711 Colville Drive is a single-family facility, built in 1956 and consists of 2,776 square feet. The building is currently vacant. When this facility was built forty-nine years ago it was valued at $44,932.

The 2003 Facilities Inventory lists the adjusted value at $284,715 which does not de-value for poor condition, deferred maintenance, or the 1956 design (with few updates). The Deferred Renewal (DR) inventory shows deferred maintenance at $159,989 and includes a lengthy list of repairs:

- Heating system replacement
- Window replacement
- Asbestos abatement
- Construction of a pitched vented roof
- Kitchen and bathroom remodels
- Floor covering replacement
- Landscape and site work

The completion of all deferred maintenance projects would not address the forty-nine year old plumbing systems, electrical systems, or code corrections. The estimated cost of upgrading the plumbing systems, electrical systems and code corrections is $277,600 based upon ($100/sf X 2,776 sf). Furthermore, these upgrades would not increase the value of this facility.

The cost of deferred renewal, system upgrades and code corrections is estimated at $437,589 compared to the adjusted facility value of $284,715. New construction of a 2,776 square foot facility would be approximately $416,400.

Single family housing units are costly to maintain and operate. The master plan outlines a move towards future development of higher density housing on campus.

The pictures below show some of the maintenance and code work that needs to be completed: