Rocky Mountain

COLLEGE

CAMPUS MASTER PLAN APRIL 2022

Prescott Hall | Source Credit: RMC

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Entry Sign | Source Credit: RMC

FORWARD

The campus master plan describes the current and desired state of features of the Rocky Mountain College campus including buildings, transportation, infrastructure, and the landscape. Development of a successful plan or its revision requires an effective process to evaluate ideas of the document. Recommendations of the plan need to rise from its factual material.

College accreditation requires a sound master plan as evidence of thoughtful, directed consideration of development, conservation, and maintenance options for the physical campus. This plan guides future expansion of RMC facilities on the landscape. It also provides guidance for specific initiatives such as historic preservation, horticultural planning, and other efforts that make choices about buildings and open spaces of the RMC campus.

In 1998, the College's first comprehensive master plan was completed by a campus-wide planning committee and adopted by the Board of Trustees. With a revision in 2009, and 2015 the document has remained in effect since. It has guided RMC campus planning through the administrations of four presidents.

Over the years, many specific recommendations from the College's Master Plan have been implemented, including:

- Renovation of Prescott and Kimball Halls.
- Addition of a Pedestrian Mall.
- Commitment to Preserve and Enhance the College's Abundant Green Space.
- Addition of Rimview Residence Hall.
- Repair and Expansion of Campus Parking.
- Automation and Expansion of Irrigation Systems.
- Storm Water Management Improvements.
- General Landscape Improvements.
- Development and Implementation of a Technology Master Plan.
- Addition of the Lillis Chapel.
- Enhancements to Campus Entries and Signage.
- Modifications to Athletic Facilities.
- Addition of the Charles Bair Science Laboratory.

In addition, the Master Plan has helped to shape the College's priorities and has served as a road map for virtually all facilities-related decision making. With objectives met for much of the initial plan, opportunity beckons to review and update the document so it may continue to guide the College's planning and growth.

BRAD NASON
Executive Vice President and Dean of Student Life

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HISTORY OF THE COLLEGE

Campus 1910s | Source Credit: RMC

HISTORY OF THE COLLEGE

The story of Rocky Mountain College is a story of three colleges-the Montana Collegiate Institute (1878), Montana Wesleyan (1888), and Billings Polytechnic Institute (1908).

Founded as a nonsectarian school in Deer Lodge in 1878, the Montana Collegiate Institute was established 11 years before Montana became the 41st state of the union. The early years posed enormous challenges, and in 1882 the Presbyterian Board of Education assumed leadership of the school. They renamed the new school the College of Montana. That school, which was Montana's first college, merged with Montana Wesleyan College in 1923, beginning a series of mergers that would ultimately culminate in the creation of Rocky Mountain College.

Students 1910s | Source Credit: RMC

Founded under Methodist affiliation in 1888, Montana Wesleyan College offered degrees in both liberal and fine arts. Intermountain Union College (IUC) was the product of the 1923 merger between the College of Montana, formerly of Deer Lodge, and Helena's Montana Wesleyan University. The school held dual Methodist and Presbyterian sponsorship. The former Wesleyan campus became the home of IUC, situated near the Montana capitol building in Helena. The campus closed after it was damaged by the Helena earthquake of 1935. Merging with the Billings Polytechnic Institute (BPI) shortly thereafter, the two became officially affiliated in 1941.

The Billings Polytechnic Institute was founded in 1908 by Lewis and Ernest Eaton, John Losekamp, and Christian Yegen, among others, as a "practical Christian school." In 1909 the institute was endorsed by the Montana Congregational Conference as a Christian school, in "accordance with Congregational principles and policies." On January 31, 1910, BPI moved from rented space in downtown Billings to it's permanent campus which is home to Rocky Mountain College today.

Students 1910s | Source Credit: RMC

HISTORICAL TIMELINE

1870s

1878
- College of Montana Founded in Deerlodge, Montana

1880s

1888
- Montana Wesleyan Founded in Helena, Montana

1889
- Montana Granted Statehood

1910s

1908
- Billings Polytechnic Institute (BPI) Founded in Billings, Montana

1914
- World War I Begins

1920s

1923
- College of Montana and Montana Wesleyan Merge, From Intermountain Union College (IUC) in Helena, Montana

1929
- The Great Depression Begins

1930s

1935
- Helena Earthquake Destroys IUC Campus

1936
- IUC Relocates to BPI Campus Under an Affiliation Agreement

1940s

1941
- United States Enters World War II

1944
- College Houses 250 Italian and German POWs

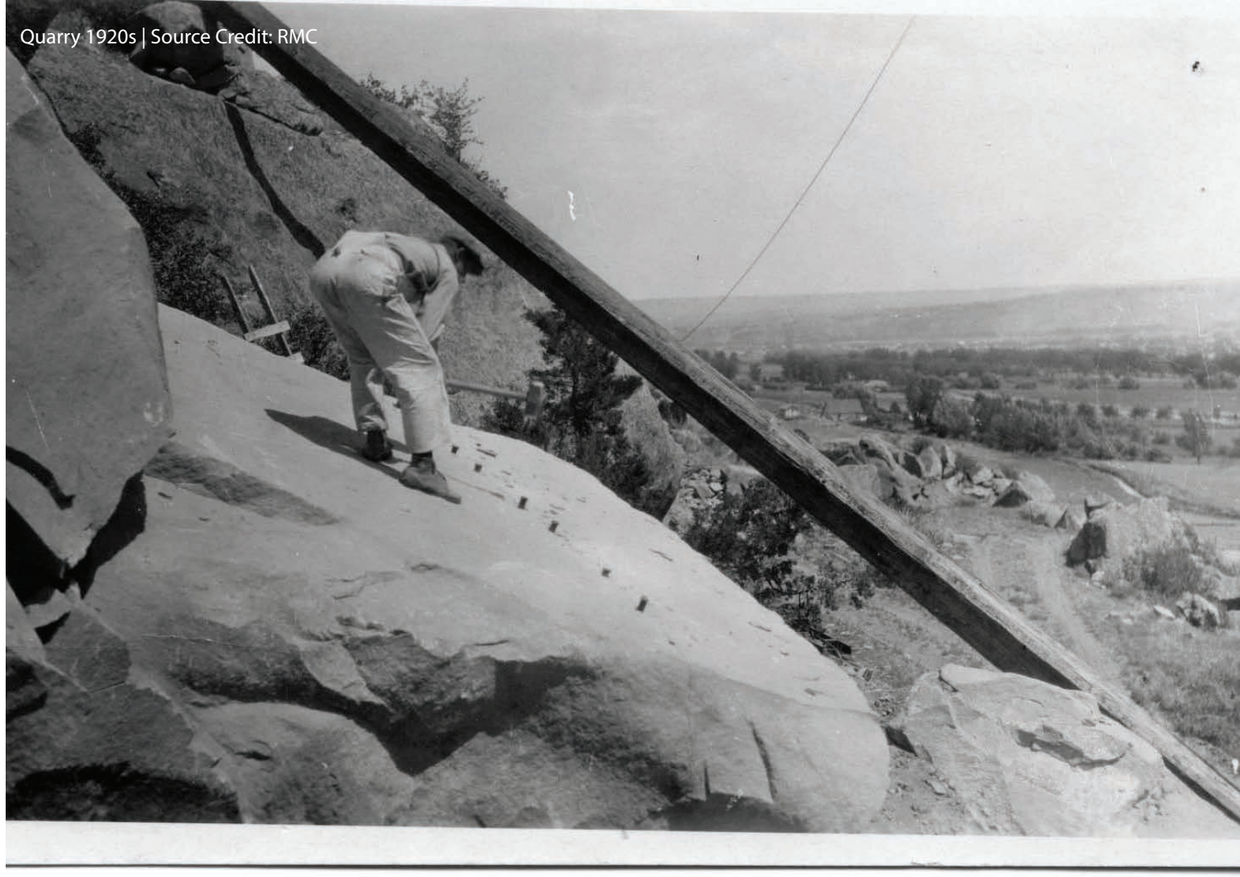
1947
- Students Recommend Renaming the Institution "Rocky Mountain College"

Students 1910s | Source Credit: RMC

From its very inception in 1878, the students of Rocky Mountain College have been leaders. In 1947, the students petitioned to rename BPI-IUC as Rocky Mountain College. They also took it upon themselves to accelerate the expansion of the College, and they even constructed the new buildings as a way of paying for their tuition. The sandstone used to build the first buildings on campus was quarried by students from the Rimrocks north of campus. Six of the original buildings remain in use today.

A Rocky Mountain College education continues to reflect this rich history by marrying liberal arts (IUC) with professional programs (BPI) that assist students in developing skills in leadership, communication, critical thinking, creative expression, and professional excellence.

Student Workers 1910s | Source Credit: RMC



Quarry 1920s | Source Credit: RMC

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MISSION

CORE THEMES

Equestrian Center | Source Credit: RMC

MISSION

College planning is guided by the core themes and specific goals of the RMC Mission. That foundational document helps the College evaluate decisions by recognizing how choices reflect measurable objectives associated with the mission. Choices within the Campus Master Plan must support these objectives.

"Rocky Mountain College educates future leaders through liberal arts and professional programs that cultivate critical thinking, creative expression, ethical decision making, informed citizenship and professional excellence."

CORE THEMES

RMC works to fulfill its mission through the accomplishment of:

- Academic Excellence
- Transformational Learning
- Shared Responsibility & Stewardship

CORE THEMES

ACADEMIC EXCELLENCE

Rocky Mountain College creates a culture of learning by providing distinctive academic programs designed and executed by outstanding faculty. The College is committed to the liberal arts and sciences as the basis for all academic development and as the foundation of the student experience. This commitment directs the College's general education requirements and the expectations of students engaged in the various disciplines. Graduates possess knowledge and abilities that promote professional excellence and lifelong learning through the combination of programs in the traditional liberal arts and sciences with professions-oriented disciplines. The College's facilities and infrastructure must support students' academic development.

Commencement | Source Credit: RMC

Football | Source Credit: RMC

TRANSFORMATIONAL LEARNING

Rocky Mountain College embraces its role as a transformational agent in the lives of students and elevates them educationally, economically, socially, and culturally. The College promotes the development of the whole person to maximize students' human and leadership potential. The College, more than the sum of its curricula and programming, affords students opportunities to engage in a wide range of curricular, co-, and extra-curricular activities enhancing the student experience.

Among the ways the College support these activities is through the provision of adequate facilities. This Core Theme also suggests that the student body, as part of the educational process that enhances broader student development, should have influence in the revision of the master plan and in efforts to carry out objectives associated with it. The history of RMC includes student design, construction, and maintenance of much of the campus.

Community Engagement | Source Credit: RMC

SHARED RESPONSIBILITY & STEWARDSHIP

Rocky Mountain College strives to be the embodiment of its mission. By serving as a capable steward of resources and by employing a participative and effective governance model, the College demonstrates application of the concepts expressed in its mission.

Specifically, the College strives to engage in informed and ethical decision making through the application of best practices as a means to promote organizational development and excellence. In short, the College endeavors to manifest the ideals of critical thinking, ethical decision making, informed citizenship (from an organizational perspective), and professional (organizational) excellence.

In doing so, the College models abilities, dispositions, and behaviors expected of students. Effective monitoring and revision of this master plan specifically supports objectives related to shared responsibility and stewardship.

This plan must consider physical, ecological, environmental, social, historic, cultural, and economic resources, among others. The word "development" does not mean extraction of value; instead it means building or development of value to sustain and grow these facets of the college's resources. For example, a discussion of historic preservation certification must balance freedom of college planning choices with preservation of historic value.

COMMUNITY

Rocky Mountain College has sustainably shared its land with its neighborhood for more than 100 years. As local population densities and socioeconomic patterns continue to change, the college's adherence to the core theme of shared stewardship and responsibility has external as well as internal focus. The college community may be defined as those affected by college actions, a very wide audience that includes entities from local residents to larger organizations and agencies. RMC values maintaining its physical as well as programmatic relationships with Billings cooperators and neighbors.

