


MONROE COUNTY
COMMUNITY COLLEGE

50 YEARS OF
ENRICHING
LIVES

5-Year Master Plan



OCTOBER / 2013

1555 South Raisinville Road
Monroe, MI 48161-9746

ENRICHING LIVES.

That's our mission.

Monroe County Community College

5-Year Master Plan

October 2013

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INTRODUCTION

Executive Summary

Monroe County Community College embarked on the process of master planning to provide a foundation for the creation and maintenance of an ideal campus environment. This master plan is a living document, which will continue to evolve as it provides a framework for addressing the challenges of growth, academic change and aging facilities.

The Master Planning Committee and other contributors, as part of working through the process:

- Identified the existing and potential future physical and programmatic challenges.
- Created guidelines and requirements to which the proposed solutions should adhere.
- Proposed and tested multiple solutions to each challenge, presenting the best conclusions in this document.

As stated, this plan is a living document. It is the fourteenth year that such a plan has been submitted to the State Budget Office and each year it has undergone review, resulting in revisions and changes to reflect current information, projections, and needs. Twelve years ago the College contracted with SHW Group (formerly Duce Simmons Associates), Troy, Michigan, to assist in the planning process and the production of the final document. SHW Group also conducted a comprehensive facilities assessment. The assessment included in this plan was updated in the 2011. The Five-Year Master Plan has incorporated many of the architect's findings, drawings, and recommendations, and the College continues to thank SHW Group for its prior work and contributions.

The challenges identified and discussed in the following pages include:

- **Facilities Condition** – Outdated classrooms, labs, and HVAC systems.
- **Barrier Free Accessibility** – Elevators and location of Learning Assistance Lab.
- **Programs** – Location of, and limited space for, certain specialized programs.
- **Student Support Services** – Location and coordination of services.
- **Landscaping/Site** – Maintain and improve views and vistas; improve building interconnection and relationships; address pedestrian and vehicular circulation.
- **Growth** - Develop placeholders for future project sites.
- **Student Retention** – Maintain student population through completions of goals and incorporating the Master Plan into enrollment management decisions.

The guiding principles for the solution development process were identified as follows:

- Physically support the College Mission Documents and Strategic Plan.
- Improve student retention and assist in marketing the College to prospective students.
- Address technological changes and the need for technological flexibility.
- Provide classroom flexibility for different uses and teaching methods.
- Simplify student and visitor interaction with the College.

Solutions developed to address the challenges identified include (but are not limited to):

- Development of technologically appropriate classroom space to meet changing educational needs, including the construction of a new Career Technology Center.
- Updating of existing classrooms and instructional laboratories to provide a model space for traditional learning, distance learning and conferencing, in a computer intensive environment.
- A plan to address deferred maintenance issues throughout all campus facilities, continuing College efforts to properly maintain building systems in order to reverse or avoid deterioration.
- Reconfiguration of existing buildings to accommodate growth and simplify student interaction with College departments.

The following chapters present the overall Master Plan and explain the process and effort made by all participants in producing this vision for Monroe County Community College.

Planning Process

Before embarking on the Master Plan document, a brief overview of the master planning process is in order. The Master Plan process is comprised of five phases: strategic review, functional analysis, physical analysis, solutions development, and final documentation.

The first phase, strategic review, includes a review of the existing Master Plan and other information including the mission statement and strategic goals of the College.

The next two phases, functional and physical analysis, include the collection of data required to develop solutions for the Master Plan. The functional analysis includes development and issuance of surveys to individual departments within the College, interactive workshops, and interviews with key members of the College. The physical analysis includes the collection of existing documentation, confirmation of physical conditions and an overall review of the adequacy of existing facilities in supporting the Master Plan.

The above phases create the framework for solution development. Solution development includes developing planning options based on the functional and physical analysis, cost estimating and the development of schedule and phasing options. The options are refined and presented at a series of interactive workshops for analysis and feedback from College and community representatives. These options are then further refined and finalized into a plan for future facility development, culminating in the creation of the final Master Plan Report.

Most importantly, the Master Plan is a living document. It is not a final plan for the College, but the present vision for the potential growth of Monroe County Community College. This document should not be considered “set in stone”, but should be reviewed and updated as dictated by changes in education, information and College and community goals. And while many of the components of the various phases require completion every year, others do not. Although this is a “5-Year” Master Plan, it is the College’s intention to update the Plan annually, have a facilities assessment done every three to four years, and perform all phases every seven to eight years. Unfortunately, due to budget constraints, the comprehensive Campus Master Plan has not been updated in twelve years. Currently, through the College’s Strategic Planning process, this update is being forwarded as a necessary tactic to meet the Physical Resources objective of “effectively utilize and maintain current facilities while continuously assessing future need.”

History

Monroe County Community College is a public two-year institution supported by property tax monies from Monroe County, educational funds from the State of Michigan and student tuition. The Community College District of Monroe County, Michigan was formed on June 29, 1964 by the electors of Monroe County. On July 3, 1964, the district was given statutory authority under the provisions of Michigan Act 188 of the Public Acts of 1955 to function as a community college.

The original four academic buildings on the 210 acre Main Campus, located on South Raisinville Road, opened for students in 1968. The College has grown from these beginnings to a plant now totaling over 461,870 square feet, including eight academic buildings, four physical plant buildings and four maintenance/storage buildings at the main campus. Total square footage on main campus increased 60,425 square feet with the completion of the new Career Technology Center in August of 2013. Also part of this total is the 17,650 square foot Whitman Center, opened in 1991 and located on 25 acres in Bedford Township near the Michigan-Ohio border, and a new property donated to the College in October 2010 consisting of an 18,910 square foot building situated on 4.9 acres in Frenchtown Township.

Monroe County Community College is accredited by the Higher Learning Commission of the North Central Association of Colleges and Schools and has received 10-year accreditation, the highest NCA rating possible, during the most recent evaluation in 2009.

Mission Documents

During 2007, MCCC faculty, staff, and administration embarked on development of a Vision Statement. The MCCC Vision Statement was adopted by the Board of Trustees in December

2008. During this same time, the MCCC Board of Trustees reviewed and revised existing institutional mission documents:

Mission Monroe County Community College provides a variety of higher education opportunities to enrich the lives of the residents of Monroe County.

Vision Monroe County Community College aspires to be our community's first choice for higher learning.

Core Values

Monroe County Community College is dedicated to these core values:

- Comprehensive educational offerings
- Instructional excellence
- Transformational learning
- Cultivation of informed and participating citizens
- Entrepreneurial and responsive leadership to community needs
- Cultural enrichment
- Affordability
- Accessibility
- Valuing human diversity
- Ethical integrity
- Accountability to students and stakeholders
- To be a source of pride for the residents of Monroe County

Educational Objectives

MCCC provides higher educational opportunities to the community through these methods:

- Offering freshman and sophomore college-level programs in the liberal arts, sciences, and pre-professional fields for students who plan to transfer to four-year colleges and universities
- Offering one- and two-year occupational and/or career programs for students preparing for employment in technical, business, or health-related fields
- Providing general education courses and experiences integrated throughout the curriculum which will enable students to write and communicate effectively, utilize mathematics, and employ appropriate methods of critical thinking and problem solving
- Providing intellectual, cultural, and personal development for adults in a wide range of lifelong learning opportunities
- Working with governmental agencies and employers to develop training and retraining programs to meet the needs of an evolving economy
- Providing a strong complement of comprehensive support services to assist students in pursuit of their educational goals
- Collaborating with school systems, civic groups, educational institutions, individuals, employers, and other constituencies to offer educational services and opportunities

Strategic Plan

The Strategic Planning Process at Monroe County Community College is the culmination of the combined efforts of the shared governance structure coordinated by the Strategic Planning Committee. It stands in support of the College's Mission Documents and provides the roadmap for future direction.

As the plan is developed, it passes through the shared governance structure, including the Board of Trustees, president, vice presidents, and councils, as well as the various divisions and departments. This process maximizes the opportunity for faculty and staff participation.

The priorities (strategies) and objectives are developed in support of the College's Mission Documents and are the result of environmental scans, research, and input from faculty, staff and students.

Priorities (strategies) represent the highest level of what the college wants to achieve over the next three years. Objectives, through their specific tactics, delineate how the priorities will be accomplished, as the tactics serve as the work plan to accomplish the objectives. The priorities (strategies) and objectives are developed with input from a number of internal and external stakeholders. The tactics developed by the work groups supported by individual divisions, departments support the objectives.

Although the document is developed every three years, addenda may be included whenever appropriate, as this document is a work in progress. The annual assessment of the plan and progress being made in support of the priorities and strategies may serve as the catalyst for additions or changes to the plan. On April 22, 2013, the Board of Trustees unanimously approved a one-year extension of the plan due to the changes in governance, development of core performance indicators, and a new president coming to the college in July. The recommendation for the extension was presented and approved by each of the three governance councils.

Following is the 2010-2014 Strategic Plan:

Priority: Educational Excellence – The core of MCCC's Mission is to provide educational excellence by facilitating high-quality teaching and learning. To this purpose, the following strategies have been identified:

Student Success – Promote student success by providing comprehensive services and effective pedagogical practices.

Higher Educational Opportunities – Support and develop a wide variety of educational opportunities.

Campus Environment – Continue to develop and maintain a safe, accessible, welcoming, and student-focused learning environment.

Cultural Enrichment – Enhance diversity and expose learners to various cultural experiences.

Technology – Provide and promote the use of technology.

Staff Development – Encourage and support professional development for all employees.

Priority: Evidenced-based Culture – In support of MCCC’s Mission, create an evidence-based culture by committing to data-driven planning, evaluation, and decision making. To this purpose, the following strategies have been identified.

Planning – Gather data as evidence to establish institutional strategic planning priorities.

Assessment – Establish processes that will provide reliable evidence of student learning.

Evaluation – Implement valid and reliable methods for evaluating performance across all areas, departments, and divisions.

Priority: Resource Management – Sound resource management will play a critical role in supporting MCCC’s Mission. To this purpose, the following strategies have been identified.

Integrity – Support transparency, disclosure, stewardship, and understanding of resource management.

Physical Resources – Effectively utilize and maintain current facilities while continuously assessing future need.

Accessibility – Maintain an affordable tuition rate, and promote, create, and expand scholarship opportunities and financial aid programs.

Human Resources – Attract, support, and retain a highly-qualified and diverse workforce.

Financial Resources – Effectively manage college financial resources and pursue alternative funding.

Priority: Governance – The governance practices of MCCC are essential to fulfilling its Mission. To this purpose, the following strategies have been identified.

Shared Governance – Evaluate the college governance system to ensure two-way communication and accountability in decision making.

Communication – Disseminate information through an inclusive communication model.

Transparency – Embrace a decision-making model that fosters transparency, trust, and accountability.

Engagement – Increase participation by all stakeholders in the governance process.

Priority: Partnerships – In support of MCCC’s Mission, the college will seek opportunities to increase collaborative partnerships with the community. To this purpose, the following strategies have been identified.

Community Engagement – Establish pathways to increase collaboration.

Service Learning – Provide learning opportunities that promote volunteerism and community service.

Accountability – Demonstrate ways the college responds to the community’s learning needs.

