts and craft storage area is old, oversized, rusty and outdated.
2435 - STUDENT UNION	3,817	Good	As a result of a fire, the interior of the building was damaged; the center is in process of cleaning and repairing the damage.
Total:	80,381		

Building Condition by Function

Center: EARLE C. CLEMENTS (00315)

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Date : 06/24/11

MEDICAL/DENTAL

Building	Functional Area (NSF)	Condition	Comments
1505 - MEDICAL/DENTAL BUILDING	12,000	Good	
Total:	12,000		

ADMINISTRATION

Building	Functional Area (NSF)	Condition	Comments
0304 - DORMITORY	770	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0502 - VACANT DORMITORY	7,500	Fair	The building is undergoing major interior renovation. The roof is reaching the end of its life.
0901 - DORMITORY	555	Good	
1506 - HUMAN RESOURCES	2,280	Good	The HVAC equipment is deteriorated and insufficient.
1509 - CSIO	2,399	Good	
1510 - SECURITY/CENTER PROTECTION	2,616	Good	
1517 - RECREATION OFFICE	3,278	Good	The exterior wood siding shows significant deterioration.
1553 - EAST CAMPUS ADMIN.	1,352	Fair	The exterior shows significant deterioration. Exterior steps are loose and lack railings, handrails, and appropriate landings. Interior finishes are damaged.
1613 - ADMINISTRATION	4,200	Good	The HVAC systems are old, function poorly, are inefficient, and replacement parts are mostly unavailable.
2431 - POST OFFICE/PRINTING OFFICE	2,158	Good	
2432-A - RECORDS & INFORMATION TECHNOLOGY	2,360	Poor	The building has a high density filing system for which the structure was not designed and sagging floors raise structural concerns. Sagging beams have caused roof and ceiling damage that leak during rain, and can lead to mold formation.
2433-A - ADMINISTRATION	4,767	Good	
2434 - TRANSPORTATION	1,185	Good	
2439 - SART	521	Good	
Total:	35,941		

STORAGE/SUPPORT

Building	Functional Area (NSF)	Condition	Comments
1000 - HEAVY EQUIPMENT STORAGE	3,200	Good	There are bird droppings on the electrical distribution equipment and electrical devices.
1415 - FIRE HOUSE	2,411	Good	

Building Condition by Function

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Center: EARLE C. CLEMENTS (00315)

Date : 06/24/11

STORAGE/SUPPORT

Building	Functional Area (NSF)	Condition	Comments
1599 - CENTER VEHICLE MAINTENANCE	6,040	Fair	The interior and the exterior show deterioration. Bricks in lower exterior wall are either missing or loose, and exterior siding is worn. The HVAC equipment is deteriorated. Lighting in the maintenance area is old and deteriorated.
2405 - WAREHOUSE	7,600	Good	
2406 - WAREHOUSE	2,000	Good	
2407 - WAREHOUSE	2,000	Good	
2409 - RECREATION STORAGE	7,200	Good	
2415 - LOGISTICS/WAREHOUSE	3,000	Good	The exterior wood siding is deteriorated.
2416 - WAREHOUSE	2,000	Good	The exterior wood siding is deteriorated.
2417 - CENTRAL RECEIVING/WAREHOUSE	7,600	Good	The exterior wood siding is deteriorated.
2428 - STORAGE	6,718	Poor	This 1942 original wood sided building, which was clad with brick veneer, has reached the end of its life expectancy, including the roof. The interior framing and exterior wood siding show significant deterioration. North part of the building is disconnected from power. Several junction boxes are with no covers, energized wires are abandoned and exposed in some places.
2436 - FACILITY MAINTENANCE	3,690	Good	
2437 - FACILITY MAINTENANCE	5,600	Poor	This 1942 building has reached the end of its life expectancy. The interior and exterior show significant deterioration, including the roof. The building appears to have extensive rot and termite damage. Untreated wall framing lumber has been exposed to the weather for a prolonged period of time. Most of the mechanical and electrical systems are deteriorated.
2438 - FACILITY MAINTENANCE	5,800	Poor	This 1942 building, including the roof, has reached the end of its life expectancy. The interior and exterior show significant deterioration. The building appears to have extensive rot and termite damage. Untreated wall framing lumber has been exposed to the weather for a prolonged period of time. Most of the mechanical and electrical systems are deteriorated. Loadcenters and disconnect switches are rusty and outdated.
2443 - FACILITY MAINTENANCE	7,200	Poor	Exterior finishes, part of the framing, doors, windows, roof, and interior finishes are deteriorated. The building including the electrical systems is under renovation by the center.
2444 - MAINT. STORAGE	1,060	Poor	This 1942 building, including the roof, has reached the end of its life expectancy. The interior and exterior show significant deterioration. The overhead and main doors do not work appropriately. The integrity of the building's perimeter wood framing is of concern. Electrical distribution equipment is deteriorated.
2447 - COLD/DRY STORAGE	2,000	Good	
Total:	75,119		