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EXISTING CONDITIONS

EXISTING BUILDINGS

CAMPUS CIRCULATION AND PARKING

INFRASTRUCTURE

OPEN SPACE

EXISTING CONDITIONS PLAN

RIMROCK ROAD

RIMROCK ROAD

RIMROCK PODIATRY

FORTIN EDUCATION CENTER

TYLER HALL

BILLINGS STUDIO THEATER

PRESCOTT HALL

MORLEDGE KIMBALL HALL

RIMROCK LEARNING CENTER

JORGENSON HALL

ALDEN HALL

EATON HALL

BAIR FAMILY STUDENT CENTER

LOSEKAMP HALL

ANDERSON HALL

17TH STREET WEST

EDUCATIONAL RESOURCE CENTER

WIDENHOUSE HALL

RIMVIEW HALL

ROCKY

HERB KLINDT FIELD

ROCKY

TECHNOLOGY HALL

VETERAN'S PARK

URBASKA FIELD

BAIR SCIENCE CENTER

THE MALL

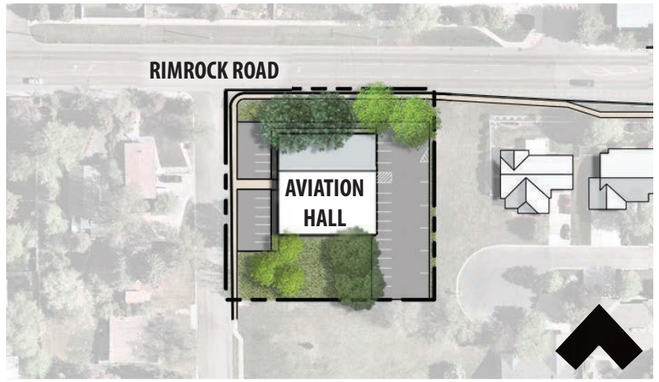
MORLEDGE SCIENCE

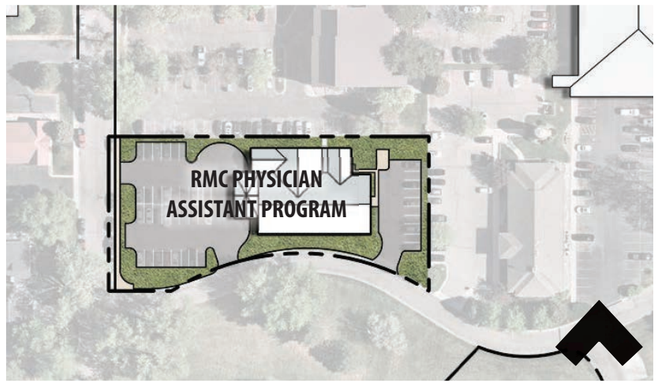
WENDY'S FIELD

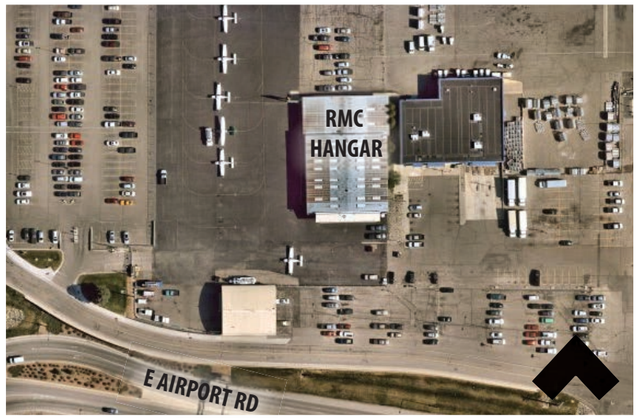
POLY DRIVE

POLY DRIVE

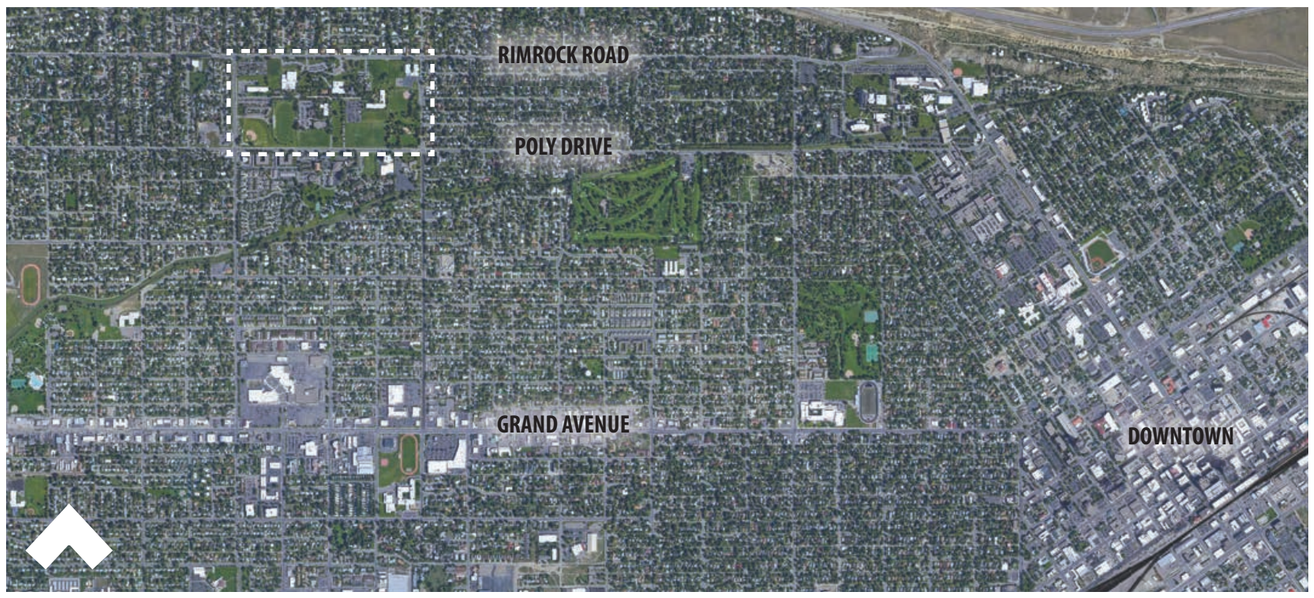
OFF-CAMPUS PROPERTIES







CITY OF BILLINGS



EXISTING CONDITIONS

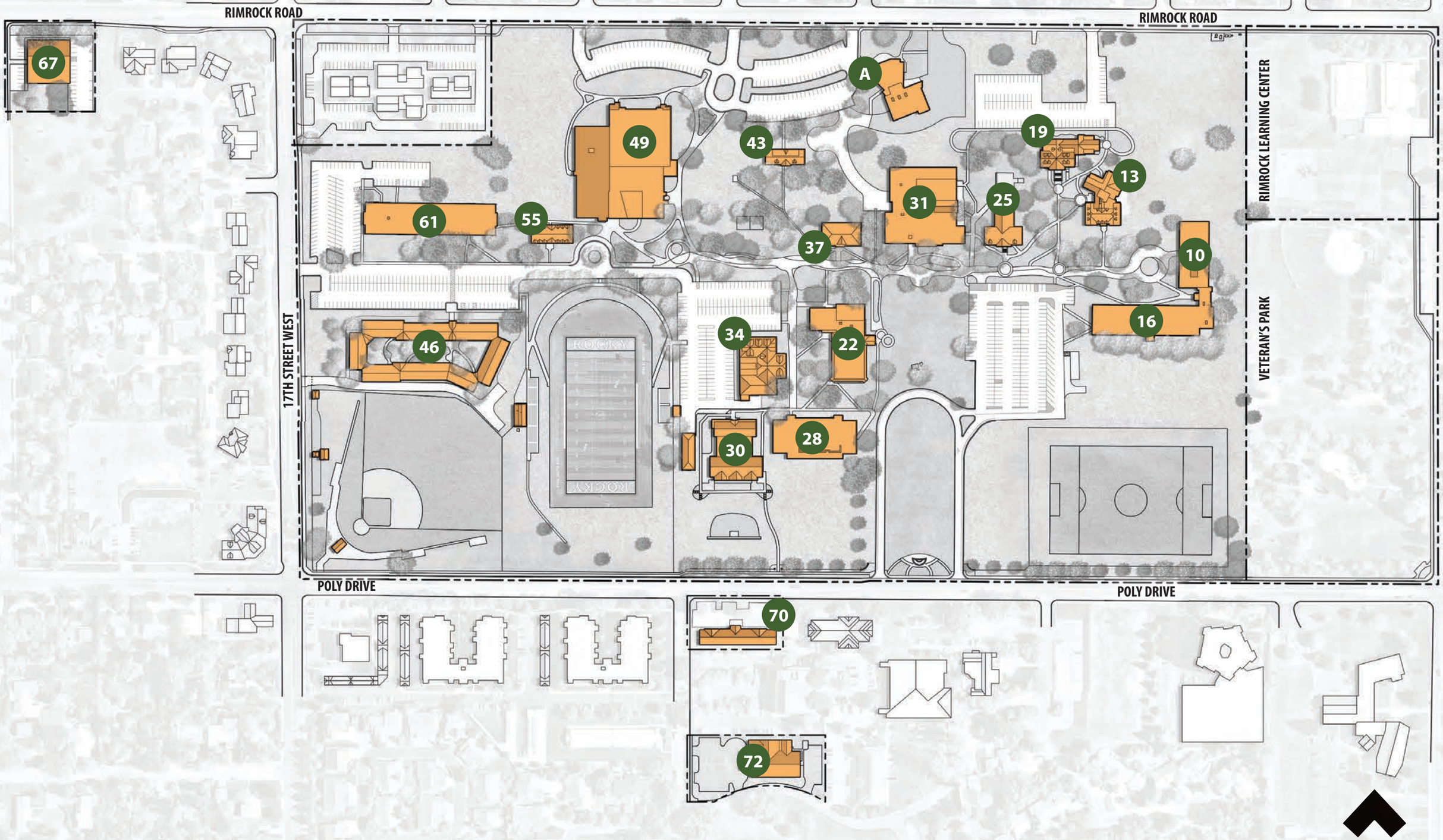
The existing campus consists of a rectangle of approximately fifty acres that is defined by Poly Drive to the south, Rimrock Road to the north, 17th Street West to the west, and Rimrock Elementary School and Veterans Park to the east (at the northwest corner of that block, a smaller rectangle at 17th Street and Rimrock is not owned by the College and holds medical office buildings).

The Poly Drive frontage serves as the College's main entry and is predominantly open space and athletic fields. The 17th Street West entry serves as a minor access and is defined by Urbaska Field, parking for Jorgenson Hall, Rimview Hall and an out-parcel of private office buildings. The Rimrock Road frontage functions as the College's secondary entry and consists of the Fortin Center parking lot, Billings Studio Theatre, Prescott Hall and residual open space. The eastern edge of the College consists of residence halls and a great deal of open space. This area abuts a city park and an elementary school.

The City of Billings receives 13.6" average precipitation yearly, with 55" of snow and average 10 mph wind in unsheltered areas. The College, though, sits in a microclimate moderated by city tree cover and sandstone rimrocks just north of campus. Those rimrocks define the valley of the Yellowstone River, from which the college gets all its water via public utilities. The coldest average daily high temperature is 34 degrees in late December, and warmest is 89 degrees in August. The coldest average daily low temperature is 17 degrees at New Year's, but extremes of the intermountain Northern Plains climate can bring temperature variances from 105 to -25 degrees many years.

In aerial views of the city, the green space of campus, especially when combined with adjoining school grounds and city park, is the closest block to downtown of an irrigated green space of 50 acres' size, other than a private golf course. The RMC campus is private land but is not fenced away from the community. As years have passed, the irrigated landscape in the midst of development acquires more and more merit, compared to its surroundings, as a parklike campus. RMC sits in a desirable residential neighborhood, with 2022 average home prices over $330,000 in census blocks on all four sides of the college.

EXISTING BUILDINGS PLAN



EXISTING BUILDINGS

The College has built a variety of structures that serve many users.

	BUILDING	SQ. FT.	USE
55	Alden Hall	11,300	Offices
10	Anderson Hall	19,215	Residence Hall
67	Aviation Hall	8,100	Aviation Program
31	Bair Family Student Center	36,080	Administration, Bookstore, Dining, Student Lounges
28	Bair Science Center	25,300	Classrooms & Laboratory Space
A	Billings Studio Theater	14,300	Community Theater
30	Charles Morledge Science Laboratory	32,000	Laboratory, OTD Classrooms & Administrative Offices
72	Conner Hall, 2411 Village Lane	8450	Physician Assistant Program
37	Eaton Hall	10,100	Administration
49	Fortin Education Center	89,000	Classrooms, Two Gymnasiums, Services for Academic Success, Athletic Administration, HHP
61	Jorgenson Hall	34,000	48-Unit Apartment Building
25	Losekamp Hall	15,500	Classrooms, Auditorium
22	Educational Resource Center	29,058	Library
13	Morledge-Kimball Hall	11,000	Faculty offices and Classrooms
19	Prescott Hall	7,200	President, Great Room, Admissions, Student Records and Financial Aid
46	Rimview Hall	44,160	Residence Hall
34	Technology Hall	35,200	Classrooms, Facilities Department
43	Tyler Hall	11,200	Faculty Offices, Classrooms
16	Widenhouse Hall	28,200	Residence Hall

*** See Appendix for Complete Building Inventory and History*

OFF-CAMPUS PROPERTIES

	BUILDING	SQ. FT.	USE
70	1610 Poly Drive		RMC Flight Operations
74	RMC Hangar, 1801 Aviation PL Billings Logan International Airport	5,042	Vacant

55 ALDEN HALL

HISTORY

- Alden Hall was constructed in 1937.
- The funds for the building were raised as part of one of the many major fundraising efforts by the Eaton brothers.
- Alden Hall was made possible by a gift of the Alden Trust, founded by the late George Alden of Worcester, MA.
- It was the last permanent structure built on the campus until the Paul M. Adams Memorial Library was built in 1959.
- Alden Hall served as a men's dormitory until 1973 when it was converted to faculty offices and classrooms.

COMMENTS

- As a result of the addition of Morledge-Kimball, this facility is sparsely occupied.

10 ANDERSON HALL

HISTORY

- The students of the 1969 business management class became involved in the decision process for the creation of Anderson Hall by completing a short case study of the proposed new residence hall.
- The namesake for the new residence hall was Lula Jellison Anderson.
- Anderson was born in 1890 in Ubet, MT., and later moved to Billings and attended Billings Polytechnic Institute.
- She graduated in 1911 as a member of the first graduating class of the institute.
- Anderson Hall was completed in 1970, with 20,000 square feet for housing 82 students and the residence hall director.
- The hall was remodeled in 1998.

COMMENTS

- 72 beds, Traditional Room Layout

67 AVIATION HALL

HISTORY

- First occupied in 1989, Renovated 2010

31 BAIR FAMILY STUDENT CENTER

HISTORY

- Bair Family Student Center was constructed in 1960. It was first remodeled in 1985 and again in 1995. Renovations doubled the size of the building to 30,000 square feet.
- It is named for the Charles M. Bair Family Trust that was created after the death of philanthropist Alberta Bair in 1993.
- The building houses dining services, including a cafeteria and the Bear's Den coffee shop, a student lounge, the RMC bookstore, the mail room, Outdoor Recreation and Student Activities programs, and Administrative offices.
- Solar panels on top of the building provide more than 13kW of power.