ANALYSIS OF EXISTING CONDITIONS

Summary

The following analysis and synthesis of information is driven by the above principles, values and goals set out by Monroe County Community College. When coupled with faculty and staff surveys, site and facility assessments and participant workshops, the groundwork is laid for development of the final Master Plan.

In preparation for the preliminary planning and development of the Master Plan for Monroe County Community College, the existing conditions of the campus and facilities were studied to identify both the opportunities and constraints that will affect future development. This, along with an understanding of program offerings and enrollment and staffing, will allow challenges to be analyzed and addressed, enhancing and preserving areas of value.

Site Analysis

Main Campus

The main campus comprises 210 acres located on Raisinville Road, which forms the western edge of the township. The general land use pattern surrounding campus is agricultural, with the following exceptions:

Property to the north of the campus is occupied by the Monroe County Intermediate School District and the Monroe County Fairgrounds (at the corner of Raisinville Road and M-50). A residential community and golf course adjoins the campus property to the east. Across Raisinville Road to the west are single family homes fronting large tracts of agricultural property. The south portion of campus includes a wooded area followed by additional farmland.

Some campus property, specifically to the north and east of the Welch Health Education Building, is currently being used for agricultural purposes.

There is also a potter's field cemetery, identifiable only by a State of Michigan Historical Marker, located on campus between parking Lot 2 and Raisinville Road.

The entire site, most of which is former farm fields, has in the past had flooding and standing water issues due to poor soil porosity and very flat terrain. The result has been erosion, landscape damage and paving deterioration.

As a result of a Landscape Master Plan prepared in 1991, the College performed re-grading and drainage work, including creation of a retention pond. This, coupled with replacement of damaged landscaping and paving, has considerably reduced the standing water problems throughout campus. The only area still visibly exhibiting this flooding is behind the Welch Health Education Building.

The balance of the landscaping throughout campus is newer focusing on low maintenance planting such as trees, with some smaller scale plantings used as accents.

Various species of trees are interspersed across the site, which is mostly planted with turf grass. There are some mature trees lining Raisinville Road near the main entrance, causing the balance of plantings to appear immature. The area surrounding the Plum Creek is the exception to this rule. This portion of the site is more heavily treed, with a mix of vegetation typical of a creekside ecosystem.

Numerous ash trees were used in the campus landscaping. All of these were in very visible locations, lining drives, walkways, and parking lots. There were 210 ash trees on the Main Campus and another 15 at the Whitman Center. All fell victim to the borer. In the spring of 2006, all of the ash trees were removed and replaced with a variety of species.

Continued efforts to annually add to the landscaping will be required throughout campus to create more pedestrian-friendly pathways, reduce the apparent distance between buildings and create more inviting outdoor gathering areas. Future site development should continue to address potential safety issues, including appropriately scaled and located plantings and increased pedestrian-scale lighting.

Previously, the Main Campus could be divided into a North Zone and South Zone, split by the main entry drive from Raisinville Road. The Welch Health Education Building being the only building in the North Zone with the balance of the academic buildings surround the campus quad, creating the only semi-enclosed exterior space on campus. However, with the construction of the Career Technology Center, a more cohesive campus footprint has been created thus eliminating the “zones” on campus. By placing the Career Technology Center between the Life Sciences Building and the Welch Health Education Building, rerouting the main road, and using existing parking and circulation, as was identified in the Master Plan as a goal for future facilities, all main campus facilities are connected and campus has an interconnected feel.

Whitman Center

The Whitman Center campus, opened to students in 1991, is located on 25 acres in Bedford Township. This facility chiefly serves the southern portion of Monroe County, northern Lucas County, and Lenawee County, although marketing efforts focus primarily toward Monroe County residents.

Access to the property is on Lewis Road. The predominant land use type surrounding the property is mixed between single family residential and some commercial.

This facility consists of a classroom/administration building, a small storage garage and a single parking lot split by an entry drive. The Whitman Center Building and the surrounding site were planned to accommodate expansion at both ends of the building. A purchase of 14.5 adjacent acres will allow for additional parking in the future, as well as providing for buffer zones from surrounding development. Building and program expansion would be impossible without this additional land and parking.

The landscaping between the building and the parking is attractive. The area immediately west of the building is a much more mature wooded area providing shade and a pleasant view from the classrooms. Future site development should not only minimize disruption of this area, but

promote expansion of it. The presence of ash trees is a major concern at the Whitman campus. Although all infested ash trees have been removed from landscaped areas, they still remain in this wooded section.

Hurd Road Property

In October 2010 the College received a donation of a new property located on Hurd Road in Frenchtown Township. The property consists of an 18,910 square foot building situated on 4.9 acres. The predominant land use type surrounding the property is farmland. Uses in the immediate area of the property include a 30,000 square foot warehouse to the SE across the railroad tracks, farmland both to the east and west and two single family homes and farmland across the road and to the south.

The building is a one story pole frame built over a period of 19 years from 1990 when the first structure was build until the most recent addition in 2006. The property includes 19,000 square feet of asphalt driveway and parking.

During 2011, the College renovated 6,770 square feet of the facility to house the Welding Center of Expertise. Funded through a U.S. Department of Labor Community-Based Training Grant, the renovation included development of a cross-categorical welding skills laboratory and classroom.

Access and Circulation Analysis

Main Campus

Vehicular access to the Main Campus is from Raisinville Road to the west. There are currently three entries to the site, with the center entry being emphasized by signage and plantings as the main entry.

The northernmost entry serves primarily the Welch Health Education Building, although the parking lot connects through to the main access road.

The southernmost entry road runs between the southern end of the developed campus and woods to the further south. It continues behind the Student Services/Administration Building and completes the ring road that connects the entire site. The layout of this ring purposely confines vehicular access to the edges of campus, minimizing the opportunities for pedestrian/vehicle conflicts.

Parking Lot Capacities

Lot	Total	Student / Public	Handicap	Staff	Police	Other
Lot 1	150	125	9	16		
Lot 2	519	487	11	20	1	
Lot 3	163	139	8	16		
Lot 4	204	197	7	0		
Lot 5	69	0	4	65		

Lot	Total	Student / Public	Handicap	Staff	Police	Other
Lot 6	39	36	3	0		
Lot 7	144	139	5	0		
Learning Assistance Lab	6	0	6	0		
Board/Visitor	15	6	2	6	1	
Physical Plant	11	0	0	11		
CTC Auto Lab	7	0	0	0		7
Total Main Campus	1,327	1,129	55	134	2	7
Whitman Center	252	244	8	0		
Hurd Road	28	26	2	0		
Grand Total	1,607	1,399	65	134	2	7

One way to calculate parking needs is to compare the number of staff and students with the number of spaces available.

Number of staff.....	406
Less number of designated staff spaces	<u>134</u>
Number of staff needing to park in “student/public” areas.....	272
Number of students (3,777 credit hour + 1,200 non-credit)	4,977
Add the number of staff needing to park in “student/public” areas.....	<u>272</u>
	5,249
Less number of “student/public” spaces	<u>1,399</u>
Need number of spaces	3,850

There are several basic inaccuracies when using the preceding method. One is that not all staff and all students will be on campus at the same time. Another is that it does not address the fact that at anytime during the day or evening there may be members of the public (non-staff and non-students) on campus for an event or conference. Although this may happen when the majority of staff and students are not on campus, this is not always the case. And, at times, the numbers of public on campus can be significant.

A third inaccuracy is that the total number of spaces includes parking lots at three different campus locations: the main campus, Whitman Center, and Hurd Road. When in reality, parking needs at each location could be entirely different.

Manipulation and estimations could be used with this method, but the accuracy of the results may be highly questionable.

Perhaps a more accurate method is one that is sometimes used by architects and planners, which uses specific ratios to calculate parking needs. For students, the ratio of 1 to 0.2 is used. For full-time equivalent staff (FTE) the ratio of 1 to 0.9 is used.

This method results in the estimated needs as shown in the following table:

	<u>Headcount</u>		<u>Ratio</u>	=	<u>Needed Spaces</u>
Credit hour students (fall 2013 headcount)	3,777	x	0.2	=	756
Non-credit hour students	1,200	x	0.2	=	240
FTE staff *	241	x	0.9	=	<u>217</u>
					1,213
*175 Full-time staff		÷	1	=	175
32 Part-time support staff		÷	2	=	16
<u>199</u> Adjunct faculty		÷	4	=	<u>50</u>
414					241

Prior to the construction of the Career Technology Center, the College was faced with two specific parking concerns. One was growing enrollment (which reached its peak in the fall of 2010). The other was the fact that two-thirds of the parking is in lots located on the northern end of campus, while the majority of buildings were located at the southern end. In addition, projected usage of the La-Z-Boy Center created a need for additional parking.

To address these problems, in the summer of 2005 the College constructed a new parking lot: Lot #7. This lot contains 144 parking spaces and is located between the West Technology Building and Raisinville Road. This lot addressed all parking capacity concerns for the Main Campus at that time. With the opening of the Career Technology Center for fall 2013 classes, parking needs for students have shifted toward the largest lots on main campus.

Pedestrian circulation consists of typical campus walkways connecting building and parking lots in a fairly direct manner. Circulation through the main quad at the south end of campus focuses around a central paved plaza surrounding a raised planted area. A number of these walkways have been replaced or redesigned in recent years to replace deteriorated walks and to create more pleasing circulation paths.

Site and directional signage for vehicular and pedestrian traffic is under constant review. When all exterior signage was replaced several years ago, large building letter signs were added to each building to assist visitors and students with building identification. Also, at that time, two kiosks identifying the location of all campus building were added. A third directional kiosk was added with the construction of Lot 7. Campus way-finding continues to be a concern, however, and signage remains a topic of review and improvement.

Whitman Center

Access to the Whitman Center is from a single divided entry off of Lewis Road. This access road leads to the front of the building and divides the two parking lots. Pedestrian circulation consists of a main walk leading from the parking lot to a central entrance and two secondary entrances, one at each end of the L-shaped building.

Parking is provided for approximately 250 vehicles, with the lot often near capacity at peak evening instructional times. The purchase of an additional 14.5 acres was made partly to address the need for additional parking if the building is ever expanded.

Hurd Road Property

Access to the Hurd Road Property is from a single entry off of Hurd Road. The building has multiple entry points served from this main access road and parking lot. Parking is provided for 28 vehicles.

Facility Analysis

MCCC opened its campus doors to students in 1968 and is currently comprised of sixteen facilities on the main Raisinville Road Campus, two on the 25 acre Whitman Center property in Bedford Township, and one on the 4.9 acre Hurd Road property.

The facilities at Monroe County Community College are routinely reviewed, including an annual insurance appraisal and an assessment of deferred maintenance conditions throughout campus. The results of these investigations are included in this document to present a clearer picture of the condition of the campus.

Some recent construction and renovation has received matching State funding. Since this funding was generated by the State through the sale of bonds, affected College buildings and property had to be pledged as collateral. The West Technology, Campbell Learning Resources Center, La-Z-Boy Center, and the Career Technology Center are obligated to the State Building Authority as part of recent construction and renovation work. Once the bonds are paid, all property will revert back to full ownership by the College.