Building Condition by Function

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Center: EARLE C. CLEMENTS (00315)

Date : 06/24/11

VACANT

Building	Functional Area (NSF)	Condition	Comments
0307 - VACANT MECHANICAL	1,260	Fair	The interior is filled with abandoned mechanical equipment no longer in use. Lighting is starting to deteriorate. The roof has reached the end of its life.
0501 - LIBRARY/VACANT DORMITORY	7,500	Fair	The building is undergoing major interior renovation. The roof is reaching the end of its life.
0505 - VACANT DORMITORY	7,500	Fair	The building is undergoing major interior renovation by CTST. The roof is reaching the end of its life.
0602 - WELDING/ELECTRICAL/PLUMBING	4,490	Good	
0609 - VOCATIONAL BUILDING	2,922	Good	
1553 - EAST CAMPUS ADMIN.	1,105	Fair	The exterior shows significant deterioration. Exterior steps are loose and lack railings, handrails, and appropriate landings. Interior finishes are damaged.
2406 - WAREHOUSE	6,000	Good	
2407 - WAREHOUSE	6,000	Good	
2408 - VACANT	7,400	Fair	The interior finishes in this vacant building are deteriorated. Most of the mechanical systems have been abandoned. Wiring is abandoned and exposed. The main building panel was replaced, but power not yet re-connected, work in progress.
2415 - LOGISTICS/WAREHOUSE	4,400	Good	The exterior wood siding is deteriorated.
2416 - WAREHOUSE	5,800	Good	The exterior wood siding is deteriorated.
2447 - COLD/DRY STORAGE	774	Good	
Total:	55,151		

SITE

Building	Site Area (Acres)	Condition	Comments
SITE	723	Good	

Building Condition by Function

Page : 1 of 6

Date : 06/24/11

Center: EARLE C. CLEMENTS (00315)

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Assignment of the condition "good" means that the facility condition is not impacting the functional use of the facility. A facility can have deficiencies of a minor nature and still be considered good.

Assignment of the condition "fair" means that the facility condition IS impacting the functional use of the facility and that the deficiencies are limited to less than 30% of the replacement value. Correction of the identified deficiencies should allow the building to return to "good" status.

Assignment of the condition "poor" means that the facility condition IS SIGNIFICANTLY impacting the functional use of the facility and/or that the identified deficiencies represent more than 30% of the replacement value. Generally, a "poor" rating would mean that "gut renovation" or replacement/demolition is the envisioned solution.

HOUSING

Building	Functional Area (NSF)	Condition	Comments
0301 - DORMITORY	7,910	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0302 - DORMITORY	8,150	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0303 - DORMITORY	8,140	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0304 - DORMITORY	7,570	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0305 - DORMITORY	8,140	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0401 - DORMITORY	11,890	Good	
0401-A - DORMITORY STORAGE	2,700	Good	
0402 - DORMITORY	11,660	Good	
0403 - DORMITORY	11,525	Good	
0404 - DORMITORY	11,525	Good	
0405 - DORMITORY	11,605	Good	
0503 - DORMITORY	12,610	Good	
0503-A - DORMITORY STORAGE	2,700	Good	
0504 - DORMITORY	7,500	Good	The fire alarm panel is at the end of its life expectancy. Exterior lighting is inadequate.
0603 - CAREER PREP CENTER	2,175	Good	
0901 - DORMITORY	11,312	Good	
0902 - DORMITORY	15,880	Good	The ventilation system is totally ineffective and half of it is inoperable. Due to high moisture content in the bathrooms, finishes in bathrooms are damaged.
0903 - DORMITORY - IND. LIVING	15,880	Good	The ventilation system is totally ineffective and half of it is inoperable. Due to high moisture content in the bathrooms, finishes in bathrooms are damaged.
Total:	168,872		