28 BAIR SCIENCE CENTER

HISTORY

- The fall of 1980 included the opening ceremony for the Bair Science Center, officially named the Charles M. Bair Family Center for the Sciences.
- The construction of the new building allowed the biology, chemistry, computer science, geology, mathematics, and physics departments to move from Eaton and Tyler Halls.
- Bair Science Center is scheduled for renovation.

A BILLINGS STUDIO THEATER

HISTORY

- First occupied in 1971, Long-term lease to private sector

30 CHARLES MORLEDGE SCIENCE LABORATORY

HISTORY

- The Dr. Charles Morledge Science Building was completed in spring 2018.
- It is one of the most advanced laboratory facilities in the region.
- Containing advanced research and teaching spaces in every discipline of the natural arts.
- The third floor of the building houses the Doctor of Occupational Therapy (OTD) program. This program space contains a state-of-the-art classroom, laboratory, home environment lab, conference room, and student study spaces.

COMMENTS

- 6 Undergraduate Science Labs, 2 Labs for OTD, Program Directors and Administrative Offices.

B CONNER HALL, 2411 VILLAGE LANE

HISTORY

- Purchased in 2020, Conner Hall is named in honor of Rev. Cloyd and Mrs. Pearl Conner for their service and advocacy on behalf of Rocky Mountain College.
- The building, located at 2411 Village Lane, houses the entirety of the PA program including its academic, administrative, and clinical functions. With over 8,400 square feet, the facility includes a lecture hall, a conference room, eight medical exam rooms, lab spaces, a student lounge, an ER training laboratory, and faculty and administrative offices.

COMMENTS

- Purchased to accommodate expansion plans for RMCPA

37 EATON HALL

HISTORY

- Opened in 1909, Eaton Hall was originally known as the Science Hall. It was a gift of several local businessmen who were involved with the formation of BPI.
- Today, Eaton Hall houses administrative offices including campus computing, academic computing, human resources, and the business office.

COMMENTS

- Historic and Architecturally Interesting

49 FORTIN EDUCATION CENTER

HISTORY

- Opened in 1969, the Fortin Education Center is named in honor of local philanthropist Philip N. Fortin.
- The Fortin Education Center added 80,000 square feet to the RMC campus, an increase of over 50 percent of the existing campus space.
- The facility contains classrooms, two gymnasiums, a swimming pool, and an auditorium.

COMMENTS

- Mechanical Systems Have Exceeded Useful Lifespan.

61 JORGENSON HALL

HISTORY

- Jorgenson Residence Hall was dedicated on October 25, 1964.
- It was the newest residential facility on RMC's campus, offering accommodations for 156 men.
- The residence hall was remodeled in 1988 into 48 one- and two-bedroom apartments with outside entrances, individual kitchens and bathrooms.
- It currently functions as housing for upper-level students or students who are married and/or have families.

25 LOSEKAMP HALL

HISTORY

- Losekamp Hall's official dedication occurred during commencement week in 1919.

COMMENTS

- Historic and Architecturally Interesting

22 (LIBRARY) EDUCATIONAL RESOURCE CENTER

HISTORY

- In September of 1957, President Herbert Hines began the project of building a new library.
- The new library was named for Paul M. Adams, a professor from 1905 to 1935 with Intermountain Union College, a predecessor of Rocky Mountain College.
- Construction was completed in 1959.
- In 1998, following a successful $4.2 million fundraising campaign, construction began on the new DeRosier Educational Resource Center, an addition to the Paul M. Adams Library.
- The addition added 14,670 square feet and houses computer labs and a distance learning area.

13 MORLEDGE-KIMBALL HALL

HISTORY

- Construction on Kimball Hall began in 1913.
- Upon dedication in February of 1914, it was the first official dormitory for women on the BPI campus.
- Donors came from 34 states and Canada, but the main contributor was Mrs. Flora Kimball of Portsmouth, N.H.
- The final cost of the building was $15,000, half of what it would have been if not for the efforts of student labor.
- Stones for the construction came from the school quarry.
- The building was originally designed for 40 students, but when demand increased the building was modified to house 60.
- For several years it was unoccupied and used for storage, and the building was scheduled for demolition in 1996.
- Efforts by the Montana Historical Preservation Office and interested parties at RMC kept the building from being torn down.
- Now named Morledge-Kimball, the hall received renovation and restoration in 2009. An addition holds new classrooms and faculty offices, while the original spaces have been refurbished.

COMMENTS

- Historic and Architecturally Interesting

19 PRESCOTT HALL

HISTORY

- Built in 1916, Prescott Hall is named for Amos Prescott, a patron of Billings Polytechnic Institute.
- It was built mostly by student labor with sandstone from the school's quarry. Construction was directed by a stone mason and the instructor of industrial arts.
- In late 1944, the commons area served meals to over 300 Italian and German prisoners of war who were housed on campus.
- Along with acting as a dining hall, the building housed a cannery and granary in the basement until 1961. This granary was where the Green and Gold Milling Company began operating in 1932. Students worked in the mill to earn money for their education, making flour and Green and Gold Cereal which was sold throughout Montana and Wyoming.
- Prescott Commons was listed on the National Register of Historic

COMMENTS

- Historic and Architecturally Interesting

46 RIMVIEW HALL

HISTORY

- Completed in 2004, Rimview Hall is the newest residence hall facility on campus.
- Containing 50 four-person suites, it houses mostly sophomores, juniors, and seniors.
- The building blends the 21st century with the historical feel of campus.

COMMENTS

- 50 Four Person Suites

34 TECHNOLOGY HALL

HISTORY

- Completed in 1922, the original sign called it the "School of Technology." The name has since been shortened to Technology Hall or, simply, Tech Hall.
- The building is still in use today, containing labs and offices for the computer science program, as well as offices for art department faculty, a small gallery, and laboratories for metalworking, clay, painting, and drawing.
- The Ryniker-Morrison Gallery exhibits the art work of RMC students and faculty along with visiting artists.
- Technology Hall also houses the facility services department.

43 TYLER HALL

HISTORY

- This sandstone building, designed in what is referred to as the "Collegiate Gothic Style," was completed in 1930.
- The principal donor, Mrs. G.W. Mehaffey of Brookline, MA, contributed to the building as a memorial for her father, W. Graham Tyler, a contributor to BPI scholarships.
- The groundbreaking ceremony took place on Oct. 26, 1928, and the building was completed and dedicated by 1930.
- Tyler Hall originally served as a residence hall for more than 60 students and a house mother, who had her own apartment in the building.
- Tyler Hall continued to house students until 1971.
- The building now houses the education program, classrooms, and faculty offices.

16 WIDENHOUSE HALL

HISTORY

- Widenhouse Hall was built in 1971 in honor of a former president of the college, the Rev. Phillip M. Widenhouse, who served from 1958 to 1966.

COMMENTS

- 165 Beds, Private Baths in Each Room

70 1610 POLY DRIVE

HISTORY

- Built in 1993 and purchased / donated to the RMC endowment

COMMENTS

- Off-campus
- Vacant

74 RMC HANGAR, BILLINGS LOGAN INT'L AIRPORT

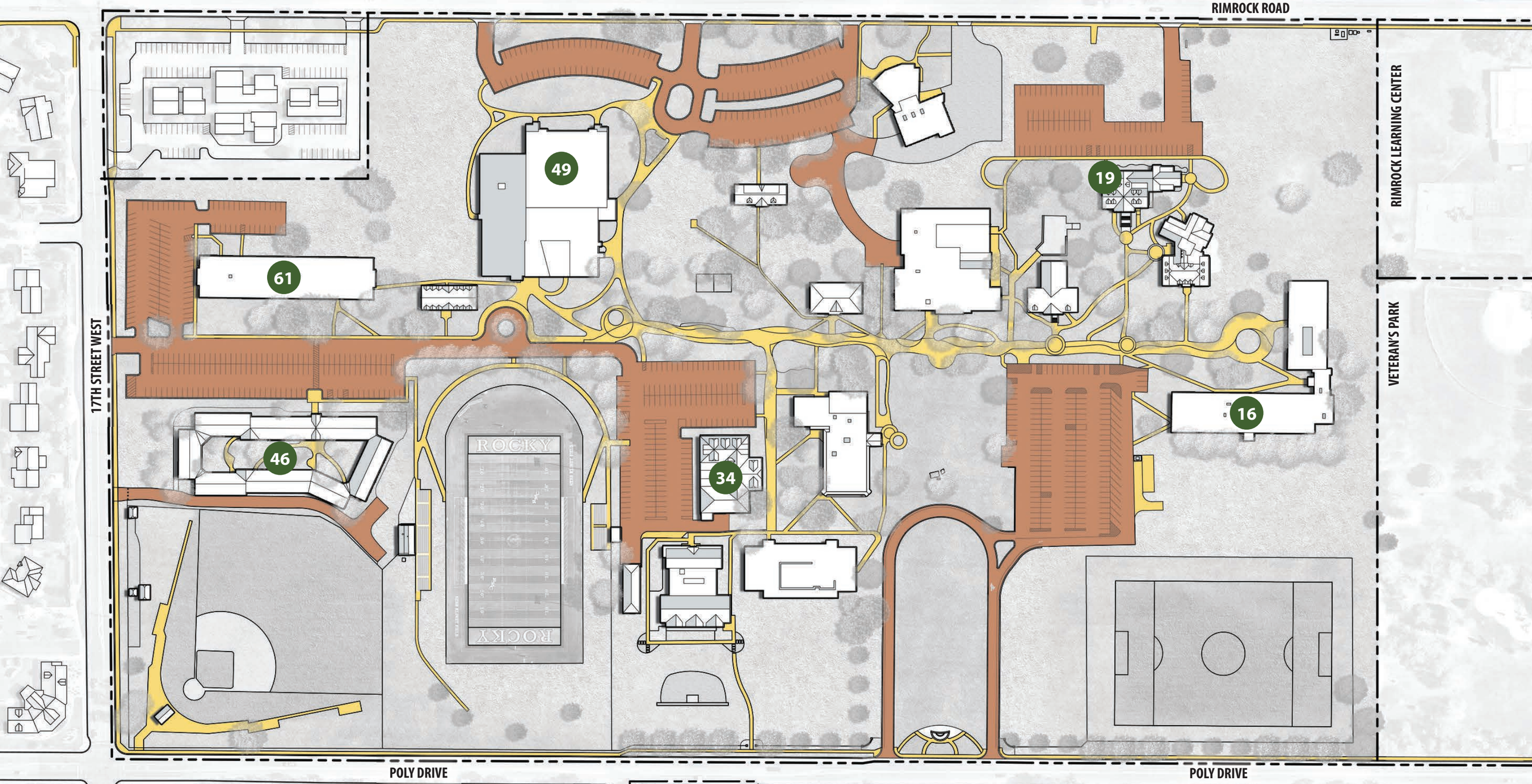
HISTORY

- Gifted, in part, to the College in FY2010. RMC traded property on the corner of 17th and Poly Drive.

COMMENTS

- Lobby, Dispatch, Offices, Aircraft Maintenance

CAMPUS CIRCULATION AND PARKING PLAN



CAMPUS CIRCULATION AND PARKING

Rocky Mountain College has six main paved lots that adequately serve the existing students, faculty and staff. The campus had traditionally allowed vehicular and pedestrian circulation to overlap in the central campus area. With the completion of the Morledge walkway, vehicular roads in central campus have been closed to traffic, in essence returning the central campus area to pedestrians only.

PARKING LOTS

	NAME	SPACES	VOLUME	USE	COMMENTS
49	Fortin Education Center	156	High	Parking	Full for sporting/theater events
19	Prescott Hall	98	High	Parking	With the addition of Mor-Kim, used beyond capacity
34	Technology Hall	146	High	Parking	Most centralized lot
61	Jorgenson Hall	111	High	Parking	
46	Rimview Hall	135	High	Parking	Separate from core campus
16	Widenhouse Hall	192	High	Parking, Future Expansion	In the center of campus
70	1610 Poly Drive	30		Parking	Off-site parking, south of campus
30	Aviation Hall	35	Medium	Parking	One block removed from campus
	Motorcycle Dedicated	13	Low	Parking, Future Pedestrian Walkway	East of ERC
	Handicap Parking (N of Klindt Field)	5	High	Parking	High traffic area, potential hazard
	TOTAL	***921***			

PUBLIC TRANSPORTATION

As of the 2021-22 academic year, about half of RMC students live off-campus. North and south sides of the campus are served by public transportation. City of Billings MET Transit comes from downtown and the Billings west end on Poly Drive about every 75 minutes weekdays until 6 p.m., and on Rimrock Road via the 2P Rimrock bus about hourly during morning and evening rush hours.

BICYCLE PROGRAM

Both Poly and Rimrock have designated bicycle lanes east and west of campus. Bicycle racks are distributed across campus, and the RMC Outdoor Recreation program loans bicycles for student use.

Rimview Hall | Source Credit: RMC

INFRASTRUCTURE

The College is served by standard City of Billings utilities including water, sanitary sewer, natural gas, telephone, cable, and street lighting.

Lighting is currently provided by Northwestern Energy and should be updated as the campus expands.

Electrical and electronic cables lie underground in patchwork quilts of improvements.

The campus currently has little storm water infrastructure, and the City of Billings recently developed stringent storm water regulations. It should be noted that any campus and/or facility expansion must incorporate a comprehensive a storm water management plan into project conceptualization and design.