A majority of the buildings on the main campus are earth-toned brick buildings with muted trim, all of which are structurally sound. These buildings are indicated in the following table:

Facility	Area (sq. ft.)	Year Built
Main Campus		
Campbell Learning Resource Center	52,369	1968
Warrick Student Services/Administration	72,219	1968
Life Science	54,905	1972
East Technology	28,523	1968
West Technology	32,180	1968
Welch Health Education	50,700	1997
La-Z-Boy Center	53,329	2004
Career Technology Center	60,425	2013
Power Plant	9,394	1968
Boiler House	2,184	1978
Boiler House 200	2,184	1978
Boiler House 300	1,924	1978
Maintenance Butler Building	1,500	1980
Technology Butler Building	1,830	1983
SAE/Construction Building	768	2005
Salt Storage	400	1999
Subtotal	424,834	
Whitman Center Campus		
Whitman Center	17,650	1991
Garage	480	1991
Subtotal	18,130	
Hurd Road Property		
Hurd Road Property	18,910	1990
Subtotal	18,910	
TOTAL	461,874	

INSTRUCTIONAL PROGRAMMING

Much of the information regarding instructional programming is available in the College Annual Report. The 2011-2012 Annual Report is included in this planning document.

Service Areas

Monroe County Community College's tax base is located in Monroe County, and this is the primary focus for its service area.

Program Offerings

In keeping with the programmatic goals set forth in the mission documents, Monroe County Community College offers the following programs:

Transfer/University Parallel/Pre-Professional Programs

The university parallel and pre-professional programs are designed for the students who will eventually finish their education at a four-year college or university. Typical programs are listed below. Credits earned in the parallel or pre-professional programs are generally transferable to four-year colleges or universities if the credits meet the following criteria:

1. Satisfactory grades. Grades of "C" or better are necessary for a student to transfer the course to most colleges or universities.
2. Proper selection of courses. A student must select courses designed for college transfer which are consistent with the requirements of the school to which the student plans to transfer. Since no two schools have identical requirements, students should consult with their faculty adviser or counselor to discuss any questions regarding specific programs.

The following is a sample of the transfer, university parallel and pre-professional transfer guides available at Monroe County Community College. Students following a transfer guide provided by a particular four-year college can complete the first two years of a baccalaureate program at MCCC. In addition, students fulfilling appropriate graduation requirements of Monroe County Community College will be eligible to receive an associate degree.

Pre-Education
Pre-Engineering
Chemistry
Humanities/Social Science
Criminal Justice
Pre-Health Professions
Health Occupations
Pre-Business Administration
Computer Science
Applied Science and Engineering Technology

Career/Occupational Certificate and Degree Programs

Individuals completing a prescribed course of study in one of the career program areas will receive an Associate of Applied Science or Associate of Commerce Degree.

Individuals who wish to upgrade their knowledge and skills or prepare for new areas of employment may choose from a wide variety of source offerings. Special sequences of courses may be designed to meet these objectives.

The following is a list of career/occupational degree and certificate programs available:

<u>Program</u>	<u>Degree</u>	<u>Certificate</u>
Accounting	•	•
Administrative Office Assistant		•
Administrative Office Specialist		•
Administrative Professional	•	
Application Software Specialist	•	•
Automotive Engineering Technology	•	•
Business Management	•	
Chemistry	•	
Computer Information Systems:		
Accounting/CIS	•	
Computer Programming	•	
Application Development		•
Computer Science	•	
Information Assurance and Security	•	
PC Support Technician	•	•
System Administration Specialist	•	•
Web Design	•	•
Web Development	•	•
Construction Management Technology	•	•
Residential and Light Commercial		
Construction		•
Heavy and Industrial Construction		•
Criminal Justice/Law Enforcement	•	
Culinary Skills and Management	•	•
Early Childhood Development	•	•
Electronics and Computer Technology	•	
Fine Arts	•	
General Technology	•	

<u>Program</u>	<u>Degree</u>	<u>Certificate</u>
Graphic Design	•	
Digital Media		•
Illustration		•
Industrial Electricity/Electronics Tech.	•	
Industrial Management Plant	•	
Mechanical Design Technology	•	•
Mechanical Engineering Technology	•	
Metrology Technology	•	•
Non-Destructive Testing	•	
Nuclear Engineering Technology	•	
Nursing, Practical		•
Nursing, Registered	•	
Phlebotomy Technician		•
Product and Process Technology	•	•
Quality Systems Technology	•	•
Basic Quality Technician		•
Renewable Energy		
Solar Energy		•
Wind Energy		•
Respiratory Therapy	•	
Teacher Paraprofessional	•	
Welding Technology	•	
Basic Welding		•
Advanced Welding		•

Certificate Programs

A certificate of completion will be granted upon completion of certain specialized certificate programs. Certificate programs are listed in the career program listing.

MACRAO Agreement

The MACRAO agreement is an agreement between Monroe County Community College and many Michigan four-year institutions. Depending upon the institution and the program, satisfying the requirements of this agreement could allow a student greater flexibility in meeting general education requirements at the four-year institution.

- 6 semester hours of English composition
- 8 semester hours of Humanities (courses must be taken in more than one discipline and must not include English Composition)
- 8 semester hours of Social Science (courses must be taken in more than one discipline)
- 8 semester hours of Natural Science: 1) At least one science must have a lab, 2) One of the sciences may be Math (151 or above), 3) Science courses must be from more than discipline

Fifteen of the 30 credits must be completed at Monroe County Community College.

Courses, which are not transferable, (i.e., technical, vocational, or developmental) are not part of the agreement.

Bachelor's Degree Completion Programs

2 + 2 and 3 + 1 Agreements

Monroe County Community College has developed articulation agreements with a number of four-year colleges and universities. These agreements (sometimes called bachelor's degree completion agreements) provide students who are pursuing one of Monroe County Community College's specific two-year associate's degree programs an opportunity to continue their studies and complete the requirements for a baccalaureate degree. The 2 + 2 agreements provide that the student will be able to transfer a minimum of 60 semester credit hours from one of Monroe County Community College's associate degree programs toward selected bachelor's degree programs at the four-year institution. The 3 + 1 agreements are similar but give students the opportunity to transfer more than 60 credits of MCCC coursework for specified degree programs at four-year institutions.

The College has a university center, housing both Siena Heights University and Eastern Michigan University. Both SHU and EMU have offices on the College's main campus and use college classrooms and labs to offer classes at the junior and senior level for bachelor's degree programs.

Dual Enrollment Programs

State sponsored dual enrollment programs are offered to local high school students as an opportunity to begin their college studies while still attending high school. Partnership with the Monroe County ISD has provided the College with equipment and facilities to offer distance learning classes to area high schools.

Monroe County Middle College

The Monroe County Middle College is a partnership between the Monroe County Intermediate School District (MCISD), Monroe County Community College, and Mercy Memorial Hospital System and is designed to provide students with early entry into a health careers program.

Students enter the Monroe County Middle College in the 9th grade with a comprehensive curriculum that will culminate with award of a high school diploma upon graduation. Students in the program also have the opportunity to earn up to 60 transferable college credit hours or an associate's degree and/or a certificate in the field of health science.

Distance Learning Initiatives

MCCC also offers a number of courses through electronic means, including a web-based curriculum. The College utilizes Blackboard Course Management Software for vweb-based courses. The College is a member of the Michigan Community College Virtual Learning Collaborative. Through this and other systems used by the College, students at MCCC have

access to courses offered by other colleges, while students not attending MCCC have access to numerous programs at the College.

Online courses are available in both credit and lifelong learning programs.

Corporate and Community Services Programs

The basic mission of the Corporate and Community Services Division is to provide a variety of educational opportunities to adults within the College service area. Courses and programs are designed in response to expressed community needs, interest of individuals and groups, needs of business and industry, as well as demands for enrichment and recreational activities. The CCS Division is involved in many aspects of the instructional programs offered by the College including: Business Development and Employment Services; Community Services; Economic Development and Corporate Relations; Extension Center Operations and Lifelong Learning. The CCS Division serves about 7,000 non-credit students annually.

The CCS Division provides work force training programs, offering education to area business and industry, often at the business site. CCS personnel are regularly involved in integrated programs with the Chamber of Commerce, Monroe County Business Development Cooperation, and a variety of local and state agencies and organizations dedicated to economic development activities.

Community service programs and activities are an on-going part of the Division. The CCS Division coordinates room usage by off-campus organizations. Community services programs include the annual Business and Industry Luncheon.

The utilization of Extension Center space, specifically the Whitman Center, is trending toward evening course offerings. This is maximizing the occupancy of the center for credit courses, leaving little opportunity for Lifelong Learning programs.

The Lifelong Learning Office provides educational opportunities for adults in a wide range of non-degree programs. It renders services to individuals and groups having needs which can be more adequately satisfied by short informal educational projects and activities rather than by traditional courses.

STAFFING AND ENROLLMENT

Student Body Composition

Based on demographic data collected by the College for the fall 2013 semester, the typical Monroe County Community College student has a mean age of 24.6, resides in Monroe County (82%), attends as a part-time student (65%), and is enrolled in a transfer program (53%).

Detailed demographic data on the student body composition is contained later in this document in the Student Profile section.

Enrollment Trends and Projections

Enrollment for the fall 2013 semester produced a 7 percent decrease in headcount (3,777) over the previous fall (4,071), and a 7.7 percent decrease in credit hours (32,814 as compared to 35,574). Fall student enrollment has declined for the third time in 10 years. The enrollment decline is not unique to MCCC as the Michigan Association of Collegiate Registrars and Admissions Officers' report on community college enrollment shows 23 community colleges with negative headcounts. Lower fall enrollments are also the case with the neighboring Ohio institutions.

Barring a few exceptions, class size is limited to 30 students per class. Currently, the College is able to handle its existing population, but scheduling demands can sometimes make this difficult on certain days and at certain times. Some scheduling changes can be made to increase the number of students per section, but limiting the number of available sections in an attempt to improve efficiency will likely prove counterproductive as many class times are scheduled to meet scheduling needs of students. If classes are not offered at certain times, students are sometimes unable to take the class at a different time.

Staffing Levels and Projections

Monroe County Community College currently employs 175 full-time staff: 66 faculty, 59 support staff, 25 administrative, 4 professional, and 21 maintenance. In addition, there are 199 part-time faculty, 1 part-time administrator, 32 part-time support staff and 61 student assistants.

Full-time faculty teach 54 percent of all sections. The full instructional load for full-time faculty is approximately 16 course hours per semester, or 480 student credit hours (30 students max/class x 16 course hours).

SPACE DEMANDS AND PROJECTIONS

Instructional Space

Monroe County Community College has available at the main campus a total of 86 classrooms, comprised of:

- 37 general purpose classrooms (some also double as conference rooms)
- 15 conference rooms (some also double as classrooms)
- 2 lecture halls
- 10 science labs
- 11 computer labs
- 12 technology labs
- 3 health sciences labs
- 2 art classrooms
- a culinary arts kitchen, a small performance theatre/lecture hall, a distance learning classroom, a fitness center, a childcare lab, an aerobics/dance studio, a gymnasium, a band rehearsal room, and a 500 seat theater/auditorium.

The Whitman Center has available nine general purpose classrooms and a multi-purpose lab.

Long term recommendations (beyond five years) are that the College plan for future growth by creating “placeholders”, or specific locations for future development. This will ensure that space remains available when it is needed because of added programs or increased enrollment.

