

Building Condition Report

Administration Building Building #1



Present Building Use:

The Administration building currently houses offices for the President, the Vice President for Academic Affairs, the Vice President for Business and Finance, Human Resources, and the GSC Foundation.

Building History: Built in 1964

Overall Size: 13,088 Square Feet

Replacement Value: \$2,617,600.00

Building Condition

<u>Architectural</u>	<u>Type</u>	<u>Condition</u>
Exterior Walls	Brick	Good
Interior Walls	Drywall & Block	Good
Floor	Carpet	Good
Roof	Asphalt 4ply Fiberglass Membrane	Good

<u>Mechanical</u>	<u>Type</u>	<u>Condition</u>
HVAC	50 Ton Air Cooled Trane Chiller R22	Good
Fire Alarm System	Edwards	Good
Electrical	120/208V 3 Phase 1600 Amp Main	Good

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ADA Accessibility

Unisex Restroom only in compliance

Building Upgrades

- 2001 Replaced boiler & controls
- 2004 Totally renovated
- 2007 Replaced cracked concrete at front entrance
- 2008 Transformer replaced
- 2008 Added to fire monitoring system
- 2009 Replaced HVAC unit
- 2009 Generator addition
- 2009 Painted exterior of building
- 2010 Remodeled men & women restrooms to be in compliance with ADA
- 2011 Replaced vault door in Business Affairs area

Recommendation on Future Repair and Renovation