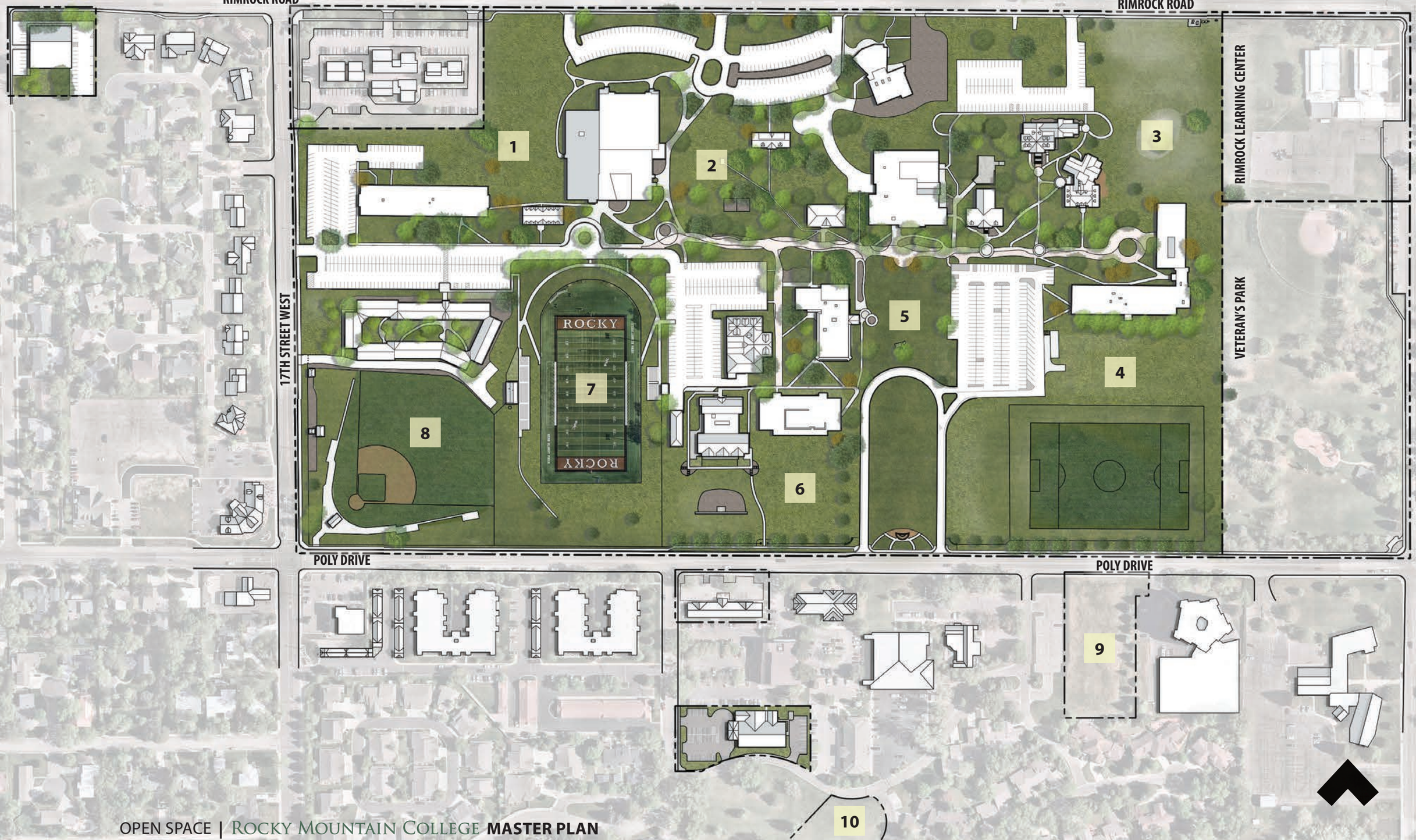
Eight wells on the campus provide water for irrigation. In addition, RMC is an original member of the Billings Benchwater Association, which allows the College to draw irrigation water from the BBA canal located 800 yards south of the main campus. The great majority of the campus is irrigated automatically but some manual systems remain. Water conservation initiatives include water bottle fillers for student use and replacement of inefficient mechanical systems, bathroom fixtures, and appliances with low flow versions whenever possible.

The College has created electronic files that catalog much of the physical campus. Most building floor plans exist in electronic versions. Heating and cooling are supervised and managed electronically for the campus wherever practical.

A solar panel demonstration project, coordinated by the RMC Environmental Club, was emplaced on the roof of the Bair Family Student Center in April 2014. Annual utility savings generated by the project have been reallocated to the Environmental Club for reinvestment in additional campus conservation projects.

Rimview Hall | Source Credit: RMC

OPEN SPACE PLAN



OPEN SPACE

Rocky Mountain College enjoys a variety of developed and undeveloped open space that greatly enhances the campus. The open space provides an opportunity for expansion within, and adjacent to, the existing facilities. The table and map below summarize the current open space:

DEVELOPABLE OPEN SPACE

	AREA	ACRES	USE	POSSIBLE FUTURE USE	COMMENTS
1	Area 1	2.59	Open Space, Jorgenson Hall Parking	Fortin Expansion, Jorgenson Expansion Parking Expansion	L-shaped Parcel
2	Area 2	1.41	Volleyball, Picnics	Fortin Expansion, New Building Park / Open Space	Very Nice Large Trees
3	Area 3	3.1	Open Space	Buildings, Residence Hall (1100+)	Good Rimrock Road Frontage
4	Area 4	6.9	Open Space, Soccer	Parking, Soccer Classroom / Office Building (1100+)	Good Poly Drive Frontage
5	Area 5	2.4	Open Space	Open Space, Special Events Vehicular Circulation	Central Core of the College, College's Front Door
6	Area 6	2.66	Open Space	Open Space, Football Practice Classroom/Office Building (1100+)	
7	Area 7	4.37	Klindt Field	Football Field, Buildings (1100+)	Close to the Core Campus
8	Area 8	5.42	Baseball Complex [Urbaska Field]	Practice Fields, Open Space, Parking	Leased
9	Area 9	1.40	Open Space, Between High Rise and Granary	Graduate Student Housing	
10	Area 10	1.71	Park (Open Space)	Housing, Medical Profession Expansion	
	TOTAL	***31.96 acres***			

4

STRATEGIC PLAN

OBJECTIVES

MASTER PLAN

EXPANSION OPPORTUNITIES

STATUS OF CURRENTLY

PLANNED EXPANSION

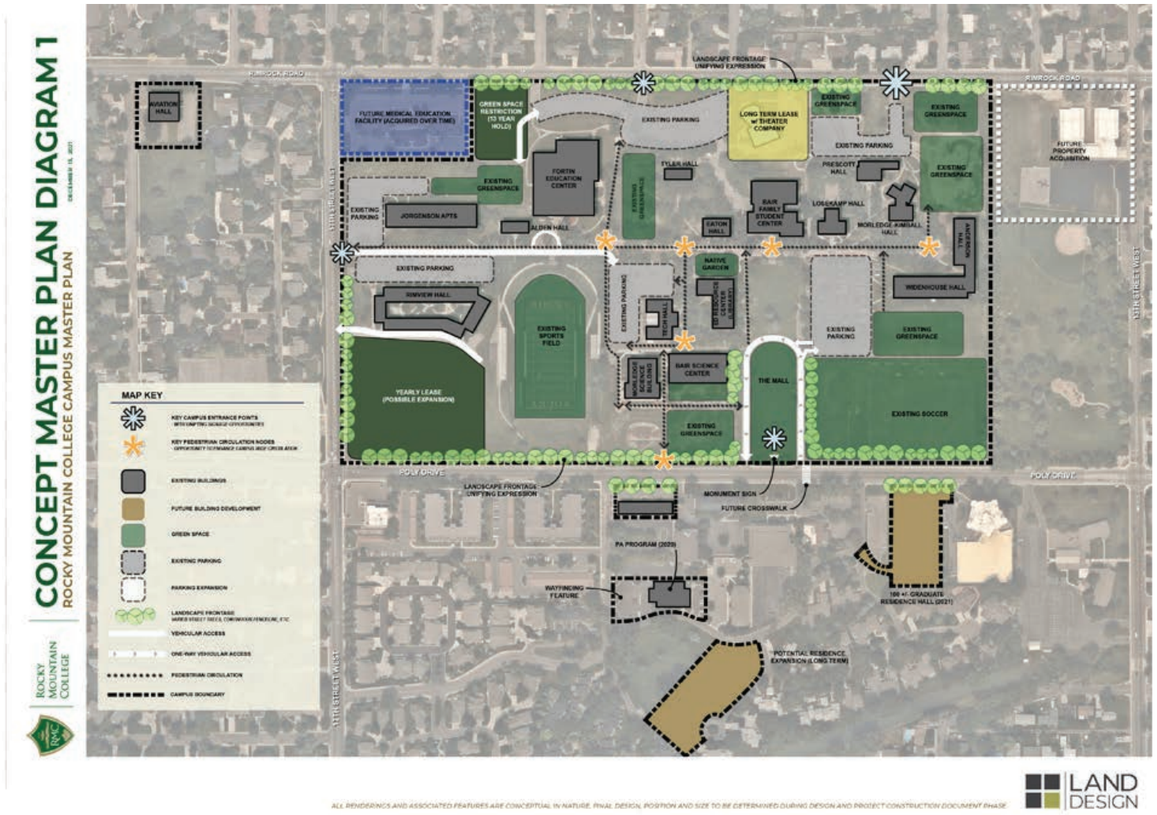
STRATEGIC PLAN

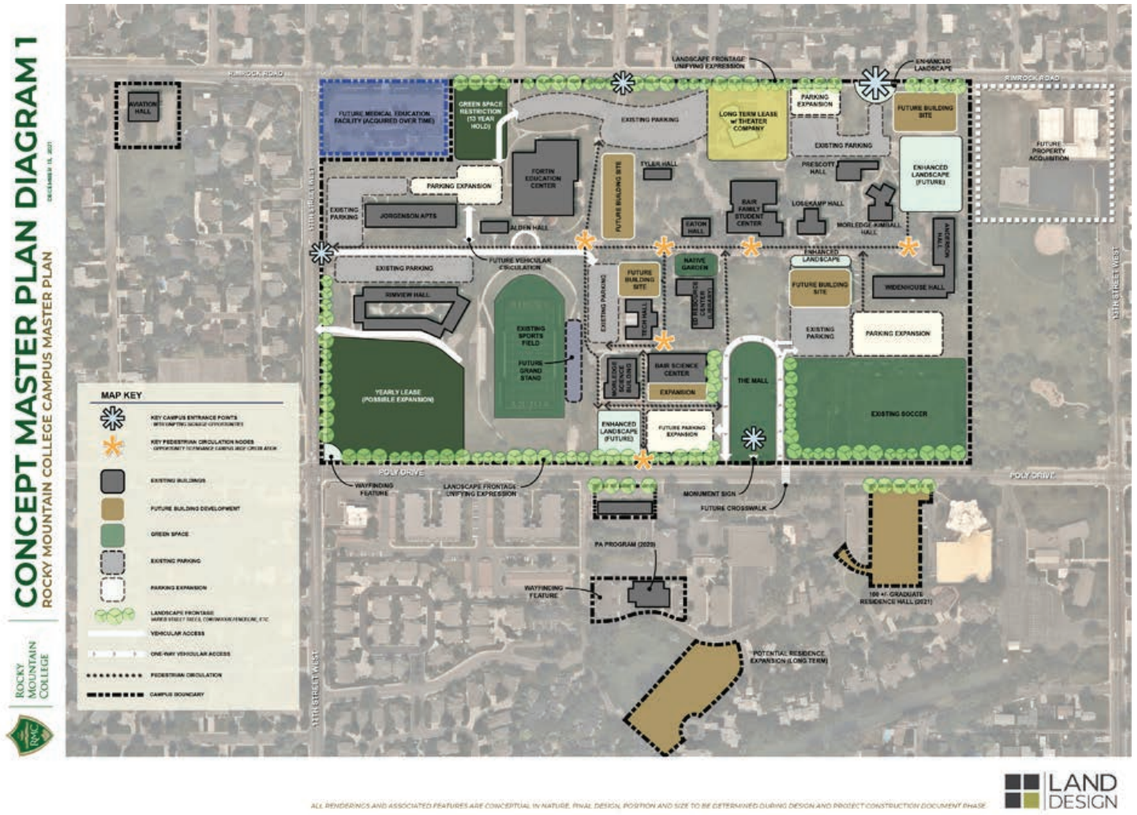
Source Credit: RMC

In 2021, faculty, staff, and the Board of Trustees began engaging in a renewed strategic planning process to re-imagine the objectives and principles that will guide RMC decision-making. As the College grows, the physical infrastructure must evolve to support programs, programming, and the changing needs of College constituents. In order to provide sufficient infrastructure to promote operational success, RMC must:

- **Continuously refine the Campus Master Plan**
- **Design flexible teaching and learning spaces that support current and emerging pedagogies**
- **Supply and support technology, including high-speed Internet access, that promotes teaching and learning**
- **Renovate and expand the Fortin Center to provide better academic and athletic facilities**
- **Renovate the Bair Science Center such that its facilities are of high quality and utility**
- **Update and maintain other buildings as appropriate**
- **Explore the development of graduate student housing**
- **Ensure that existing residence halls satisfy student expectations**

"The Strategic Plan specifies an enrollment goal of 1,225 (1,000 undergraduates and 225 graduate) and indicates that infrastructure must evolve to serve the desired student population."


