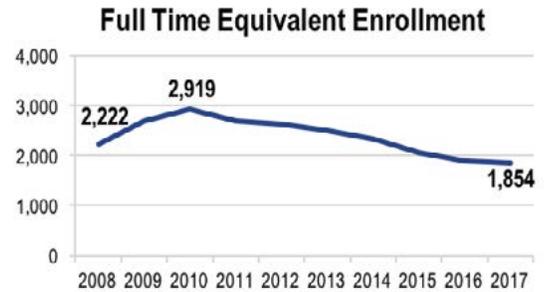
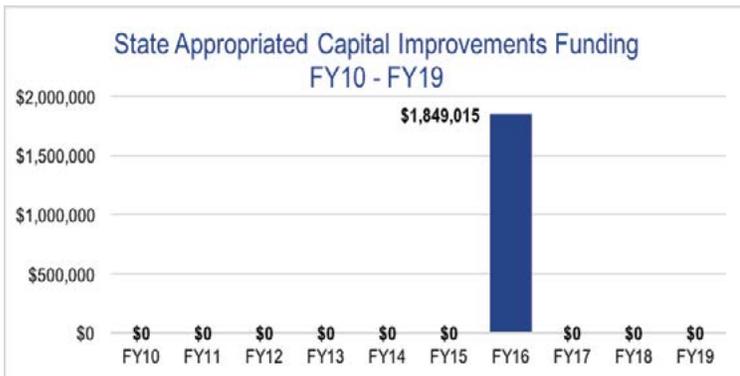


EAST CENTRAL COLLEGE

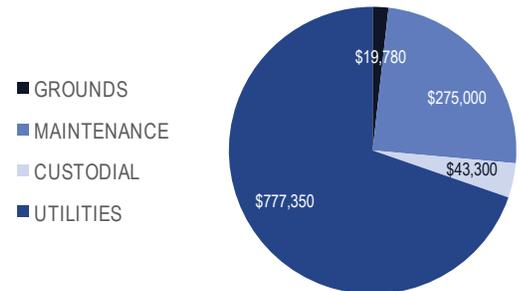
CAMPUS BUILDINGS

| | | | |
|-------------------------------------|----------------|----------------------------------|--------------------|
| Education & general (E&G) buildings | 5 | Grounds | |
| E&G building SQ. FT. | 314,000 | Tunnels | 0 |
| Auxiliary (AUX) buildings | 4 | Roads paved | 1.25 miles |
| AUX building SQ. FT. | 7,050 | Sidewalks | 70,000 FT. |
| Buildings leased from | 0 | Paved parking lots | 500,000 FT. |
| Leased from building SQ. FT. | 0 | Gravel parking lots | 0 |
| Student housing/bed space | None | Farm acreage | 0 |
| Percent of bed space utilization | NA | Other specialty land | 0 |
| Maintainable campus SQ. FT. | 321,050 | Total Institutional Acres | 210.4 acres |



Board of Public Building Bond funds have been the only state appropriated capital improvements funding to East Central College over the last decade.

FY18 E&G FACILITIES PLANNED BUDGET



Utility Providers

| | |
|-------------|------------------------------------|
| Electric | Ameren |
| Natural gas | Spire |
| Water | City of Union |
| Phone | AT&T / Fidelity So-Tel |
| | AT&T / Fidelity / So-Tel / MOREnet |
| Internet | MOREnet |

| | |
|--|--------------|
| Total Institutional Facility Debt/Bonds | |
| E&G Buildings | \$12,809,958 |
| AUX Buildings | \$0 |

Satellite Locations

| | |
|----------------------------------|----------------|
| Business Industrial Center (BIC) | 26,625 SQ. FT. |
| Rolla North (RNT) | 7,900 SQ. FT. |
| Rolla Main (RTC) | 8,150 SQ. FT. |

Partner offering 4-year degree
Central Methodist University (CMU)

Physical Asset Reinvestment (M&R) for E&G Purposes

| | |
|--|-------------|
| Total deferred maintenance for E&G Buildings | \$5,830,000 |
|--|-------------|

Central Plant/Power Plant

No Central Plant

Utility Distribution (Ft.)

| | |
|-----------------|----|
| Chilled water | NA |
| Domestic water | NA |
| Steam/Hot water | NA |
| Electrical | NA |

Buildings needing Demolished

| | |
|------------------------|---------|
| Horticultural Building | \$1,500 |
|------------------------|---------|

Campus Museums & Art Galleries

ECC Art Gallery

Campus Physical Address:

1964 Prairie Dell Road,
Union, MO, 63084

Year institution was founded:

1968

Date last campus master plan was completed:

2015

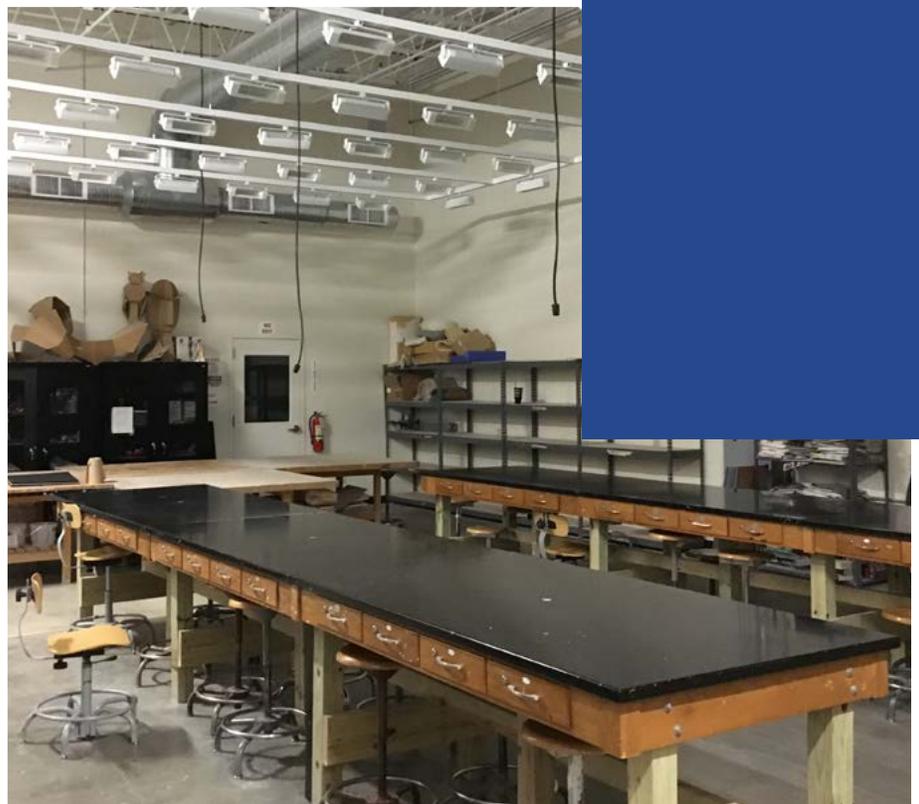
Date last deferred maintenance audit was completed:

2018

Total campus size:

206 acres





East Central College

“

East Central College is a comprehensive open access community college located in east central Missouri with numerous academic accreditations.”

East Central College (ECC) is a community college with five locations in east central Missouri in the St. Louis area. The main campus is located in Union, sitting on over 200 acres. In addition, ECC also offers classes in Sullivan, Rolla, Washington, and Warrenton. Approximately 4,400 students are enrolled in classes each semester at the five locations or through dual credit classes at area high schools.

Capital Improvement & Facilities History

The only capital improvements funding East Central College has received since fiscal year 2000 was Board of Public Buildings bond funds in 2016. With \$1.8 million, the college funded multiple deferred maintenance projects. The main project was a renovation of Hansen Hall on the main campus. The renovation addressed accessibility and included classroom, office, laboratory, and theater renovations. Additional projects completed with the bond funds include a ceiling replacement in the Multipurpose Building and renovations and roof replacement at the Regional Training Center.

Facility Challenges

East Central's campus consists of five Education & General Buildings and four Auxiliary Buildings with over 321,000 square feet of maintainable property. As with any campus built in the late 1960s, buildings and infrastructure present a challenge. Although construction and maintenance continue, older buildings continue to present significant challenges, including low energy efficiency; inadequate electrical service for growing technological needs; deteriorating heating, ventilation, air-conditioning, and plumbing; fire alarm systems; sprinkler systems; vulnerability to water damage; increased structural deterioration; and inability to meet program needs. Daily usage by students and community put a heavy demand on the facility. Furthermore, the changing needs of a modern academic environment and student expectations of up-to-date amenities add to the challenge. The college recently upgraded many of its most inefficient lighting fixtures, however, many locations are still in need of upgrading for better lighting and safety. Many of the buildings are showing their age with deterioration on many of their facial panels, retaining walls, and substrate. The campus currently has over \$5.8 million in deferred maintenance.

Capital Priorities

East Central College has identified the following as the college's top three capital priorities for the future. The total state request for these projects is approximately \$8 million.

1. Main Campus HVAC Replacement

As with most campuses this age, mechanical equipment poses a challenge. Currently, 65% of units are at or have exceeded their life expectancy across campus. The college continues to maintain and repair these units but with age, parts become obsolete and reliability decreases. Older units are inefficient and are not environmentally friendly.

**Request from State:
\$3,600,000**



The campus's mechanical, electrical, and plumbing systems are outdated or inadequate for today's needs. Equipment failure has caused damage to facilities due to leaking, leading to mold, water, ceiling, and outside penetration damage. This project is needed to ensure building occupants experience a comfortable, safe environment.

2. Hansen Hall Heat Pump Replacement

Hansen Hall was built in three stages over the course of 10 years. Because of the sectioning, heat pumps were added to heat and cool segments of the building as the building was being constructed.

**Request from State:
\$2,500,000**



At present, these units are well beyond their life expectancy and are experiencing ever-increasing failures. This project will replace the 29 heat pumps with a high-efficiency, modern HVAC system. The solution will provide a mix of dedicated outdoor air systems, rooftop units, and variable refrigerant flow units to serve areas currently served by the existing failing heat pumps. The new system will fully integrate with the current Metasys environmental controls, allowing greater efficiency and enhanced comfort.

3. Donald Shook Student Center Renovation

The 77,000 square foot Donald Shook Student Center is one of the oldest buildings on campus and the last to have received any major renovations.

**Request from State:
\$1,800,000**

This building serves East Central students and the community with the campus cafeteria, bookstore, fitness center, gymnasium, veteran's center, imaging services, human resources, photography and multi-media classrooms. This building is also the campus's center-point of student cocurricular activity.



In addition to needed enhancements to the teaching and activity spaces, the dated infrastructure does not meet the requirements for a modern student population. The mechanical, electrical, and plumbing systems are outdated or inadequate for today's needs. Due to old mechanical equipment and the large number of inefficient windows on the east, south, and west facing, the building is difficult to heat and cool and is not energy-efficient.

Click [here](#) for campus map.

Click [here](#) for Google view.