In conjunction with creation of additional classroom space, the College has determined that existing classroom space should also undergo the updates necessary to improve teaching effectiveness. Technology needs at the College for student learning continue to grow at exponential rates. Such needs can be found not only in every classroom and lab, but have permeated outside the walls of the classroom into hallways, the cafeteria, and lobbies, as the demand for individual and group study areas that offer and support technology need to be addressed.

In doing so, three apparent areas of need have surfaced. The first is systems need. This is the various technology systems that are needed at this point in time, at this campus, to provide the most effective and efficient support and delivery for student learning. The second is the infrastructure needed to support these systems, including items such as lighting, electrical power, acoustics, and flexibility. The third factor is the human resources that will be needed for systems training and support.

To address these critical needs of space, new curriculums, and changing technology the College constructed a Career Technology Center and will perform major renovations to current buildings in the future.

Support Spaces

Campbell Learning Resources Center

The main floor of the library was totally renovated in 2000 to upgrade facilities and technology, creating a modern learning resources facility. The Learning Assistance Lab on the second floor was renovated in the summer of 2005. In 2009, technology upgrades were made to classrooms in the Campbell Learning Resources Center.

Warrick Student Services/Administration Building

The Warrick Student/Services Administration Building currently houses most of the student services in a traditional, departmental fashion. In order to provide a simpler interaction between students and College services, a reorganization of departments into a One-Stop Shop model is something the College might explore for the future. This model would allow students to deal with fewer locations throughout the entire Admissions / Registration / Financial Aid / Cashier process.

To improve operational efficiency, to better identify the services offered, and to make the areas more welcoming, renovations did take place in 2009 in the Admissions/Counseling/Registration area.

The building did have an added wing in 1988 to provide office, classroom, and conference room spaces.

The building also houses a kitchen for culinary instruction (built in 1988), a bookstore (renovated in 1990), a student activity area (renovated in 2000), and a cafeteria (kitchen and serving areas renovated in 2002). In 2005, a variety of other offices also underwent renovations, including payroll and accounting, mailroom, accounts payable, human resources, and campus security. In 2009, work was completed on renovations to the Admissions/Registrar offices as well as the adjacent entryway and hallway.

Welch Health Education Building

The Welch Health Education Building, completed in 1997, provides state-of-the-art space for Nursing, Respiratory Therapy and Physical Education Program classrooms and laboratories, a day-care center, a multi-purpose room, a dance/aerobics studio, and a fitness center.

The facility is located at the north end of the site. The site to the east of the building is not currently landscaped and, with proper drainage systems installed, would be a prime candidate as a placeholder for any outdoor athletic fields and additional parking.

La-Z-Boy Center

A 53,700 square foot, \$12 million, multi-use Instructional Center for Business Training and Performing Arts (La-Z-Boy Center and Meyer Theater) was completed in 2004. This facility houses a 500 seat auditorium with full support facilities, a pre-function assembly space, a multi-purpose lecture hall, dividable classrooms and rehearsal spaces, a computer classroom, offices

for the Corporate and Community Services Department, choir and band rehearsal rooms, a scene shop and dressing rooms.

Training for existing and new industries has become a priority, and appropriate facilities are required to effectively meet the expressed need. Cultural development has been a long-standing component of the College Mission, and construction of the facility completes the original campus plan, which called for a facility to house many of these functions. This building, while designed as a conference center, will enable the College to contribute to the cultural arts – a true example of a liberal arts approach to economic development.

The building is located at the northwest corner of the Quad with the main entrance facing the existing parking lot #2 and a student entrance facing the Quad. This location was chosen to help complete the enclosure of the Quad, create a highly visible presence from Raisinville Road and to take advantage of the available 519 parking spaces in lot #2.

The College received funding from the State for 50 percent of building costs. Two million of the College's \$6 million match was gifted by the La-Z-Boy Foundation. Hence, the building was officially named the La-Z-Boy Center.

Career Technology Center

A 60,425 square foot, \$17 million, Career Technology Center was completed in 2013. This facility houses the classrooms and labs in support of the Applied Science and Engineering Technology Division.

The Career Technology Center was designed to support the delivery of instruction necessary for developing the skill set required by today's high-demand, high-skill jobs. The facility will allow for expansion of existing programs in the areas of nuclear engineering, welding, construction, computer-aided drafting and manufacturing, electronics, quality assurance and automotive engineering and service with an emphasis on hybrid and battery technology. In addition, it provides the infrastructure and equipment required to develop technology programs in the emerging areas of advanced manufacturing, renewable energies (wind, solar, fuel cell technology) and sustainable green technologies.

The building is located between the Life Sciences Building and the Welch Health Education Building facing parking lot #2. This location was chosen to create a more cohesive campus footprint thus eliminating what many felt was a large separation on main campus between the majority of buildings on main campus and the Welch Health Education Building.

The College received funding from the State for 50 percent of building costs. A capital campaign in support of the project has raised over \$2 million in support of the facility.

Whitman Center

The Whitman Center provides general purpose instructional space and a multi-purpose lab in a building that was planned for expansion from the end of each wing. Current average enrollment does not yet justify expansion of the facility. Capacity needs are currently being addressed through class scheduling. This will, however, be a topic of continued review and monitoring,

possibly resulting in a recommendation of building expansion and additional parking in the future should enrollment growth dictate a need for such expansion.

Survey Summary

The input of faculty and staff was enlisted through past surveys to assist in the planning process in uncovering trends, needs, successes and deficiencies that the Master Plan would need to address. The responses were useful in confirming that the priorities the College was pursuing for future growth were in line with needs of the users.

In general, respondents felt that the College was above par in its programs and in producing a pleasant, relaxed and open place. Recent surveys of staff and students indicate a high level of satisfaction that the campus is well-maintained and safe and secure.

Need for updates to existing classrooms and laboratories were voiced as a common concern. This included updates to classroom environment, such as improved HVAC, lighting and acoustics to provide better conditions for learning. There was also repeated mention of a need for flexible classroom design that would be adaptable to a myriad of teaching techniques. In a staff survey (July 2007 Budget Updates Survey), 81 percent of respondents indicated that they believed the campus facilities and grounds needs were being adequately addressed.

Summary - Challenges

Based on the research, analysis and synthesis outlined in the previous pages, the following challenges were developed. These challenges are vital in creating the “problem” to be solved, acting as catalysts to the thinking process that takes place throughout the entire master planning process. Often these challenges drive discussions among the members of the Master Planning team, bringing undiscovered challenges to light and producing a more cohesive final product.

The main challenges faced by Monroe County Community College as part of the development of a Master Plan are as follows:

- **Facilities Condition**

- Building exteriors and physical structures are an ongoing challenge as they age

- Aged and outdated HVAC and other operational systems

- At end of life, malfunctioning

- Unable to meet demands, especially from computer heat loads

- Electrical capacities

- Outdated classrooms

- Technology, furniture, finishes, equipment, acoustics, lighting, accessibility

- **Programs**
 - Need for modern facilities for technology programs (addresses through construction of Career Technology Center)
 - Need for additional lab and classroom space for health programs
 - Limited space for Culinary Arts program
- **Barrier Free Accessibility**
 - Learning Assistance Lab on second floor, difficult to access
- **Student Support Services**
 - Located in several areas, some not easily accessible
- **Growth**
 - Update placeholders
 - Future project sites
 - Building additions
 - Whitman Center
 - Space and capacity issues require constant review and monitoring
- **Site**
 - No athletic fields

Many of these future facility needs, as well as their projected costs, can be found in the Maintenance and Replacement Fund section.

Solution Criteria

Before master plan solutions are developed to address the above list of challenges, certain criteria are agreed upon to act as litmus tests for each solution to successfully pass.

Similar to architectural guidelines that provide a framework for future facilities that ensures a common theme among buildings; these planning guidelines ensure that any proposed solutions all adhere to a common theme, helping to avoid planning conflicts.

Following is a list of the solution criteria that was used to measure each proposed solution:

- Should physically support the College Mission Documents and Strategic Plan.
- Should improve student retention and assist in marketing the College to prospective students.
- Should address technological changes and the need for technology flexibility.
- Should provide classroom flexibility for different users and teaching methods.
- Should simplify student and visitor interaction with the College.

MASTER PLAN

At this stage of the master planning process, the vision for the College and the needs dictated by the programs are translated into physical projects based on the opportunities available within the attributes and constraints of the facilities and site. This is the point where the needs, desires and abstractions of the program take on structure and purpose, creating a blue print for the future development of the College.

When potential and expanded facilities are organized on the site, the Master Plan provides placeholders for future projects – an overall scheme ensuring that any new building will be well integrated into the whole campus, with forethought to the infrastructure needed to support that facility.

Phase 1 2009-2011

Deferred Maintenance

The College has made a priority over the last several years to address issues of deferred maintenance throughout the campus. This included completion of re-roofing all campus buildings, replacement of all parking lots, replacement of emergency alarm systems, retrofitting all interior lighting, replacement of its energy management system, and maintenance work on several HVAC systems.

Two years ago, the College completed its second college-wide facilities assessment, resulting in a prioritized list of building systems requiring attention. As part of the assessment, an easily updateable database was created, allowing the College to monitor and record systems condition and complete repairs. This assessment and database, with detailed facilities conditions and associated repair and/or replacement cost was performed by SHW Group and is included in this document. Examples of items requiring repair and/or replacement include:

- Isolated HVAC problems throughout campus, including air leakage, condensation and systems unable to meet increased cooling loads.
- Non-functional site lighting, due to deterioration of underground conduit.
- Deterioration of building entries.
- Electrical systems operating at maximum capacity.
- Original galvanized piping deteriorated to the point of replacement.

(A more comprehensive list of such projects can be found in Appendix 6, *Maintenance and Replacement Fund*.)

The College intends to continue its efforts toward improving the condition of the facilities throughout the campus, repairing and replacing systems as necessary to avoid the potential complications and exponential costs associated with deferring needed maintenance.

Renovations and Updates

A separate component of facilities upgrades, renovations and updates fall under the category of capital improvements. These recommendations were placed in this first phase as they are essential in providing the flexibility and technology required by current and future teaching needs.

Capital improvements of this type are also essential in marketing the College to students, business and industry in a highly competitive environment. This is an essential, but often overlooked part of attracting and retaining students and business partners.

Observation of classrooms, labs and equipment, and information collected from surveys indicate that the College needs to continue its efforts to improve the physical learning environment in all departments.

Many existing general classrooms are in need of technology and environmental upgrades to meet the needs of current technology and teaching methods. In the majority of College buildings, these improvements include:

- Upgraded HVAC systems to improve acoustics and allow for better control of temperature in each classroom.
- Improved technology support, including lighting and window shading designed for intensive multimedia equipment use.
- Upgraded finishes (carpeting, ceilings, whiteboards) and furniture.
- Integration of new teaching delivery technology into classrooms. These upgrades would include installation of wireless networks, low cost multimedia projectors and other classroom learning equipment.

Landscape and Site

In the summer of 2003, landscaping around the Welch Health Education Building was accomplished. Landscaping was one of the components removed from the plans when this building was constructed in 1997 to help in reducing costs. (A parking lot was the other major component.)

Also in 2002 was the construction of a 26' x 40' building that serves as a garage and storage area for the College's SAE car and equipment, and a lab area for "dirty work" for construction classes. This is a heated, block building with two garage doors and is located to the south of the West Technology Building.