CONCEPT MASTER PLAN DIAGRAM 1
ROCKY MOUNTAIN COLLEGE CAMPUS MASTER PLAN
DECEMBER 15, 2021
ROCKY MOUNTAIN COLLEGE
MAP KEY
KEY CAMPUS ENTRANCE POINTS
KEY PEDESTRIAN CIRCULATION NODES
EXISTING BUILDINGS
FUTURE BUILDING DEVELOPMENT
GREEN SPACE
EXISTING PARKING
PARKING EXPANSION
LANDSCAPE FRONTAGE
VEHICULAR ACCESS
ONE-WAY VEHICULAR ACCESS
PEDESTRIAN CIRCULATION
CAMPUS BOUNDARY
RIMROCK ROAD
27TH STREET WEST
POLY DRIVE
STADIUM HALL
FUTURE MEDICAL EDUCATION FACILITY (ACQUIRED OVER TIME)
GREEN SPACE RESTRICTION (10 YEAR HOLD)
LANDSCAPE FRONTAGE - UNIFYING EXPRESSION
EXISTING PARKING
LONG TERM LEASE w/ THEATER COMPANY
EXISTING GREENSPACE
FUTURE PROPERTY ACQUISITION
FORTIN EDUCATION CENTER
TYLER HALL
PRESCOTT HALL
JORGENSON APTS
ALDEN HALL
BAIR FAMILY STUDENT CENTER
LOSEKAMP HALL
MORLEDGE-KIMBALL HALL
EATON HALL
WELLNESS CENTER
RINVIEW HALL
NATIVE GARDEN
STUDENT CENTER GARDENS
WIDENHOUSE HALL
EXISTING SPORTS FIELD
YEARLY LEASE (POSSIBLE EXPANSION)
BAIR SCIENCE CENTER
THE MALL
EXISTING SOCCER
LANDSCAPE FRONTAGE - UNIFYING EXPRESSION
MONUMENT SIGN
FUTURE CROSSWALK
PA PROGRAM (2023)
WAYFINDING FEATURE
100 +/- GRADUATE RESIDENCE HALL (2021)
POTENTIAL RESIDENCE EXPANSION (LONG TERM)
ALL RENDERINGS AND ASSOCIATED FEATURES ARE CONCEPTUAL IN NATURE. FINAL DESIGN, POSITION AND SIZE TO BE DETERMINED DURING DESIGN AND PROJECT CONSTRUCTION DOCUMENT PHASE.
LAND DESIGN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LONG TERM LEASE w/ THEATER COMPANY
ENHANCED LANDSCAPE
PARKING EXPANSION
FUTURE BUILDING SITE
EXISTING PARKING
ENHANCED LANDSCAPE (FUTURE)
FUTURE PROPERTY ACQUISITION
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PARKING EXPANSION
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ALDEN HALL
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NATIVE GARDEN
STUDENT CENTER GARDENS
FUTURE BUILDING SITE
ENHANCED LANDSCAPE
WIDENHOUSE HALL
EXISTING SPORTS FIELD
FUTURE GRAND STAND
BAIR SCIENCE CENTER
EXPANSION
FUTURE BUILDING SITE
EXISTING PARKING
PARKING EXPANSION
YEARLY LEASE (POSSIBLE EXPANSION)
THE MALL
ENHANCED LANDSCAPE (FUTURE)
FUTURE PARKING EXPANSION
EXISTING SOCCER
WAYFINDING FEATURE
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MONUMENT SIGN
FUTURE CROSSWALK
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WAYFINDING FEATURE
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POTENTIAL RESIDENCE EXPANSION (LONG TERM)
ALL RENDERINGS AND ASSOCIATED FEATURES ARE CONCEPTUAL IN NATURE. FINAL DESIGN, POSITION AND SIZE TO BE DETERMINED DURING DESIGN AND PROJECT CONSTRUCTION DOCUMENT PHASE.
LAND DESIGN


ROCKY MOUNTAIN COLLEGE

Charles Morledge Science Building | Source Credit: RMC

The strategic plan informs the planning priorities listed below and has focused and renewed the Master Plan Recommendations that conclude this document. The following "key planning objectives and principles" were identified as part of previous planning processes and were revised and adopted by the RMC Board of Trustees in 2020.

OBJECTIVE 1:

Position the College for continued growth by providing a vibrant and attractive atmosphere that reflects the priorities of the College's Strategic Plan.

PLANNING PRINCIPLES:

- Plan for additional students, faculty, and staff to meet the needs of 1,000 full-time undergraduate students and 225 graduate students.
- Increase awareness of Rocky Mountain College's mission and programs.
- Continue to develop successful capital campaigns that will enhance not only the academic programs, but also the college's physical appearance and operation.

OBJECTIVE 2:

Provide a flexible plan that allows for change within the existing campus framework and character.

PLANNING PRINCIPLES:

- Maintain and enhance the existing central campus with future development of academic-related buildings and uses.
- Preserve perimeter open spaces for future growth of athletics, campus housing, and new programs.

OBJECTIVE 3:

Address the functional needs of the campus to better serve daily life on campus.

PLANNING PRINCIPLES:

- Move facility services and campus maintenance out of the central campus area.
- Improve space for faculty and staff offices.
- Improve instructional space.
- Enhance campus security.

OBJECTIVE 4:

Preserve and enhance the historic character of the campus buildings and landscape.

PLANNING PRINCIPLES:

- Continue to renovate all existing historic structures on campus.
- New buildings should maintain or reflect the character of the existing historic structures on the campus.
- The landscape and open spaces should enhance the existing park-like atmosphere of the campus.

OBJECTIVE 5:

Improve the community's perception of the campus physical appearance to reflect a place of higher academic learning.

PLANNING PRINCIPLES:

- Create campus entries from the surrounding streets that define the college's identity and character.
- Expand the pedestrian streetscape that includes attractive lighting, sidewalks, and street trees.
- Maintain campus open spaces as green park spaces until they are developed in the future.

OBJECTIVE 6:

Enhance the pedestrian environment and create a positive teaching/learning environment within the campus.

PLANNING PRINCIPLES:

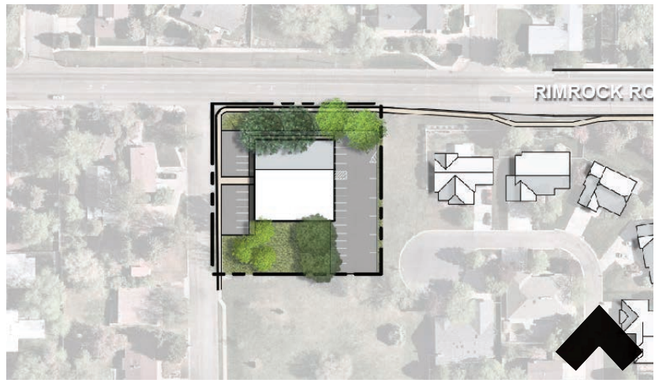
- Maintain the compactness of the central academic campus to promote interaction and a friendly, engaging atmosphere.
- Preserve and enhance Rocky Green as the central open space on the campus.
- Enhance and renovate the existing landscape and parking areas.

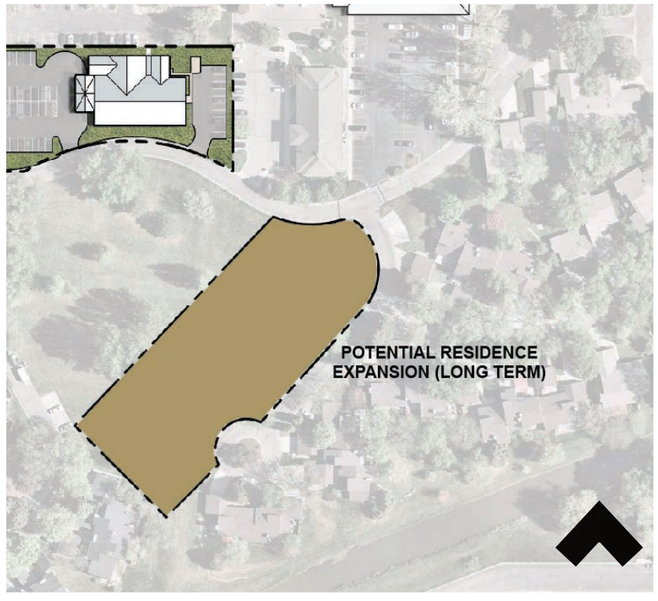
Eaton Hall | Source: RMC

MASTER PLAN


LANDSCAPE FRONTAGE: UNIFYING EXPRESSION
MAIN CAMPUS ENTRY POINTS
RIMROCK ROAD
FUTURE MEDICAL EDUCATION FACILITY (ACQUIRED OVER TIME)
GREEN SPACE RESTRICTION (13 YEAR HOLD)
EXISTING PARKING
LONG TERM LEASE w/ THEATER COMPANY
FUTURE PARKING EXPANSION
FUTURE BUILDING SITE
EXISTING PARKING
ENHANCED LANDSCAPE (FUTURE)
17TH STREET WEST
FUTURE PARKING EXPANSION
FUTURE BUILDING SITE
EXISTING PARKING
FUTURE VEHICULAR CIRCULATION
NATIVE GARDEN
EXISTING PARKING
FUTURE BUILDING SITE
ENHANCED LANDSCAPE
FUTURE BUILDING SITE
ROCKY
EXISTING SPORTS FIELD
EXISTING PARKING
FUTURE PARKING EXPANSION
YEARLY LEASE (POSSIBLE EXPANSION)
FUTURE GRAND STAND
ROCKY
FUTURE EXPANSION
THE MALL
EXISTING SOCCER
ENHANCED LANDSCAPE (FUTURE)
FUTURE PARKING EXPANSION
POLY DRIVE
WAYFINDING FEATURE
LANDSCAPE FRONTAGE: UNIFYING EXPRESSION
MONUMENT SIGN
FUTURE CROSSWALK
MAIN CAMPUS ENTRY POINTS

THE MASTER PLAN



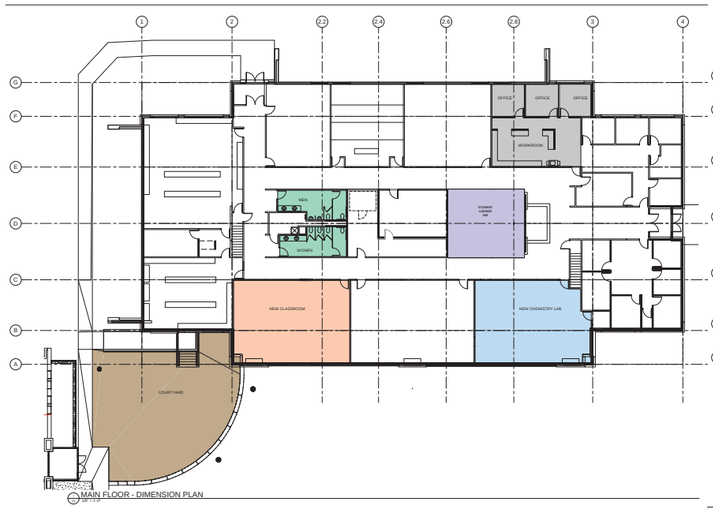


MASTER PLAN RECOMMENDATIONS

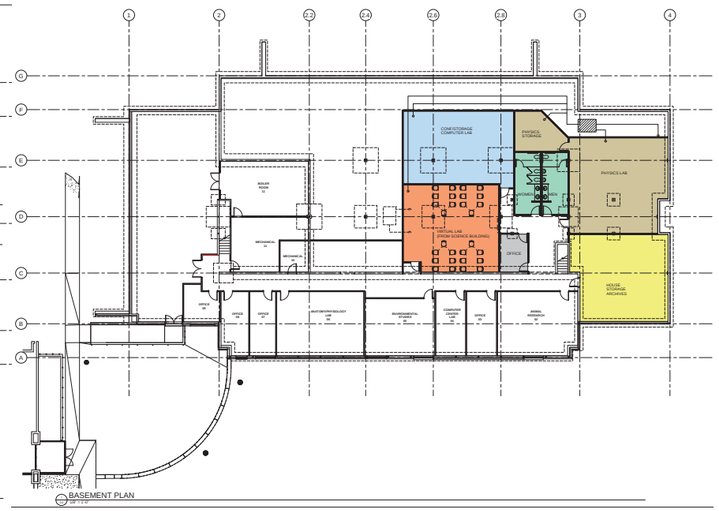
- BUILDINGS
- FUTURE OFFICES AND CLASSROOMS
- FACILITY SERVICES AND MAINTENANCE
- FUTURE RESIDENCE HALLS
- TRAFFIC CIRCULATION AND PARKING
- MAIN CAMPUS ENTRY ON POLY DRIVE
- RIMROCK ROAD ENTRIES AND PARKING LOTS
- OPEN SPACE
- STREETSCAPE
- RIMROCK SCHOOL
- LIGHTING

EXPANSION OPPORTUNITIES

Bair Center Remodel and Exterior Upgrade| Source Credit: Schutz Foss Architects

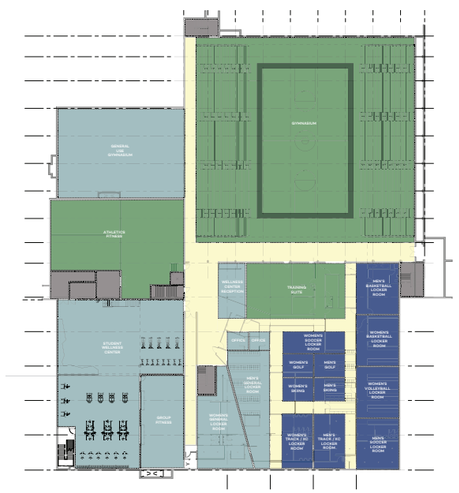


MAIN FLOOR - DIMENSION PLAN



BASEMENT PLAN

Fortin Education Center Master Plan | Source Credit: A&E



Lower Level
Proposed Floor Plan

Upper Level
Proposed Floor Plan

BUILDINGS

Both new and renovated buildings on the RMC campus should strive to reflect the historic architectural vocabulary on the campus. This can be accomplished through the use of scale, materials, and detailing that reflect historical buildings such as Prescott Hall, Morledge-Kimball Hall, Losekamp Hall, and Tyler Hall. In order to administer these efforts, the Building and Grounds Committee should be closely involved in all architectural consultant selections, building programming, and schematic design decisions.

