

Cole Village Demolition Maintenance Analysis

| Total Maintenance Costs | | | | | | |
|-------------------------|--|----------------|-----------------|-----------------|-----------------|-----------------|
| Fiscal Year | | Actual Hours | Billed Labor | Billed Material | Billed Contract | Total Billed |
| 18 | | 352.5 | 12866.61 | 2786.16 | 11027.84 | 26680.61 |
| 19 | | 507.25 | 15912.79 | 2554.53 | 227.48 | 18694.8 |
| 20 | | 329.25 | 10647.4 | 569.7 | 440 | 11657.1 |
| 21 | | 199.5 | 6594.51 | 172.7 | 0 | 6767.21 |
| 22 | | 47.75 | 1851.6 | 53.51 | 0 | 1905.11 |
| Total | | 1436.25 | 47872.91 | 6136.6 | 11695.32 | 65704.83 |

Maintenance Analysis:

NMSU decommissioned Cole Village in 2017 and the facility has no scheduled maintenance except for minimal grounds care. The projected maintenance costs for FY2022 is \$1905.11 unless there are any break-ins or vandalism. Grounds care is performed at our minimum standards to maintain a clean campus appearance. The units have been unoccupied since 2017 and the integrity of the systems is uncertain as this was one of the deciding factors to decommission the complex. To achieve maximum efficiency and safety NMSU should demolish the structures, remove all utility lines and cap at the mainline, remove all hardscape and paving, and return the complex to a 13-acre greenspace for future development. This will result in an increase in Grounds care costs however having an open greenspace will increase Grounds efficiency as they are able to use a single mower without having to work around hardscape fixtures and minimizes weed eating activities.

Project Benefits:

Performing the project will remove obsolete facilities and utilities from the NMSU inventory. This reduces our campus deferred backlog, available space, while improving the safety of our utility systems. Performing this project will also reduce our utility costs and help NMSU in our efforts to become carbon neutral.

Project Development:

Facilities Operations needs to be a major partner in the development of the scope. We are the subject matter experts regarding the utilities, grounds, and structures. The maintenance analysis was generated using Operations shop data from the AiM work order system.