Much of the landscaping was also removed from the La-Z-Boy Center project to reduce construction costs. This work was completed in the summer of 2005 and 2006.

In 2006 a total of 184 ash trees were replaced on the Main and Whitman Center campuses.

In the summer of 2005, a plan to replace much of the campus sidewalks was initiated and implemented over the course of the next five years.

Career Technology Center

Technology has changed in leaps and bounds over the last forty years when the College was first built. Unfortunately, the College's facilities housing technology instruction have not been able to keep pace with these changes due to physical limitations, and building constraints, and the requirements of newer technology systems.

To address this need the College constructed a Career Technology Center. The new facility offers new classrooms and labs in support of the Applied Science and Engineering Technology Division course offerings as well as business training contracted through the College's Corporate and Community Services Division.

Now that the ASET Division courses have been transferred to the new building, vacated areas are being assessed to address other facility concerns such as adequate housing for the College's Information Technology services, the consolidation of areas used for art instruction, and the relocation of the Learning Assistance Lab to ground level.

Phase 2 2011-2014

Whitman Center

In October 1999, the College purchased an additional 14.5 acres of property immediately to the west of the existing Whitman Center site. As the Whitman Center itself was designed for expansion on the existing site, the proposed use for the new property is to provide an additional buffer from surrounding properties and, most importantly, to provide additional parking, if needed.

Enrollment at the Center continues to increase. MCCC plans, as part of Phase 2, to investigate the need for building expansion and additional parking at the Whitman Center.

Warrick Student Services/Administration Building Addition and Reconfiguration

In prior surveys and Master Plan Committee meetings, a desire was voiced to consolidate all student services in one location on campus. This consolidation would be in a One-Stop Shop format, leading students through the process of admissions, registration, financial aid and payment in fewer steps, rather than the current model of moving between offices and dealing with numerous personnel. The recommended changes would include:

- Potential relocation of the Learning Assistance Lab (LAL) to the WSSA Building, creating an assistance office that would be able to aid the student from entrance to job placement in the same location as other student services. An alternate would be to locate the LAL to other available ground floor space on campus.

- Construction of an addition to the building in order to meet the logistical needs of a Student Services One-Stop Shop format is desirable. Such an addition should also take into consideration the consolidation of Business and Administration offices in order to more effectively address operation, and student and constituent access.
- Potential relocation and enlargement of the Bookstore.
- Potential relocation of Financial Aid and Cashiers Office to adjoining suites.

Phase 3 2014-2018

Athletic Fields

There has been considerable debate over the merits of outdoor athletic fields at Monroe County Community College. Concerns range from the need and projected use of athletic fields, to the ability of the soil to support athletic fields over the long-term without installation of sub-surface drainage system.

One point that cannot be disputed is the question of land availability. The Main Campus currently has more than enough property available in the immediate vicinity of the Welch Health Education Building to support numerous different athletic fields.

As part of Phase 3, it is recommended that the College undertake a study to determine the need of athletic fields and if the study warrants, proceed with planning, design and initial construction of athletic fields for sports determined as viable. This construction will include the additional parking necessary to support both the field and proposed future development (Phase 3 and beyond).

This recommendation is an example of what was described earlier as a “placeholder”, or a setting aside of land for a specific use to ensure that future development does not proceed without taking this use into account. Construction of these fields may or may not occur, but planning for this potential is prudent.

Construction would commence as needed, with the project phased in as funds became available. An alternative to funding solely by the College would be to share funding and use between the College and the community.

As the exact mix of potential athletic fields has yet to be determined, the level of planning at this point only indicates the most likely location for this project.

Warrick Student Services/Administration Building Addition and Reconfiguration

The second part of the proposed changes to the WSSA Building assumes the completion of the first group of recommended changes to this building and a demonstrated need for additional space. These recommendations are long term and will need review in future revisions of this Master Plan to determine their continued viability. These changes focus on three areas of the building:

Culinary Arts

The recently renovated Culinary Arts kitchen is able to meet current space needs, but will be unable to accommodate program growth without either additional space or additional sections (a difficult proposition to market to working students).

Student Lounge and Basement Storage

One issue that arose during the facilities walkthroughs is the difficulty physically handicapped students face in accessing the basement student lounge known as the “Cellar”. Recently renovated, this space is an attractive, multipurpose lounge with television, vending, a pool table and informal seating. Unfortunately, the only access for the mobility impaired is through the freight elevator located off the loading dock.

An immediate, but temporary solution is to convert the elevator and lobby to a more passenger-oriented and less freight-oriented space or, even better, to construct an exterior entrance.

Life Sciences Building Expansion/University Center

Although available space at the College is thought to be capable of accommodating projected program and enrollment growth for the next two to three years, it is prudent to plan locations where potential facility growth could occur.

The existing Life Sciences Building is the logical location to construct new classroom facilities for several reasons:

- Originally designed for expansion, the building is able to accommodate an addition in several locations.
- This building and the site immediately to the north are located closer to the majority of existing parking than any other potential sites on campus.
- Expansion of the building to the north would address one of the challenges laid out in this Master Plan – to draw the campus buildings closer together through improved building interconnection. The proposed addition would considerably reduce the outdoor travel distance between the Quad and the Welch Health Education Building.

The proposed addition to the Life Sciences Building consists of two parts, the first being development of a University Center. This facility type was considered in previous Master Plans

as a way of addressing the conferencing needs of business and industry as well as programs needs of four-year institutions wishing closer affiliation with the College.

Many of the business and industry and conferencing needs will be met in the La-Z-Boy Center. Offices and classroom for university partners, however, are still unaddressed in the currently available facilities.

The proposed University Center would, in its program, include the following:

- Technology intensive, distance learning enabled general classroom space available to both College and university programs.
- Office space for university partner administration and faculty.
- A new, much more open entrance and lobby facing Raisinville Road serving both the University Center and the Life Sciences Building.

The second part of this addition is an unprogrammed space to the north of the University Center. Potential uses for this space include:

- Additional general classroom space for University Center or College programs, if warranted by growth in this area.
- A permanent, state-of-the-art space for IT Department and computer classrooms. This would allow the IT Department to relocate from the basement of the Campbell Learning Resources Center into a space designed specifically for this use, eliminating power and HVAC problems that often arise when large computer systems are housed in older buildings. If a new technology building was to be constructed, it may be possible to relocate the IT offices to the vacated technology buildings, assuming those facilities would be renovated.

Long Range Priorities 2019

As part of the Master Planning process, ideas are considered and developed that, due to priorities and circumstances do not fit well into the scope of a five to ten year plan. The following projects are examples of ideas that should be recorded for future planning efforts.

Campbell Learning Resources Center Library Expansion

There is an understanding that the existing Campbell Learning Resources Center, specifically the library, may not always be able to adequately house the collection required by a modern institution. Unfortunately, between the design of this building and proximity of neighboring buildings, the CLRC becomes somewhat landlocked.

Several directions for expansion were considered for this building, with the final conclusion being that the best direction may be none at all. One solution to this potential problem would be

to relocate programs housed on the second floor and basement of the CLRC to other buildings, possibly including the proposed University Center or East and West Technology buildings that would be vacated with construction of a new technology center.

This would make available up to the entire second floor of the building to house a growing collection and new, as of yet undeveloped multimedia information delivery systems.

Welch Health Education Building Expansion

In order to pull the disparate parts of the campus closer together, any proposed expansion of the Welch Health Education Building would best be towards the south, in the direction of the main part of campus. Potential uses for the additional space, if warranted, may be as follows:

- Additional health education classrooms and labs.
- Racquetball courts.
- Indoor tennis courts.
- Early childhood education classrooms and child development learning labs (in conjunction with the existing daycare center).

Future Campus Expansion Zone

This is another placeholder, indicating the most likely location for as of yet unplanned campus facilities. Part of any development planning in this area should include additional parking, possibly in the format indicated on the site plan. Any detailed planning in this area should consider the potential for reorienting the main entry to campus, possibly locating it further north along Raisinville Road.

ARCHITECTURAL GUIDELINES

Architectural guidelines are an important part of a master plan, providing a design framework for future development. The goal is not to stifle creativity or the use of new materials or techniques, but to foster a harmony between existing and future facilities, thus avoiding a disjointed appearance that can easily occur on a campus built up over several decades.

Suggested architectural guidelines are as follows:

- New facilities should embrace sustainable design with the goal of meeting LEED certification.
- New buildings should compliment the scale of existing buildings, maintaining a story limit of fewer than five stories.
- Building materials, although not needing to exactly match, should not look out of place with the dominant facing material of earth-toned brick.
- Designs should add character to the campus, but not create architecture that is disparate to the whole campus image. In other words, a “signature building” should be read as the signature of Monroe County Community College.
- Building should not have a readily apparent back side, but address on all facades the adjacent use and context, and be oriented to compliment existing buildings and the surrounding landscape. This does not preclude well defined building entries, which should use pedestrian-scaled detail and landscape to ensure easy identification.
- Interior finishes should be durable and low maintenance, but not overly hard and uninviting and strive for using renewable materials. Acoustics and lighting should be considered important in every space.
- Landscape materials should be a continuation of current plantings and should be as low maintenance as practical, emphasizing “broad brush strokes” of similar planting instead of numerous installations of mixed vegetation. Examples of groupings include trees evenly spaced along walks to emphasize pathways, trees planted as windbreaks, and selected vegetation planted to act as backdrops and to identify gathering spaces.
- Flowering annuals and other high-maintenance plants should be used minimally and only as accents to reduce maintenance requirements. Planting should emphasize indigenous vegetation over exotic species.
- Site lighting should be appropriately scaled for its use, emphasizing pedestrian-scaled fixtures wherever possible.
- Vehicular access roads should not cross pedestrian paths. These walkways should be easily identifiable from a moving vehicle, possibly through a change in material, to help improve pedestrian safety.