FUTURE OFFICES AND CLASSROOMS

The next phase of academic buildings should be developed around Rocky Green in the central campus area. This will concentrate campus activity around the Green and create a vibrant teaching and learning atmosphere. A second phase of academic buildings (if required) should flank the main entry along Poly Drive. These structures should have a strong street presence and also reflect the historic architecture on campus.

As uses of existing buildings change, the College may rearrange offices by student or institutional need, as those needs are effectively analyzed. The College may consider, for example, grouping academic support with library and student services functions. Well-analyzed repurposing of existing structures is one benefit of historic renovation of campus buildings.

FACILITY SERVICES AND MAINTENANCE

These facilities should be removed from the central campus core to an area west of Fortin Center. The first phase of development should include much-needed storage facilities along with vehicular access. The second and third phases should be constructed concurrently with the historic renovation of Tech Hall.

FUTURE RESIDENCE HALL

Future residence halls might sit on the College owned lot adjacent to the southeast corner of the main campus. Additional options include lots to the northeast and southeast of campus proper. These locations provide easy access/zoning, proximate utilities, and the composition of a residential complex with Anderson and Widenhouse residence halls. Previous plans suggested that first priority for residence hall construction would go to the area where Rimview residence hall has since risen. The soccer field complex south of Widenhouse, suggested in previous iterations of the master plan as a second priority site for residence halls, has since evolved into a dynamic contribution of RMC to community events.

Fortin Education Center Master Plan | Source Credit: A&E

EXPANSION OPPORTUNITIES: CAMPUS CIRCULATION

MAIN CAMPUS ENTRY ON POLY DRIVE

Recent improvements outlined in the 2015 Campus Master Plan including updated fencing, creation of single point entry/exit, and improved aesthetics have been realized. Additional development in this space should consider pedestrian traffic, expansion, and existing facilities south of Poly Drive.

Development of the Charles Morledge Laboratory as well as plans for renovation of the Bair Science Building suggest a heightened need for enhanced pedestrian access to those buildings. Removal of vehicle access between the Educational Resource Center and the Bair Science building has begun and will significantly improve pedestrian safety. Further development of the areas may include increasing speed bumps, installing motion detector-lit warning signage, and increasing planting in/around roadways and parking lots, all with the objective of diminishing vehicle speed and increasing pedestrian safety.

RIMROCK ROAD ENTRIES AND PARKING LOTS

The campus currently has little surplus parking. Zoning and code requirements for the City of Billings include stringent requirements for on-site parking. Any campus and/or facility expansion must incorporate comprehensive parking plans supporting project conceptualization and design.

New parking areas should be considered in the northeast and northwest corners of the campus to serve new development. As Rimrock Road increases its traffic density, the College needs to push parking to the perimeter of campus, and surround and fill new parking areas with plantings to offset the increase in asphalt.

Source Credit: RMC

EXPANSION OPPORTUNITIES: GREEN SPACE

STREETSCAPE

A harmonious pedestrian environment should be built along Poly Drive, Rimrock Road, and 17th Street West to identify the limits of the campus to the community. Sidewalks and boulevards lined with trees, lighting, benches, and branded trash receptacles would provide a strong visual identity to the campus. Continuing investment in planting a variety of tree species along both Rimrock and Poly will protect campus from increases in arterial street traffic expected by city and state planners. For many years, the inviting and open landscape architecture of campus (lack of fencing) has emphasized the college's engaged relationships with its community. Any limit to campus access needs to continue to present itself as a value rather than as a barrier.

PERIMETER OPEN SPACE

It may be many years before the perimeter open spaces are utilized for new buildings. In the interim, they should be maintained as open green space to present a park-like atmosphere. Because campus is unfenced, defining the edge of campus with mature plantings may be a priority.

ACTIVITY SPACES AND GREENS

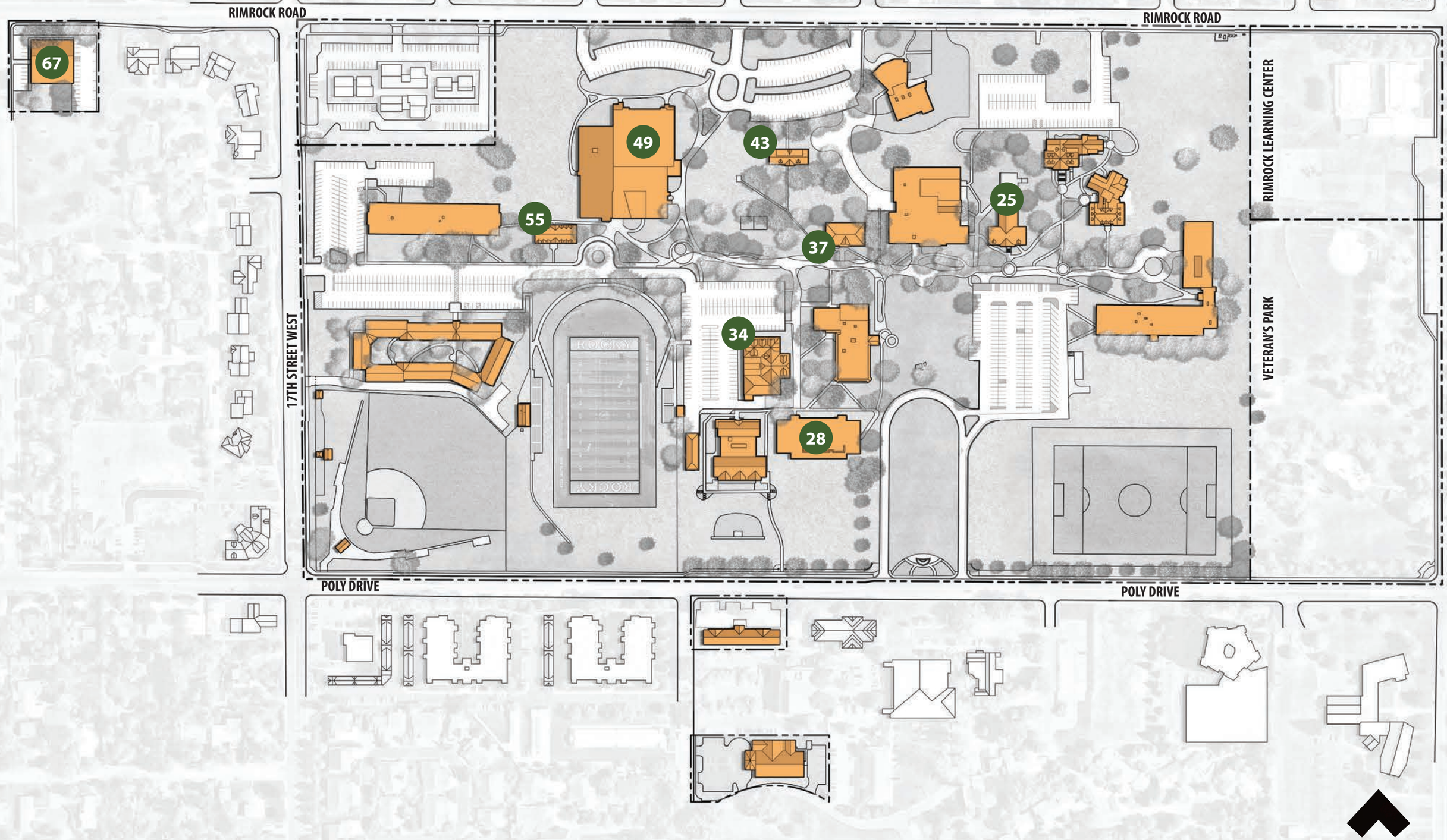
Rocky Green should be preserved and enhanced as the main campus green space. Several minor spaces should also be developed as memorable outdoor areas that will enhance the campus. They include Tyler Green southwest of Tyler Hall, Prescott Commons south of Prescott Hall, Residence Halls Green northwest of Anderson and Widenhouse halls, and the memorial gardens just east of Tech Hall. Further landscaping for these areas is an investment in the delight that pedestrians take when walking campus.

HORTICULTURE PLAN

A dominant feature of the college to visitors is its rich summer greenery. A horticultural plan should document and plan (budget) maintenance of plantings, with consideration of sustainable landscaping techniques such as drip irrigation, native plant use, and xeriscaping.

Source Credit: RMC

PLANNED EXPANSION PLAN



STATUS OF CURRENTLY PLANNED EXPANSION

Over the past several years, Rocky Mountain College has been updating and expanding its facilities toward growth to 1,225 full-time students. The status of current plans includes:

	NAME	PROJECT	STATUS
28	Bair Science Center	Renovation and Expansion	Initial Planning and Drawings Complete
49	Fortin Education Center	Renovation	Initial Planning and Drawings Complete
67	Aviation Hall	Modifications and Upgrades	Scheduled Improvements Beginning May 2022
25	Losekamp Hall	Renovation for Music/Theater	Not Started
43	Tyler Hall	Renovation for Administration	Not Started
55	Alden Hall	Renovation for Faculty Offices	Not Started
37	Eaton Hall	Renovation for Administration	Not Started
34	Tech Hall	Renovation	Not Started
	Parking Lot	Asphalt Overlays and Additions	On-Going, 50% Complete on August 2021

FUTURE OPPORTUNITIES

RIMROCK SCHOOL

Rocky Mountain College retains a "first right of refusal" with School District #2 for reacquisition of the existing school building on the northeast corner of Rimrock Road and 13th Street. Reacquiring the property has been a longstanding goal of the College and will be actively pursued in the event the school district ceases operations at that location. In the meantime, the College should periodically document its position as outlined in the 1951 warranty deed to ensure the College's rights are reserved.

The College gave use of that land to the school district in 1951 for $15,000, with restriction on the warranty deed "Provided, however, that the land herein conveyed shall be used by School District #2 for public school purposes and for no other purpose by School District #2 or by its assigns or by anyone else." Thus the land may have no sale value to the School District other than back to RMC.

LIGHTING

Currently, more than 80% of exterior campus lighting is leased through Northwest Energy and costs RMC more than $30,000 per year. Opportunities to acquire and/or replace existing NWE lighting with college owned appliances should be pursued as campus development evolves and resources allow.

CONSTRAINTS

MAINTENANCE

The College currently operates with a limited maintenance budget. An ongoing deferred maintenance priority inventory and capital expenditure list is maintained, and informs the annual budget process, strategic planning, and advancement planning. Deferred maintenance inventory is prioritized first by safety and then by objectives of the mission's core themes. A budget for maintenance must be part of each suggested campus improvement. Maintenance operates under a quality control system of achieving objectives. A revision to this plan may suggest re-imagining the scope of maintenance objectives, emphasizing currently deferred maintenance to promote sustainability.

A comprehensive property condition inventory was completed in December of 2019. The document is updated regularly and should be consulted as part of the College's budgeting processes and impact on strategic planning initiatives. (Appendix)

Technical drawings identifying underground utilities were recently destroyed by a flood in the Facilities Services Offices. Plans to recreate and expand those documents are being initiated. As underground renovation can incur significant costs, development of these documents should be a high priority.

5

Source Credit: RMC

ACKNOWLEDGMENTS

While this master plan provides a framework for continued development of the campus, our growth would not be possible without the support of our broader constituencies. Rocky Mountain College alumni, friends of the College, our community, local organizations, and foundations have all provided critical resources. Whether it's drilling irrigation wells to improve the campus landscape, envisioning our pedestrian malls, or providing resources for new buildings and renovation of our historic structures, today's campus can trace its evolution to their patronage. Moreover, through their generosity an alignment of the College's vision, mission, strategic plan, and master plan is realized. For more than 144 years, RMC has benefited from selfless supporters who have helped the College to become what it is today.

We would like to acknowledge and thank some of our most generous supporters for their vision, time, and treasure they have shared with Rocky Mountain College.

WILLIAM BALLARD
ELIZABETH BLAKE
VAVRA BLANCH
HELEN BROSS
RICHARD COX
MURRAY DAVIDSON
NORMAN DAVIDSON
HOWARD JELINEK
ROBERT S. LUTZ
PATRICIA MORLEDGE
CHARLES MORLEDGE
DAVID ORSER
JOSEPH PENNEPACKER
JOHN PREVOST
G. RICHARD SCHIEFFELIN
ORAMEL SEAGER
BEVERLY SPIDEL

CHARLES M. BAIR FAMILY TRUST
EDWARDS JET CENTER OF MONTANA
FIRST INTERSTATE BANK BILLINGS
FIRST INTERSTATE BANCSYSTEM FOUNDATION
THE MARY ALICE FORTIN FOUNDATIONS
THE HAYNES FOUNDATION
HOMER AND MILDRED SCOTT FOUNDATION
CLARA G. KLINDT TRUST
MKM FAMILY FUND
MURDOCK CHARITABLE TRUST
THE CHARLOTTE W. NEWCOMB FOUNDATION
RIMROCK DENTAL ASSOCIATES
THE TEAGLE FOUNDATION
WYO-BEN, INC.
WESTERN INDEPENDENT COLLEGE FUND

APPENDIX

PROPERTY CONDITION REPORT

PROPERTY ASSESSMENT SUMMARY

		ASSESSMENT DATE	BY:
1	TECH HALL	4/12/2019	Bill Defferding
2	ALDEN HALL	9/20/2019	Bill Defferding
3	EATON HALL	9/20/2019	Bill Defferding
4	LOSEKAMP HALL	12/6/2019	Bill Defferding
5	PRESCOTT HALL	12/6/2019	Bill Defferding
6	TYLER HALL	12/6/2019	Bill Defferding
7	JORGENSON	12/6/2019	Bill Defferding
8	RIMVIEW	12/9/2019	Bill Defferding
9	BAIR SCIENCE CENTER	12/9/2019	Bill Defferding
10	EDUCATIONAL RESOURCE CENTER/LIBRARY	12/9/2019	Bill Defferding
11	FORTIN CENTER	12/9/2019	Bill Defferding
12	BAIR STUDENT UNION	12/9/2019	Bill Defferding
13	MORELEDGE KIMBALL HALL	12/9/2019	Bill Defferding
14	ANDERSON HALL	12/9/2019	Bill Defferding
15	WIDENHOUSE HALL	12/9/2019	Bill Defferding
16	DR CHARLES MORLEDGE SCIENCE BUILDING	12/9/2019	Bill Defferding
17	AVIATION HALL	12/10/2019	Bill Defferding
18	RMC AVIATION HANGAR	12/10/2019	Bill Defferding

The attached forms are field observations based on facilities/maintenance expertise as to the knowledge of the systems evaluated. Further in depth assessments should be completed by specialty contractors in determining the specific conditions and cost requirements for the recommended improvements. Additional evaluations will more than likely require a capital investment to complete a more thorough assessment of the RMC facilities.