Earle C. Clements Job Corps Center Morganfield, Kentucky

BUILDINGS

301 - DORMITORY
302 - DORMITORY
303 - DORMITORY
304 - DORMITORY
305 - DORMITORY
307 - VACANT MECHANICAL
401 - DORMITORY
401-A - DORMITORY STORAGE
402 - DORMITORY
403 - DORMITORY
404 - DORMITORY
405 - DORMITORY
501 - LIBRARY/VACANT DORMITORY
502 - VACANT DORMITORY
503 - DORMITORY
503-A - DORMITORY STORAGE
504 - DORMITORY
505 - VACANT DORMITORY
506 - COUNSELING
599 - MATERIAL HANDLING
601 - UNION TRADES
602 - WELDING/ELECTRICAL/PLUMBING
603 - CAREER PREP CENTER
604 - ACADEMIC
605 - ACADEMIC - CPP
606 - AUTO REPAIR SHOP
607 - AUTO BODY
608 - HEAVY TRUCK REPAIR
609 - VOCATIONAL BUILDING
610 - VOCATIONAL BUILDING
701 - DINING FACILITY
702 - DINING FACILITY
801 - CAREER TRANSITION SERVICES
901 - DORMITORY
902 - DORMITORY
903 - DORMITORY - IND. LIVING
999 - ROADWAY TRUCKING
999-A - ROADWAY TRUCKING (TRAILER)
1000 - HEAVY EQUIPMENT STORAGE
1400 - TESTING
1415 - FIRE HOUSE
1505 - MEDICAL/DENTAL BUILDING
1506 - HUMAN RESOURCES
1507 - BOWLING ALLEY
1508 - TELE. OFFICE/COMPUTER TECHNOLOGY
1509 - CSIO
1510 - SECURITY/CENTER PROTECTION
1511 - FIELDHOUSE
1512 - FITNESS CENTER
1512-A - SWIMMING POOL BLDG
1513 - RECREATION
1514 - JACKIE ROBINSON RECREATION CENTER
1515 - RECREATION
1516 - MARTIN LUTHER KING CHAPEL
1517 - RECREATION OFFICE
1520 - PRESS BOX
1526 - CULINARY ARTS BUILDING
1526-A - CULINARY ARTS
1553 - EAST CAMPUS ADMIN.
1579 - DECKHAND TRAINING
1599 - CENTER VEHICLE MAINTENANCE
1613 - ADMINISTRATION
2405 - WAREHOUSE
2406 - WAREHOUSE
2407 - WAREHOUSE
2408 - VACANT
2409 - RECREATION STORAGE
2415 - LOGISTICS/WAREHOUSE
2416 - WAREHOUSE
2417 - CENTRAL RECEIVING/WAREHOUSE
2427 - REG. STOR/ELECT. VOC./ARTS & CRAFTS
2428 - ELECT. VOC./RECREATION
2431 - POST OFFICE/PRINTING OFFICE
2432-A - RECORDS & INFORMATION TECHNOLOGY
2433 - BCL/SAFETY
2433-A - ADMINISTRATION
2434 - TRANSPORTATION
2435 - STUDENT UNION