Maps and Floor Plans

LA-Z-BOY CENTER AND MEYER THEATER
10th
Anniversary

- Main Campus
- Whitman Center

CAMPUS GUIDE



CAREER
TECHNOLOGY
CENTER

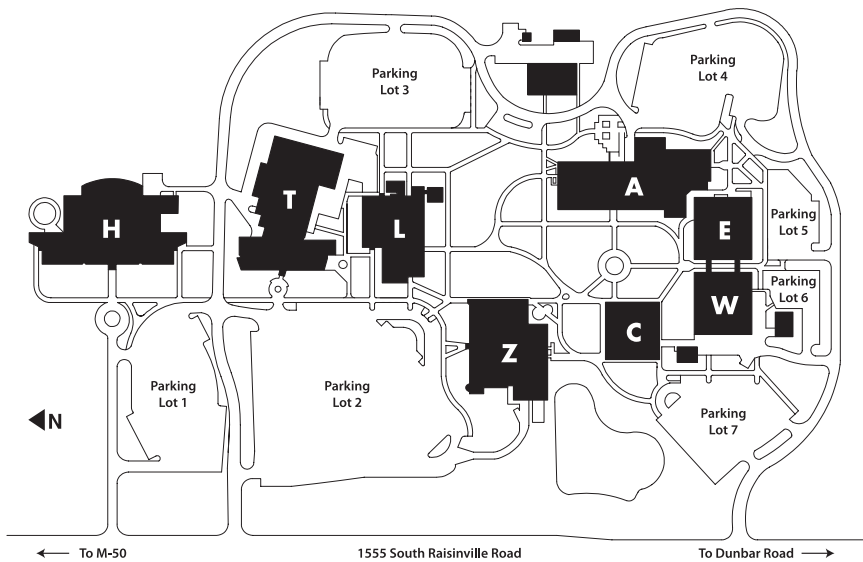


MONROE COUNTY
COMMUNITY COLLEGE

50 YEARS OF
ENRICHING
LIVES

1964-2014

Main Campus



- A** Audrey M. Warrick Student Services/Administration Building
- C** Campbell Learning Resources Center
- E** East Technology Building
- H** Gerald Welch Health Education Building
- L** Life Sciences Building
- T** Career Technology Center
- W** West Technology Building
- Z** La-Z-Boy Center


MONROE COUNTY
COMMUNITY COLLEGE

50 YEARS OF
ENRICHING
LIVES

1964-2014

A

WARRICK STUDENT SERVICES/ADMINISTRATION BUILDING

- **Cuisine 1300** – Restaurant run by the Culinary Arts students; open to the public
- **Cafeteria**
- **A-154** – Office of Institutional Advancement
- **A-159** – Financial Aid Office
- **A-165** – Art Studio
- **A-173** – Conference Area
- **Information Window/Switchboard** – Lost and found, notify sheriff in case of emergency
- **Admissions and Guidance Office** – Academic advising and counseling
- **Registrar's Office** – Transcripts
- **Cashier** – Pay fees, ticket sales for special events
- **Bookstore**
- **Culinary Arts Office**
- **Cellar** – Student Government Office, vending machines, microwave, recreation area
- **Administrative Offices**
- **Campus Security**

C

CAMPBELL LEARNING RESOURCES CENTER

(Includes the Library, Learning Assistance Lab, Information Systems, as well as classrooms and faculty offices for the Humanities/Social Sciences and Business Divisions)

Elevator available in south hallway

Downstairs:

- **C-3** – Little Theatre (seats about 65)
- **C-8** – Computer Lab (by faculty appointment only)
- **C-10** – eLearning and Instructional Support

Main Floor: Library

- Art display in front which regularly rotates with displays from visiting artists
- Quiet study area
- Copy machines for student use
- Computer area for library research

Second Floor:

- **C-201** – Humanities/Social Sciences Division Office
- **C-218** – Learning Assistance Lab
- **C-227** – Faculty Workroom
- **C-233** – Business Division Office

E

EAST TECHNOLOGY BUILDING

(Houses various classrooms, labs and the Monroe County Middle College offices)

- **E-107** – Ceramics Lab
- **E-121 & 123** – Computer Classrooms
- **E-109, 111, 113, 115, 117 & 119** – Monroe County Middle College offices

H

WELCH HEALTH EDUCATION BUILDING

(Houses the Health Sciences Division, Nursing and Respiratory Therapy classrooms, Childcare Center, Multipurpose Room, Fitness room, and Dance Studio)

- **H-102** – Kiddie Campus (Child Care Center)
- **H-103 & 105** – Nursing classrooms and labs
- **H-110** – Fitness Center
- **H-115** – Health Sciences Division Office
- **H-131** – Multipurpose Room
- **H-139** – Dance/Aerobics Room
- **H-157 & 159** – Respiratory Therapy classrooms and labs
- **H-164** – Physical Education Classroom

L

LIFE SCIENCES BUILDING

(Houses the faculty offices for the Science/Math Division as well as classrooms and labs)

First Floor:

- **L-102 & 104** – Anatomy and Physiology Labs
- **L-105** – Greenhouse
- **L-108 & 110** – Biology Labs
- **L-112** – Eastern Michigan University Office
- **L-113** – Physical/Earth Science Lab
- **L-126** – Science/Mathematics Division Office
- **L-140** – Largest lecture hall on campus

Second Floor:

- **L-201** – Lecture hall
- **L-202** – AGORA (student newspaper) Office
- **L-203** – Practical Nursing Lab
- **L-205 & 207** – Chemistry Labs
- **L-210** – Physics Lab
- **L-221** – Siena Heights University Office

W

WEST TECHNOLOGY BUILDING

(Houses the Regional Computer Technology Center, classrooms and some Business Division faculty offices)

- **W-157** – Regional Computer Technology Center

T

CAREER TECHNOLOGY CENTER

(Houses the Applied Science and Engineering Division offices, classrooms, labs and the Enrico Fermi Atomic Power Plant Historical Exhibit)

- **T-116 & 122** – Electronics/Electrical
- **T-149** – Applied Science and Engineering Division Office
- **T-152** – Video Over IP Classroom
- **T-154** – Construction Management
- **T-156** – Rapid Prototyping
- **T-158** – Mechanical Design/CAD
- **T-159** – Metrology
- **T-160** – Renewable Energy
- **T-161** – Construction/Sustainability
- **T-164** – Automation/Fluid Power
- **T-166** – Nuclear Engineering Technology
- **T-167** – Materials Science
- **T-169** – Welding
- **T-173** – Product and Process (CAD)
- **T-180** – Automotive

Student Concourse:

- Enrico Fermi Atomic Power Plant Historical Exhibit
- ASET Division Displays
- Student Study/Lounge Areas

Z

LA-Z-BOY CENTER

(Houses the Meyer Theater, Atrium, make-up and dressing rooms, Band/Choir Rehearsal Hall, various conference rooms, Corporate and Community Services Division Office, Workforce Development and Lifelong Learning Offices)

- **Z-203** – Board Room
- **Z-275** – Band/Choir Rehearsal Hall
- **Z-286** – Corporate and Community Services Division Office/Workforce Development and Lifelong Learning Offices

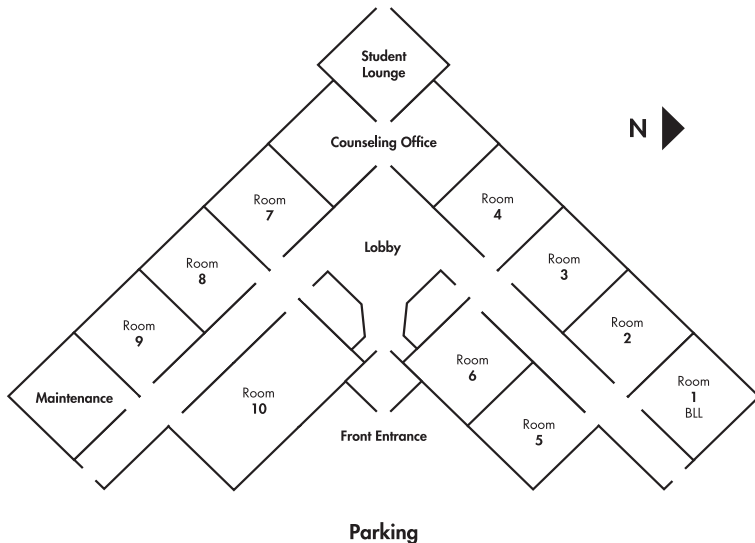
Whitman Center

Designed to serve the residents of Southern Monroe County and Northern Toledo, the Whitman Center in Temperance offers a wide range of credit courses applicable toward an Associate Degree, as well as many Lifelong Learning classes.

- **Whit 1** - Business Learning Lab - Open Access Computer Lab
- **Whit 5** - Computer classroom
- **Whit 10** - Multipurpose Lab (Art/Biology)
- **Whit 2, 3, 4, 6, 7, 8, 9** - Standard Classrooms
- Whitman Center Office and Faculty Conference Room

Some services provided to students at the Whitman Center campus are:

- Career counseling
- Placement testing
- Academic advising
- Registration
- Processing Add/Drops, transcript request, fee payments
- Test proctoring
- Open Computer Lab



Office Hours:

Fall/Winter Semesters

Monday - Thursday: 8 a.m. - 8 p.m.

Friday: 8 a.m. - 4:30 p.m.

Spring/Summer Semesters

Please call (734) 847-0559



We wish to thank you for doing your part to protect our environment. Your efforts truly do make a difference! Please follow these guidelines when gathering and preparing your materials for MCCC's Recycling Program.

What can be recycled through MCCC's Recycling Program?

The complete list of materials is graphically displayed below. Please post this in your area. You can recycle office paper (any color), paperboard (such as tissue boxes), newspapers, magazines, junk mail, plastic bottles, metal cans, glass bottles and jars, plastic bags and cardboard boxes.

How does it work?

Employees have "paper mix" recycling containers available for use at their desks. Larger, 23-gallon bins are strategically placed throughout campus for all other recyclables. Staples do not need to be removed from papers. Please empty and rinse all containers.

Items in Group #1 need to be placed in paper-mix containers. Items in Group #2 need to be placed in appropriately labeled 23-gallon containers. Items in Group #3 need to be broken down and placed next to the nearest recycling container.

Can I bring materials in from home?

Please do not bring materials from home. Storage is limited, and MCCC is contracted for a certain amount of recyclables.

What about office "clean outs" or items that need to be shredded?

The Recycling Program is to be utilized for daily activities. For a large office area "clean out," please contact the Maintenance Department to get extra containers. Please continue to perform shredding duties as you have in the past.

Why is it important to recycle at MCCC?

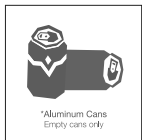
It is projected that MCCC produces nearly **1 million pounds of waste** a year, which equates to **500 tons**. Without recycling, all of that would go into landfills. Through the MCCC Recycling Program, **43 percent of that waste will be recycled and diverted from landfills**. That's about **205 tons or 410,000 pounds**.

ACCEPTABLE MATERIAL GUIDELINES (Please save these guidelines for future reference.)

GROUP #1 (must be placed in paper-mix containers)



GROUP #2 (must be placed in appropriately labeled 23-gallon containers)



GROUP #3



(Must be broken down and placed next to the nearest recycling container)

UNACCEPTABLE ITEMS

- Paper milk or juice cartons
- Styrofoam containers/packing
- Garbage
- Propane tanks
- Paint cans
- Colored glass
- Medical waste/syringes
- Flammable liquids
- Household cleaners
- Chemicals (dry or liquid)
- Wood items
- Concrete
- Garden hose
- Electrical cords

PLASTIC REFERENCE GUIDE

- ♻️ Plastic soft drink and water bottles, catsup, mouthwash and salad dressing bottles; peanut butter, mayo, pickle, jelly & jam jars.
- ♻️ Milk, water, juice, shampoo, dish and laundry detergent bottles; yogurt containers, cereal liners, grocery, trash and retail bags.
- ♻️ Clear food and non-food packaging and electrical cable insulation.
- ♻️ Dry cleaning, bread and frozen food bags, squeezable bottles (e.g honey, mustard, BBO sauce, etc.)
- ♻️ Catsup bottles, yogurt containers, margarine tubs, medicine and vitamin bottles, etc.
- ♻️ Compact disc jackets, food service applications, grocery store bags, aspirin bottles, cups and plates. (No Styrofoam)
- ♻️ Three- and five- gallon reusable water bottles, some citrus juice and catsup bottles.