The following assessments are the expressed opninion of Bill Defferding as result of his knowledge of the structures assessed.

RMC - Facilities/Maintenance

BUILDING NAME: TECH HALL
DATE OF CONSTRUCTION: 1908-1930 date: 4/12/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System				XXX	FLAT SITE/POOR DRAINAGE			
Parking Pavement, Curb & Gutters				XXX				
Sidewalks			XXX					
Utilities			XXX		SEWER IN NEED OF REPAIR/TREE ROOTS - Bldg to Sidewalk			
Landscaping				XXX	FLAT SITE/POOR DRAINAGE			
Site Lighting			XXX					
Site & Building Signage		XXX						
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations			XXX					
Structural System Including Floors		XXX						
Windows and Frames				XXX				
Exterior Walls, Patch & Paint				XXX				
Exterior Doors & Frames				XXX				
Stairs (Interior & Exterior)				XXX				
Balconies & Upper Floor Walkways								
Roof Coverings			XXX					
Roof Drainage				XXX				
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC				NA				
Electrical			XXX					
Emergency Generator				NA	EMERGENCY LIGHTING NEED: STAIR CASE TOP DOWN TO BASEMENT	IR		
Hot & Cold Water Distribution System				XXXX				
Water Heaters			XXX					
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators					NONE	NA		
FIRE/LIFE SYSTEM						IR		
Fire Suppression Systems					NONE	NA		
Security Alarm Systems					NONE	NA		
INTERIOR ELEMENTS								
Common Area Finishes						N/M		
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)								
Interior Doors & Frames						N/M		
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps						NA		
Common Area Accessibility Including Restrooms			XXX					

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: ALDEN HALL
DATE OF CONSTRUCTION: 1937-1938
CURRENT USE: HANGAR

date: 9/20/19
by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System					NONE - WATER/SNOWMELT ENTERS BASEMENT - N SIDE			
Parking Pavement, Curb & Gutters			XXX					
Sidewalks		XXX						
Utilities					SEWER IN NEED OF REPAIR/TREE ROOTS - Bldg to Sidewalk			
Landscaping				XXX	FLAT SITE/POOR DRAINAGE			
Site Lighting				XXX				
Site & Building Signage								
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations			XXX					
Structural System Including Floors			XXX					
Windows and Frames				XXX	NEEDS REPAIRS	IR		
Exterior Walls, Patch & Paint				XXX				
Exterior Doors & Frames				XXX				
Stairs (Interior & Exterior)				XXX				
Balconies & Upper Floor Walkways						RR		
Roof Coverings		XXX			NEW			
Roof Drainage					DRAINS INTO BUILDING			
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC				XXX				
Electrical				XXX				
Emergency Generator					NONE			
Hot & Cold Water Distribution System			XXX					
Water Heaters		XXX						
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators					NONE			
FIRE/LIFE SYSTEM					FIRE EXIT DOORS, FIRE ALARMS, OUTSIDE FIRE ESCAPE STAIRS INSTALLED 1998			
Fire Suppression Systems				XXX				
Security Alarm Systems					NONE			
INTERIOR ELEMENTS								
Common Area Finishes				XXX				
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)				XXX				
Interior Doors & Frames				XXX				
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps							XXX	
Common Area Accessibility Including Restrooms							XXX	

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: EATON HALL
DATE OF CONSTRUCTION: 1909-1910
CURRENT USE: HANGAR

date: 9/20/19
by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System				XXX				
Parking Pavement, Curb & Gutters			XXX					
Sidewalks			XXX					
Utilities					NEEDS NEWER SEWERLINE INSTALLED, DRAINS NEED REPLACED			
Landscaping					NO DRAINAGE			
Site Lighting				XXX				
Site & Building Signage						NM		
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations				XXX				
Structural System Including Floors			XXX					
Windows and Frames				XXX				
Exterior Walls, Patch & Paint				XXX				
Exterior Doors & Frames			XXX					
Stairs (Interior & Exterior)			XXX					
Balconies & Upper Floor Walkways				XXX				
Roof Coverings		XXX						
Roof Drainage			XXX					
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC				XXX				
Electrical			XXX					
Emergency Generator						NA		
Hot & Cold Water Distribution System			XXX					
Water Heaters		XXX						
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators						NA		
FIRE/LIFE SYSTEM				XXX				
Fire Suppression Systems						NA		
Security Alarm Systems						NA		
INTERIOR ELEMENTS								
Common Area Finishes			XXX					
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)				XXX				
Interior Doors & Frames				XXX				
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps						NM		
Common Area Accessibility Including Restrooms						NA		

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: LOSEKAMP HALL
DATE OF CONSTRUCTION: 1917 - 1919
CURRENT USE: HANGAR

date: 12/6/19
by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System			XXX					
Parking Pavement, Curb & Gutters		XXX						
Sidewalks		XXX						
Utilities		XXX						
Landscaping			XXX					
Site Lighting			XXX					
Site & Building Signage			XXX					
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX						
Structural System Including Floors		XXX						
Windows and Frames					REPAIR		XXX	
Exterior Walls, Patch & Paint				XXX				
Exterior Doors & Frames			XXX					
Stairs (Interior & Exterior)		XXX						
Balconies & Upper Floor Walkways		XXX						
Roof Coverings		XXX			NEW			
Roof Drainage			XXX					
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC					N/A			
Electrical		XXX						
Emergency Generator					N/A			
Hot & Cold Water Distribution System		XXX						
Water Heaters	XXX							
Gas Distribution System	XXX							
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators		XXX			WHEELCHAIR LIFT			
FIRE/LIFE SYSTEM				XXX				
Fire Suppression Systems				XXX				
Security Alarm Systems				XXX				
INTERIOR ELEMENTS								
Common Area Finishes					NE CORNER WATER DAMAGE			
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)					PLASTER CRACKING IN BASEMENT			
Interior Doors & Frames			XXX					
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps			XXX					
Common Area Accessibility Including Restrooms			XXX					

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: PRESCOTT HALL
DATE OF CONSTRUCTION: 1919
CURRENT USE: HANGAR

date: 12/6/19
by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System			XXX		WATER RUNS IN TO FOUNDATION DUE TO WINDOWS BELOW GROUND			
Parking Pavement, Curb & Gutters	XXX							
Sidewalks	XXX							
Utilities	XXX							
Landscaping		XXX						
Site Lighting		XXX						
Site & Building Signage		XXX						
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX						
Structural System Including Floors	XXX							
Windows and Frames		XXX						
Exterior Walls, Patch & Paint		XXX						
Exterior Doors & Frames		XXX						
Stairs (Interior & Exterior)	XXX							
Balconies & Upper Floor Walkways	XXX							
Roof Coverings		XXX						
Roof Drainage		XXX			NEGATIVE DRAINAGE DUE TO SIDEWALK			
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC		XXX						
Electrical		XXX						
Emergency Generator					N/A			
Hot & Cold Water Distribution System		XXX						
Water Heaters		XXX						
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators	XXX							
FIRE/LIFE SYSTEM			XXX					
Fire Suppression Systems					N/A			
Security Alarm Systems			XXX					
INTERIOR ELEMENTS								
Common Area Finishes		XXX						
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)		XXX						
Interior Doors & Frames		XXX						
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps		XXX						
Common Area Accessibility Including Restrooms	XXX							

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: TYLER HALL
DATE OF CONSTRUCTION: 1928
CURRENT USE: HANGAR

date: 12/6/19
by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System				XXX				
Parking Pavement, Curb & Gutters			XXX					
Sidewalks			XXX					
Utilities		XXX						
Landscaping			XXX					
Site Lighting			XXX					
Site & Building Signage		XXX						
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations				XXX	NEGATIVE DRAINAGE CAUSES FLOODING ON NORTH SIDE			
Structural System Including Floors		XXX						
Windows and Frames				XXX	SINGLE PANE WINDOWS - POOR EFFICIENCY SOME DON'T LATCH			
Exterior Walls, Patch & Paint					N/A			
Exterior Doors & Frames			XXX					
Stairs (Interior & Exterior)		XXX						
Balconies & Upper Floor Walkways					N/A			
Roof Coverings	XXX							
Roof Drainage				XXX	POOR DOWNSPOUTS - POOR DRAINAGE			
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC					N/A			
Electrical			XXX					
Emergency Generator					N/A			
Hot & Cold Water Distribution System			XXX					
Water Heaters		XXX						
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators					N/A			
FIRE/LIFE SYSTEM					N/A			
Fire Suppression Systems					N/A			
Security Alarm Systems					N/A			
INTERIOR ELEMENTS								
Common Area Finishes			XXX					
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)			XXX					
Interior Doors & Frames			XXX					
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps					N/A			
Common Area Accessibility Including Restrooms					N/A			

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: JOREGENSON HALL
DATE OF CONSTRUCTION:
CURRENT USE: HANGAR

date: 12/6/19
by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System			XXX					
Parking Pavement, Curb & Gutters		XXX						
Sidewalks		XXX						
Utilities			XXX					
Landscaping		XXX						
Site Lighting		XXX						
Site & Building Signage		XXX						
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX						
Structural System Including Floors		XXX						
Windows and Frames			XXX					
Exterior Walls, Patch & Paint		XXX						
Exterior Doors & Frames			XXX					
Stairs (Interior & Exterior)		XXX						
Balconies & Upper Floor Walkways		XXX						
Roof Coverings		XXX						
Roof Drainage			XXX					
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC					N/A			
Electrical		XXX						
Emergency Generator					N/A			
Hot & Cold Water Distribution System		XXX						
Water Heaters		XXX						
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators					N/A			
FIRE/LIFE SYSTEM		XXX						
Fire Suppression Systems		XXX						
Security Alarm Systems				XXX				
INTERIOR ELEMENTS								
Common Area Finishes			XXX					
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)				XXX				
Interior Doors & Frames				XXX				
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps		XXX						
Common Area Accessibility Including Restrooms					N/A			

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: RIMVIEW HALL
DATE OF CONSTRUCTION: date: 12/9/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System			XXX					
Parking Pavement, Curb & Gutters			XXX					
Sidewalks		XXX						
Utilities		XXX						
Landscaping			XXX					
Site Lighting		XXX						
Site & Building Signage		XXX						
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations			XXX		SETTLING ISSUES			
Structural System Including Floors			XXX		SETTLING ISSUES			
Windows and Frames		XXX						
Exterior Walls, Patch & Paint				XXX	WEST SIDE HAIL DAMAGE/BALCONY CEILING FAILING			
Exterior Doors & Frames				XXX	90% EXTERIOR DOORS WORN/LOCKS BAD/OUT OF SQUARE			
Stairs (Interior & Exterior)				XXX				
Balconies & Upper Floor Walkways			XXX					
Roof Coverings		XXX						
Roof Drainage			XXX					
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC			XXX		15 YRS OLD			
Electrical	XXX							
Emergency Generator					NA			
Hot & Cold Water Distribution System			XXX					
Water Heaters		XXX						
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators		XXX						
FIRE/LIFE SYSTEM		XXX						
Fire Suppression Systems		XXX						
Security Alarm Systems		XXX						
INTERIOR ELEMENTS								
Common Area Finishes			XXX					
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc…)			XXX		CARPET/LINOLEUM REPLACEMENT NEEDS			
Interior Doors & Frames			XXX		BROKEN DOOR JAMBS/SOME DOORS NEED REPLACEMENT			
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps			XXX		SW VERY ICY IN WINTER - DRAINAGE IMPROVEMENT NEEDS			
Common Area Accessibility Including Restrooms			XXX		COMMON LAUNDRY - ADA NEEDS UPGRADES			