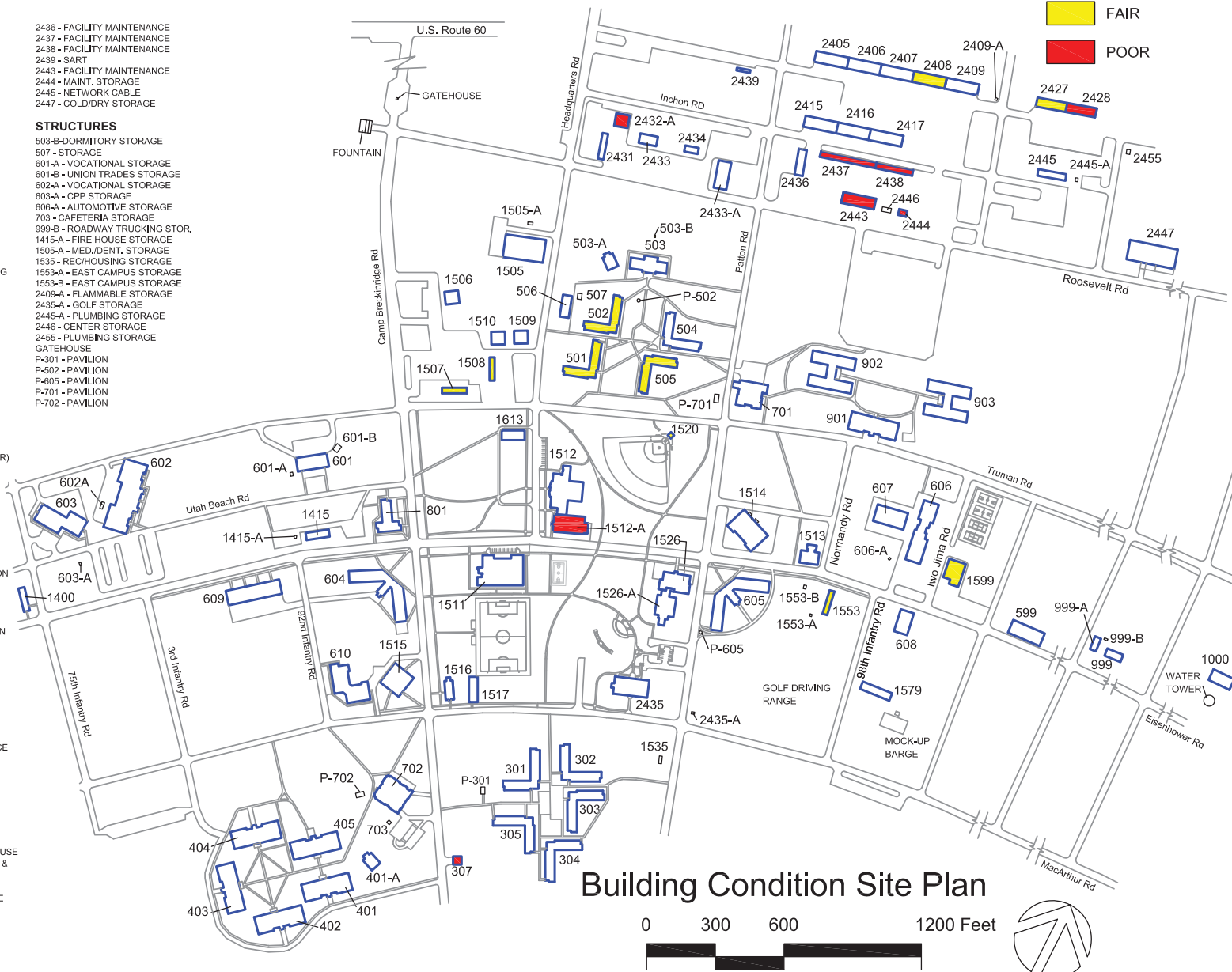
2436 - FACILITY MAINTENANCE
2437 - FACILITY MAINTENANCE
2438 - FACILITY MAINTENANCE
2439 - SART
2443 - FACILITY MAINTENANCE
2444 - MAINT. STORAGE
2445 - NETWORK CABLE
2447 - COLD/DRY STORAGE

STRUCTURES

503-B-DORMITORY STORAGE
507 - STORAGE
601-A - VOCATIONAL STORAGE
601-B - UNION TRADES STORAGE
602-A - VOCATIONAL STORAGE
603-A - CPP STORAGE
606-A - AUTOMOTIVE STORAGE
703 - CAFETERIA STORAGE
999-B - ROADWAY TRUCKING STOR.
1415-A - FIRE HOUSE STORAGE
1505-A - MED./DENT. STORAGE
1535 - REC/HOUSING STORAGE
1553-B - EAST CAMPUS STORAGE
2409-A - FLAMMABLE STORAGE
2435-A - GOLF STORAGE
2445-A - PLUMBING STORAGE
2446 - CENTER STORAGE
2455 - PLUMBING STORAGE
GATEHOUSE
P-301 - PAVILION
P-502 - PAVILION
P-605 - PAVILION
P-701 - PAVILION
P-702 - PAVILION

CONDITION LEGEND

GOOD
FAIR
POOR



Building Condition Site Plan