*See bottom of container for plastic type ♻️

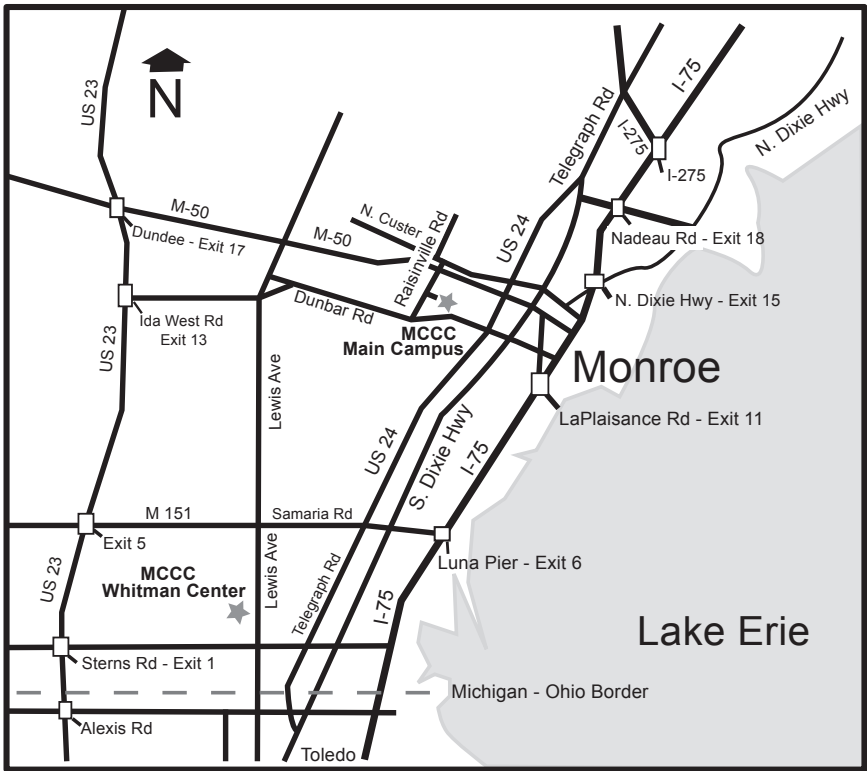
* Please rinse/clean containers before putting into recycling bin.



MONROE COUNTY
COMMUNITY COLLEGE

enriching lives

www.monroecc.edu/green



MONROE COUNTY
COMMUNITY COLLEGE

50 YEARS OF
ENRICHING
LIVES

1964-2014

Main Campus

1555 South Raisinville Road
Monroe, MI 48161-9746

Whitman Center

7777 Lewis Avenue
Temperance, MI 48182

www.monroecc.edu

Annual Report



PRACTICAL, PERSONAL & RESPONSIVE
HIGHER EDUCATION

MONROE COUNTY COMMUNITY COLLEGE 2011/2012 ANNUAL REPORT TO THE COMMUNITY



A MESSAGE FROM THE PRESIDENT



As I reflect back on my ninth year as Monroe Community College's fourth president, my first thoughts immediately turn to how fortunate I am to work at such a great college.

MCCC continues to provide so many opportunities for our county's residents to advance – and often reshape – their careers during these difficult economic times. The college is working diligently with local business and industry leaders to provide the highly skilled employees they need to compete – now and in the future. And MCCC contributes so very much



to the cultural vibrancy of our community. As you read the 2011-2012 Annual Report, you will see why we selected the words "Practical, Personal and Responsive Higher Education" to define Monroe Community College's accomplishments in the past year. Highlights of those accomplishments follow.

- MCCC broke ground on the new Career Technology Center, a facility that will help transform Monroe County's workforce through hands-on instruction and access to cutting-edge equipment and technology.
- The first cohort of the new nuclear engineering technology program – launched in partnership with DTE Energy – was filled to capacity, as was every certificate and associate degree program offered by the Health Sciences Division.
- Three new areas of study were introduced: information assurance and security, renewable energy and non-destructive testing.





- Officials marked the opening of the Welding Center of Expertise at the former Pump Engineering, Inc. facility in Frenchtown Township.
- Eight outstanding scholars from MCCC were inducted into the Ethos Honor Society at Eastern Michigan University.
- MCCC made the U.S. Department of Education's list of public two-year colleges with the lowest average net prices in the nation.
- The Institutional Governance Committee spearheaded the implementation of a plan to improve shared governance and employee communication at MCCC, including the pilot of a new council model of shared decision-making.

- The college celebrated the 20th anniversary of the opening of the Whitman Center in Temperance.
- The Commission on Accreditation for Respiratory Care awarded MCCC's respiratory therapy program continued accreditation status for the maximum period of 10 years.
- MCCC successfully completed the Higher Learning Commission's Academy for the Assessment of Student Learning. The HLC is the college's accrediting organization.
- State Rep. Dale Zorn sponsored a town hall meeting at MCCC by Gov. Rick Snyder.

I invite you to turn the page to find out more about how MCCC provided practical, personal and responsive higher education to its students and the community in 2011-12.

David E. Nixon, Ed.D.
President



RESPONDING TO A CHANGING JOB LANDSCAPE

As Michigan's economy continues to transition into high-demand, high-growth sectors, it requires an educated and well-trained workforce. Through its responsiveness to the needs of business and industry, **Monroe County Community College** is playing a critical role in our community's efforts to attract new investment and jobs.

CONSTRUCTION BEGINS ON CAREER TECHNOLOGY CENTER

Construction officially began in May on the [\\$17-million Career Technology Center](#) at Monroe County Community College. Monroe native and WJR-AM (760) radio anchor Paul W. Smith hosted a special edition of his morning news and talk show live from the college and then served as master of ceremonies for the official groundbreaking for the 60,000-square foot facility. The Career Technology Center, which is being built next to the Life Sciences Building, will open in August 2013 and provide infrastructure to support state-of-the-art classrooms and lab space required to

deliver instruction and skills necessary to secure [high-growth, high-demand and high-paying jobs](#). It will allow for the updating and expansion of existing program areas such as nuclear engineering, welding, construction, computer-aided drafting and manufacturing, electronics, mechanical engineering and automation, quality assurance, and automotive engineering and service with an emphasis on hybrid and battery technology.

In addition, the Career Technology Center will provide facilities and equipment necessary for the development of programs in the emerging areas of advanced manufacturing; renewable energies such as wind, solar and fuel cell technology; and sustainable and green technologies.

A combination of sustainable systems has been integrated into the design of the facility that will be incorporated into the curriculum. The building will serve as a learning laboratory for students in industrial technology fields.





CHAFFIN NAMED CHAIRMAN OF CAMPAIGN TO 'POWER THE WORKFORCE OF TOMORROW'

In December 2011, H. Douglas Chaffin, president and CEO of Monroe Bank & Trust, was named chairman of the [Career Technology Center Capital Campaign](#), which is entitled "Realizing the Vision: Powering the Workforce of Tomorrow."

Dr. Ronald Campbell, first vice chair of The Foundation at MCCC and MCCC's first president, was named honorary chairman for the CTC Capital Campaign.

Chaffin has assembled and deployed the campaign leadership team, volunteers and staff resources needed to support the construction and operation of the Career Technology Center. Similar to the capital campaign in 2003 to support the construction and operation of the La-Z-Boy Center, this campaign is organized by The Foundation at MCCC. The

State of Michigan is financing half the cost of construction. The college has committed to funding the other half through existing funds and fundraising efforts.

LA-Z-BOY FOUNDATION DONATES \$500,000 TOWARD CAREER TECHNOLOGY CENTER

At the conclusion of a June town hall meeting at MCCC featuring [Gov. Rick Snyder](#), the La-Z-Boy Foundation announced a donation of \$500,000 to the Career Technology Center Capital Campaign. Kurt Darrow, president and CEO of La-Z-Boy Incorporated, said the Monroe-based furniture maker was continuing its tradition of supporting the MCCC mission.





FIRST NUCLEAR ENGINEERING TECHNOLOGY COHORT FILLED

The first cohort of MCCC's new nuclear engineering technology program – launched in partnership with DTE Energy – was filled to capacity last year. MCCC and DTE Energy aligned the program with the initial training programs offered by DTE Energy and accredited by the National Nuclear Accrediting Board. This alignment facilitates the transitioning of graduates into the nuclear energy industry utility training programs in accordance with the requirements of the Uniform Curriculum Guide for Nuclear Power Plant Technician, Maintenance and Nonlicensed Operations Personnel Associate Degree Programs, as developed by NEI.

CULINARY PROGRAM INTRODUCES NEW FOOD DESIGN COURSE AND COOKING SYSTEM

A new course was added to the culinary skills and management curriculum last year: Contemporary Food Design and Architecture. In support of this course and others, an investment in a Sous Vide Cooking system was made so the students will now have exposure to one of the newest cooking techniques in the industry. In addition, the culinary program kitchen on the west side of the Audrey M. Warrick Student Services/Administration Building was outfitted with new freezers and coolers and a new serving/prep station.

THREE NEW AREAS OF STUDY OFFERED AT MCCC

MCCC introduced three new areas of study last year:

- The associate of applied science degree in computer information systems with a program designation of information assurance specialist is designed to provide an opportunity for students to acquire the foundational skills needed for an entry-level position supporting corporate security operations.
- Renewable energy certificate programs in wind and solar energy concentrate on the basic core courses with skill development and job upgrading being the primary objectives.
- The certificate program in non-destructive testing is designed to apply the concepts of inspection, testing or evaluation of materials, components and assemblies for materials' discontinuities, properties and machine problems without further impairing or destroying the parts' serviceability.

RIBBON CUT ON WELDING CENTER; FACILITY DONOR NAMED 'COLLEGE SUPPORTER OF THE YEAR'

In October 2011, officials marked the opening of the Monroe County Community College [Welding Center of Expertise](#), located in a newly renovated facility in Frenchtown





Township. A metal ribbon, fabricated by MCCC welding student Curt Connor, was torch-cut to ceremonially mark the opening of the facility.

The facility is the former site of Pump Engineering, Inc. In 2010, the company donated it to The Foundation at MCCC. The college used part of a \$1.7-million U.S. Department of Labor Community-Based Job Training Grant awarded in 2009 to convert the building into a state-of-the-art, cross-categorical welding skills laboratory. The remaining grant funds have been used to offer accelerated courses to prepare students for the American Welding Society's QC10 and QC11 certifications.

The board members of Pump Engineering LLC, Pump Engineering Parent Inc. and Hurd Road Property Inc., along with their respective shareholders, were collectively named MCCC's College Supporter of the Year at the Business and Industry Luncheon in May.

NEW PRODUCT AND PROCESS TECHNOLOGY AGREEMENT ALLOWS STUDENTS TO TRANSFER UP TO 101 CREDITS TO EMU

MCCC and Eastern Michigan University signed an articulation agreement last year that allows a product and process technology student at MCCC to transfer up to 101 credits toward a bachelor's degree at EMU. Under the terms of the agreement, after completing the MCCC portion of the curriculum, a student can take as few as 39 credit hours at EMU and earn a bachelor of science in product design and development. Prior to that, the student would earn an associate of applied science in product and process technology from MCCC.

FOUR-YEAR COMMUNICATION DEGREE FROM SHU OFFERED ON MCCC CAMPUS

At a news conference in April, MCCC President Dr. David Nixon and Siena Heights University President Sister Peg Albert announced that students at MCCC can now earn a bachelor of arts in [professional communication from SHU right on the MCCC campus](#). The new program is offered through the SHU Degree Completion Center, which is located in the Life Sciences Building.