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: BAIR SCIENCE CENTER
DATE OF CONSTRUCTION: date: 12/9/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System			XXX					
Parking Pavement, Curb & Gutters				XXX				
Sidewalks		XXX						
Utilities		XXX						
Landscaping			XXX					
Site Lighting				XXX				
Site & Building Signage				XXX				
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX						
Structural System Including Floors		XXX						
Windows and Frames			XXX					
Exterior Walls, Patch & Paint			XXX					
Exterior Doors & Frames		XXX						
Stairs (Interior & Exterior)		XXX						
Balconies & Upper Floor Walkways					N/A			
Roof Coverings		XXX						
Roof Drainage			XXX					
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC				XXX				
Electrical		XXX						
Emergency Generator					N/A			
Hot & Cold Water Distribution System		XXX						
Water Heaters		XXX			NEW			
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators					N/A			
FIRE/LIFE SYSTEM					N/A			
Fire Suppression Systems					NEED FIRE EXTINGUISHERS/SOME CLASSROOMS			
Security Alarm Systems					N/A			
INTERIOR ELEMENTS								
Common Area Finishes				XXX				
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc…)				XXX				
Interior Doors & Frames			XXX					
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps			XXX					
Common Area Accessibility Including Restrooms			XXX					

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: EDUCATIONAL RESOURCE CENTER
DATE OF CONSTRUCTION: date: 12/9/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System					NE CORNER OF BASEMENT, WATER ENTERS BUILDING, POOR DRAINAGE			
Parking Pavement, Curb & Gutters				XXX				
Sidewalks		XXX						
Utilities		XXX						
Landscaping					NE CORNER OF BASEMENT, WATER ENTERS BUILDING, POOR DRAINAGE			
Site Lighting				XXX				
Site & Building Signage				XXX				
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations					EAST/WEST LEAKS: POOR DRAINAGE			
Structural System Including Floors		XXX						
Windows and Frames	XXX							
Exterior Walls, Patch & Paint			XXX					
Exterior Doors & Frames		XXX						
Stairs (Interior & Exterior)		XXX						
Balconies & Upper Floor Walkways					N/A			
Roof Coverings								
Roof Drainage				XXX				
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC					NO CONTROL OVER DCC SYSTEMS (JOHNSON CONTROLS)			
Electrical	XXX							
Emergency Generator								
Hot & Cold Water Distribution System		XXX						
Water Heaters		XXX						
Gas Distribution System	XXX							
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators			XXX					
FIRE/LIFE SYSTEM					N/A			
Fire Suppression Systems		XXX			FIRE EXTINGUISHER			
Security Alarm Systems			XXX					
INTERIOR ELEMENTS								
Common Area Finishes			XXX					
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)					CARPET NEEDS THROUGHOUT			
Interior Doors & Frames		XXX						
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps			XXX					
Common Area Accessibility Including Restrooms		XXX						

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: FORTIN CENTER
DATE OF CONSTRUCTION: date: 12/9/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System					STORM DRAIN INADEQUATE, BUILDING FLOODS			
Parking Pavement, Curb & Gutters				XXX				
Sidewalks			XXX					
Utilities			XXX					
Landscaping					NEGATIVE DRAINAGE - NORTH SIDE			
Site Lighting					NEEDS LIGHTING IMPROVEMENTS			
Site & Building Signage		XXX						
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX			EAST/WEST LEAKS: POOR DRAINAGE			
Structural System Including Floors		XXX						
Windows and Frames		XXX						
Exterior Walls, Patch & Paint		XXX						
Exterior Doors & Frames				XXX	BRICK	RR		
Stairs (Interior & Exterior)		XXX						
Balconies & Upper Floor Walkways		XXX				IR	XXX	
Roof Coverings						IR	XXX	
Roof Drainage								
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC			XXX					
Electrical			XXX					
Emergency Generator				XXX				
Hot & Cold Water Distribution System				XXX				
Water Heaters			XXX					
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators		XXX						
FIRE/LIFE SYSTEM			XXX					
Fire Suppression Systems			XXX		FIRE EXTINGUISHER			
Security Alarm Systems			XXX					
INTERIOR ELEMENTS								
Common Area Finishes				XXX				
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)				XXX				
Interior Doors & Frames			XXX					
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps				XXX				
Common Area Accessibility Including Restrooms				XXX				

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: BAIR STUDENT UNION
DATE OF CONSTRUCTION: date: 12/9/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System			XXX		WEST WALL LEAKS HEAVY - NEGATIVE DRAINAGE			
Parking Pavement, Curb & Gutters				XXX				
Sidewalks	XXX							
Utilities				XXX	EXTERIOR SEWER LINE NEEDS REPLACEMENT			
Landscaping				XXX	WEST/SOUTH SIDES LEAK INTO FOUNDATIONS			
Site Lighting			XXX					
Site & Building Signage	XXX							
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX						
Structural System Including Floors		XXX						
Windows and Frames		XXX						
Exterior Walls, Patch & Paint			XXX					
Exterior Doors & Frames			XXX					
Stairs (Interior & Exterior)		XXX						
Balconies & Upper Floor Walkways					N/A			
Roof Coverings							RR	
Roof Drainage							RR	
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC			XXX					
Electrical		XXX						
Emergency Generator					N/A			
Hot & Cold Water Distribution System				XXX				
Water Heaters		XXX						
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators		XXX						
FIRE/LIFE SYSTEM		XXX						
Fire Suppression Systems		XXX						
Security Alarm Systems		XXX						
INTERIOR ELEMENTS								
Common Area Finishes			XXX					
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)			XXX					
Interior Doors & Frames			XXX					
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps			XXX					
Common Area Accessibility Including Restrooms			XXX					

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: MORELEDGE KIMBALL HALL
DATE OF CONSTRUCTION: date: 12/9/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System		XXX						
Parking Pavement, Curb & Gutters		XXX						
Sidewalks		XXX						
Utilities		XXX						
Landscaping			XXX		WEST SIDE NEGATIVE DRAINAGE			
Site Lighting		XXX						
Site & Building Signage		XXX						
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX			UNDER WEST DOORS, CRACK ALLOWS WATER INTO BUILDING			
Structural System Including Floors		XXX						
Windows and Frames		XXX						
Exterior Walls, Patch & Paint		XXX						
Exterior Doors & Frames			XXX		SOUTH EXTRIOR DOORS RUB ON THRESHOLD/WEST DOOR FRAME LOOSE			
Stairs (Interior & Exterior)		XXX						
Balconies & Upper Floor Walkways		XXX						
Roof Coverings			XXX					
Roof Drainage			XXX					
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC			XXX					
Electrical		XXX						
Emergency Generator								
Hot & Cold Water Distribution System		XXX						
Water Heaters		XXX						
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators		XXX						
FIRE/LIFE SYSTEM		XXX						
Fire Suppression Systems		XXX						
Security Alarm Systems		XXX						
INTERIOR ELEMENTS								
Common Area Finishes		XXX						
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)		XXX						
Interior Doors & Frames		XXX						
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps		XXX						
Common Area Accessibility Including Restrooms		XXX						

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: ANDERSON HALL
DATE OF CONSTRUCTION: date: 12/9/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System				XXX	ROOF DRAINS LEAK AT VARIOUS LOCATIONS			
Parking Pavement, Curb & Gutters		XXX						
Sidewalks		XXX						
Utilities		XXX						
Landscaping			XXX					
Site Lighting			XXX					
Site & Building Signage		XXX						
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX						
Structural System Including Floors		XXX						
Windows and Frames				XXX	SOME FRAMES LEAK			
Exterior Walls, Patch & Paint		XXX						
Exterior Doors & Frames		XXX						
Stairs (Interior & Exterior)		XXX						
Balconies & Upper Floor Walkways			XXX					
Roof Coverings						RR		
Roof Drainage						RR		
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC			XXX		NO AIR CONDITIONING			
Electrical		XXX						
Emergency Generator					OUT OF SERVICE - BROKEN			
Hot & Cold Water Distribution System			XXX					
Water Heaters			XXX					
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators					N/A			
FIRE/LIFE SYSTEM		XXX			NEW			
Fire Suppression Systems				XXX	FIRE EXTINGUISHERS NEEDED			
Security Alarm Systems		XXX						
INTERIOR ELEMENTS								
Common Area Finishes		XXX						
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)			XXX					
Interior Doors & Frames		XXX						
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps		XXX						
Common Area Accessibility Including Restrooms		XXX						

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: WIDENHOUSE HALL
DATE OF CONSTRUCTION: date: 12/9/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System			XXX					
Parking Pavement, Curb & Gutters		XXX						
Sidewalks		XXX						
Utilities		XXX						
Landscaping			XXX		NORTH SIDEWALK - ICY/POOR DRAINAGE			
Site Lighting			XXX					
Site & Building Signage		XXX						
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX						
Structural System Including Floors		XXX						
Windows and Frames				XXX	AIR LEAKS			
Exterior Walls, Patch & Paint			XXX					
Exterior Doors & Frames		XXX						
Stairs (Interior & Exterior)		XXX						
Balconies & Upper Floor Walkways		XXX						
Roof Coverings								
Roof Drainage								
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC		XXX			NO AIR CONDITIONING			
Electrical		XXX						
Emergency Generator					N/A			
Hot & Cold Water Distribution System		XXX						
Water Heaters			XXX		OLD			
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators					N/A			
FIRE/LIFE SYSTEM		XXX						
Fire Suppression Systems		XXX			SPRINKLED			
Security Alarm Systems		XXX						
INTERIOR ELEMENTS								
Common Area Finishes			XXX					
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)			XXX					
Interior Doors & Frames			XXX		ANNEX-ADA ACCESS ISSUES IN COMMON AREA			
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps		XXX						
Common Area Accessibility Including Restrooms								

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: DR CHARLES MORELEDGE SCIENCE
DATE OF CONSTRUCTION: date: 12/9/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System	XXX							
Parking Pavement, Curb & Gutters		XXX						
Sidewalks	XXX							
Utilities	XXX							
Landscaping			XXX		NEEDS TO BE GRADED/LEVELED			
Site Lighting	XXX							
Site & Building Signage	XXX							
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations	XXX				SMALL WATER LEAK COMING IN THRU WALL			
Structural System Including Floors	XXX							
Windows and Frames	XXX							
Exterior Walls, Patch & Paint	XXX							
Exterior Doors & Frames	XXX							
Stairs (Interior & Exterior)	XXX							
Balconies & Upper Floor Walkways	XXX							
Roof Coverings	XXX							
Roof Drainage	XXX							
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC	XXX							
Electrical	XXX							
Emergency Generator		XXX			PARTIAL			
Hot & Cold Water Distribution System	XXX							
Water Heaters	XXX							
Gas Distribution System	XXX							
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators	XXX							
FIRE/LIFE SYSTEM	XXX							
Fire Suppression Systems	XXX							
Security Alarm Systems	XXX							
INTERIOR ELEMENTS								
Common Area Finishes	XXX							
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc…)	XXX							
Interior Doors & Frames	XXX							
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps		XXX						
Common Area Accessibility Including Restrooms	XXX							

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: AVIATION HALL
DATE OF CONSTRUCTION: date: 12/10/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System		XXX						
Parking Pavement, Curb & Gutters			XXX					
Sidewalks		XXX						
Utilities		XXX						
Landscaping			XXX		NORTH SIDE - NEGATIVE DRAINAGE			
Site Lighting			XXX					
Site & Building Signage			XXX					
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX						
Structural System Including Floors		XXX						
Windows and Frames				XXX				
Exterior Walls, Patch & Paint		XXX						
Exterior Doors & Frames		XXX						
Stairs (Interior & Exterior)					N/A			
Balconies & Upper Floor Walkways					N/A			
Roof Coverings		XXX						
Roof Drainage		XXX						
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC				XXX	NO AIR CONDITIONING			
Electrical		XXX						
Emergency Generator					N/A			
Hot & Cold Water Distribution System		XXX						
Water Heaters		XXX						
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators					N/A			
FIRE/LIFE SYSTEM								
Fire Suppression Systems		XXX						
Security Alarm Systems		XXX						
INTERIOR ELEMENTS								
Common Area Finishes		XXX						
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc…)		XXX						
Interior Doors & Frames		XXX						
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps		XXX						
Common Area Accessibility Including Restrooms		XXX						

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

BUILDING NAME: RMC AVIATION HANGAR
DATE OF CONSTRUCTION: date: 12/10/19
CURRENT USE: HANGAR by: Bill Defferding

ITEMS	Excellent	Good	Fair	Poor	Comments	Action*	Immediate Needs	Capital Reserves
SITE IMPROVEMENTS								
Storm Drain System/Roof Gutter System		XXX						
Parking Pavement, Curb & Gutters			XXX					
Sidewalks		XXX						
Utilities		XXX						
Landscaping			XXX		NORTH SIDE - NEGATIVE DRAINAGE			
Site Lighting			XXX					
Site & Building Signage			XXX					
STRUCTURAL SYSTEMS AND BUILDING ENVELOPE								
Foundations		XXX						
Structural System Including Floors		XXX						
Windows and Frames				XXX				
Exterior Walls, Patch & Paint		XXX						
Exterior Doors & Frames		XXX						
Stairs (Interior & Exterior)					N/A			
Balconies & Upper Floor Walkways					N/A			
Roof Coverings		XXX						
Roof Drainage		XXX						
MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS								
HVAC				XXX	NO AIR CONDITIONING			
Electrical		XXX						
Emergency Generator					N/A			
Hot & Cold Water Distribution System		XXX						
Water Heaters		XXX						
Gas Distribution System		XXX						
VERTICAL TRANSPORTATION CONVEYING SYSTEMS								
Elevators/Escalators					N/A			
FIRE/LIFE SYSTEM								
Fire Suppression Systems		XXX						
Security Alarm Systems		XXX						
INTERIOR ELEMENTS								
Common Area Finishes		XXX						
Warehouse Area Finishes (Walls, Floors, Ceilings, Etc...)		XXX						
Interior Doors & Frames		XXX						
BARRIER FREE ACCESSIBILITY (ADA)								
Parking, Signage, & Ramps		XXX						
Common Area Accessibility Including Restrooms		XXX						

*ACTION: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable.
** All costs are etimated.

Rocky Mountain College