HEALTH SCIENCES PROGRAMS AT FULL CAPACITY

In fall 2011, every certificate and associate degree program offered by the Health Sciences Division was filled to capacity, including nursing, practical nursing, respiratory therapy, phlebotomy and certified nursing assistant.

CONNECTING STUDENTS, GRADUATES AND RESIDENTS WITH POTENTIAL EMPLOYERS

The Office of Workforce Development launched a new Web site in 2011 to assist students, alumni and residents in accessing employment and employers in finding qualified applicants from among MCCC students and graduates. Just prior to the end of the 2011-12 fiscal year in June, the number of registered users of the Workforce Development Employment Services Web site topped 2,200, including 467 employers.

The Office of Workforce Development put on the second-annual MCCC Career and Opportunity Expo in April, which, in addition to highlighting employment opportunities for the community, specifically focused on available resources for our returning service members.



PRACTICAL, PERSONAL LEARNING

MCCC provides students with hands-on, personal mentorship from dedicated faculty who have extensive experience both in and outside the classroom. Students graduate with the knowledge they need to succeed and the ability to apply this knowledge in the real world.

CULINARY STUDENTS GATHER AND PREPARE LOCAL, ORGANIC FOOD FOR SUSTAINABLE LIVING EVENT

Sophomore culinary students gathered and prepared a bounty of organic food from local farmers and area markets for a sustainable living event at MCCC sponsored by the River Raisin Institute. The event, "GATHERING: People, Their Minds and Their Fields," was a social, educational and fundraising opportunity for people interested in sustainability awareness, ecological restoration and sustainable living.

SME CLUB HOSTS WORLD CHAMPIONSHIP-QUALIFYING ROBOTICS COMPETITION

MCCC's Society of Manufacturing Engineers/Robotics Club hosted a world championship-qualifying high school robotics competition in February. Held in the Gerald Welch Health Education Building, this VEX Robotics Competition event featured student teams aiming to build the most innovative robots possible.



INNOVATIVE PROJECTS THAT ENHANCE THE EDUCATIONAL EXPERIENCE

The Foundation at MCCC's Enhancement Grant Program provides funding for the development and implementation of innovative learning projects that support the MCCC mission and enrich or improve the quality of education for students. The funded grant projects for 2012 and their recipients included:

- **Family Fun Night**, Tom Ryder, campus community events/student activities coordinator
- **The Humanities Experience**, Cheryl Johnston, assistant professor of reading and English, and Dr. William McCloskey, professor of English
- **Campus Sustainability Project: Outdoor Recycling**, Kelly DeNunzio, administrative assistant to the director of the physical plant
- **Campus Sustainability Project: Indoor Recycling**, Kelly DeNunzio, administrative assistant to the director of the physical plant
- **Michigan Nursing Student Association Annual Conference**, Elizabeth Wright, nursing student
- **Enrichment at the Whitman Center**, Sandy Kosmyrna, former director of the Whitman Center
- **MCCC Viticulture and Enology Project**, Chef Kevin Thomas, instructor of culinary skills





- **Sign for Success**, applicant Julie Billmaier, assistant to the director of admissions and guidance services
- **Michigan Society for Respiratory Care's Annual Sputum Bowl Trivia Contest**, Bonnie Boggs, director of respiratory therapy
- **One Book, One Community of Monroe County – Guest Speaker and Author Harriet Reisen**, Cheryl Johnston, assistant professor of reading and English, and Carrie Nartker, assistant professor of English
- **International Relations Class Trip to the UN and Ground Zero Memorial**, Dr. Joanna Sabo, professor of political science
- **National College Media Spring Convention**, Dan Shaw, assistant professor of humanities and journalism
- **Explore the Geology and Ecology of the Northern Coast of California**, Lori Bean, associate professor of biology and chemistry
- **National Student Day**, Jean Ford, director of auxiliary services and purchasing, and Kelli Plumb, administrative assistant to the director of auxiliary services and purchasing
- **Tour of International Machine Tool Show**, Martin Dubois, assistant professor of mechanical engineering technology, and Peter Coomar, dean of the Industrial Technology Division
- **ETHOS Week Reception and Luncheon for Outstanding Business Students**, Dr. Patrick Nedry, professor of business
- **Gay/Straight Alliance – Ally “Lunchboxes,”** Amanda Bennett, former coordinator of annual giving and alumni affairs

HONORING EARTH WEEK

In honor of Earth Week, the Math and Science Society hosted a free presentation at the La-Z-Boy Center by Dr. John Hartig, manager of the Detroit River International Wildlife Refuge, who discussed his award-winning book, “Burning Rivers: Revival of Four Urban-Industrial Rivers that Caught on Fire.” The book was a 2011 Green Book Festival winner in the scientific category. The Math and Science Society is advised by MCCC faculty members Lori Bean, James Vallade and Patrick Wise.

EIGHT MCCC STUDENTS INDUCTED INTO ETHOS HONOR SOCIETY AT EMU

Eight outstanding business management scholars from MCCC were inducted into the Ethos Honor Society at Eastern Michigan University. The students – Suzanne Stevens, Ashley Bugg, Samantha Ford, Alaric Coury, Jennifer O’Dell, Rachel Riffle, Jessica Gossard and Corrie Sloan – were guests of EMU’s College of Business during Ethos Week, which occurs each March with the purpose of promoting business ethics and furthering ethics education. The students were accompanied to Ethos Week events by members of the MCCC business faculty, including Dr. Patrick Nedry, David Reiman and Wendy Wysocki.

ACCESSIBLE AND FLEXIBLE

Since its founding in 1964, MCCC has been here for people from all walks of life who are pursuing their dreams through higher education. The key is our ability to remain accessible and flexible to the needs of the individual student.

BOOKSTORE LAUNCHES TEXTBOOK RENTAL PROGRAM

The MCCC Bookstore launched a textbook rental program last year. By partnering with textbook company Follett, students are now able to access the rental site directly from the MCCC Web site. At the end of the semester, rentals are returned directly to Follett. This new service gives students a very economical option for acquiring textbooks, as rentals are the best choice for the lowest up-front cost. During the Winter Semester, the Bookstore processed more than 250 rentals.



MCCC'S NET PRICE AMONG LOWEST IN U.S.

The U.S. Department of Education released data last year regarding college affordability, and Monroe County Community College made the list of public two-year colleges with the [lowest average net prices in the nation](#). The average net price is the total cost of attendance after grant and scholarship aid is deducted. The study was based on 2008-09 tuition figures that placed MCCC's average net yearly price per full-time student at less than \$3,000, a figure that makes it more affordable than about 90 percent of public, two-year colleges in the nation.

'SERVING THOSE WHO SERVE' PROGRAM FOCUSES ON ASSISTING VETERANS

Colonel David W. Sutherland, special assistant to the Joint Chiefs of Staff with principal focus on Wounded Warrior and Family programs at the Pentagon, was the keynote speaker at a day of programming at MCCC for veterans and the health care and social services professionals who serve them. The program, which took place in October 2011, was presented by Mercy Memorial Hospice of Monroe and sponsored by MCCC and the Hospice Education Institute.





EMERGENCY STATE FUNDING KEEPS LEARNING BANK NETWORK DOORS OPEN

After fending off closure month by month via donations, the Monroe County Learning Bank Network was awarded a \$50,000 grant from the State of Michigan in March to [sustain operations through the end of the fiscal year](#). Located in Monroe's Orchard East neighborhood, the Learning Bank Network prepares adult learners with the basic skills needed to achieve a college education. The Learning Bank Network's funding had been in question since September when state funding was exhausted. A patchwork of funding from network partners, local service organizations, foundations and the community sustained it while other funding sources were sought.

WHITMAN CENTER CELEBRATES 20 YEARS OF SERVICE

Twenty years after Monroe County Community College opened the Whitman Center in Temperance, the facility remains a convenient place for students in southern Monroe

County, southeastern Lenawee County and northern Lucas County to pursue higher education. In [celebration of this milestone](#) in October, the center hosted a reception featuring refreshments and entertainment that was attended by more than 100 people and was featured in a front-page story in the Bedford Now.

SHELL FOUNDATION PRESENTS MCCC WITH \$100,000 AWARD TO ASSIST STUDENTS WITH FINANCIAL NEED

In fall 2011, the Charles E. Schell Foundation, Fifth Third Bank Trustee, presented an award of \$100,000 to Monroe County Community College to establish a revolving loan fund to provide [interest-free educational assistance loans to students attending the college](#). The loans are awarded by MCCC to students who might otherwise be unable to complete their education.

NATIONAL STUDENT DAY ACTIVITIES HELD

MCCC hosted the first-annual National Student Day on October 6, 2011 – a day dedicated to celebrating student volunteerism and social responsibility. The Bookstore hosted the event with help from Student Government and the Learning Assistance Lab.



MILESTONES, PARTNERSHIPS AND EVENTS

As a student- and community-focused institution, MCCC strives to make life more meaningful and rewarding for everyone we serve. However, this effort is never the product of a singular act; rather, it is the result of many people working together to support the events and partnerships that help us to fulfill our mission of “enriching lives.”

IMPROVING SHARED GOVERNANCE AND COMMUNICATION: NEW COUNCIL MODEL PILOTED

Based on recommendations from the CLARUS Corporation, a “Working Tactical Implementation Plan for Reinventing Shared Governance and Employee Communication” was developed last year by the college’s Institutional Governance Committee, which is chaired by Penny Dorcey-Naber, administrative assistant to the dean of humanities/social sciences. Implementation of the plan began last year and will continue throughout 2012-13.

One of the major actions that resulted from the plan was a pilot launch in the spring of [a new council model of governance](#) that allows for joint decision-making and appropriately vets recommendations across the organization. Prior to the launch of the pilot, which will run through June 2013, all employee groups each met twice to review and provide feedback on the model as part of sessions to review the entire Working Tactical Implementation Plan.

Members of the IGC subcommittee that developed the council model of governance and accompanying manual included Dr. Grace Yackee, vice president of instruction, who chaired the committee; Randy Daniels, vice president of student and information services; Dr. Patrick Nedry, professor of business; Joe Verkennes, director of marketing; and Suzanne Wetzal, vice president of administration.





RESPIRATORY THERAPY PROGRAM AWARDED MAXIMUM ACCREDITATION

The Commission on Accreditation for Respiratory Care voted in March to award MCCC's respiratory therapy program continued accreditation status for the maximum period of 10 years. The commission's action was based on the recommendation of its evaluation team, which performed a comprehensive, on-site program review over two days in January.

'ENRICHING LIVES: THAT'S OUR MISSION'

In June, MCCC launched a new advertising campaign that was developed almost entirely in house by the Marketing Department. The campaign includes outdoor, radio, print and online advertising. It focuses on MCCC's brand and mission while also keying in on specific messages such as low tuition, new programs, scholarships, transferability of credits and more. The campaign is being replicated throughout all other college marketing mediums.



AN ECLECTIC LINEUP OF EVENTS FOR THE COMMUNITY

In 2011-12, MCCC hosted a diverse lineup of comedic, musical and theatrical performances, as well as cultural and community events, including:

- The 25th Anniversary MCCC Auto Show
- The Tango Tea
- Agora Chorale and College/Community Symphony Band Concerts
- "A Grand Night for Singing"
- The Grascals
- Saline Fiddlers
- Two and a Half Comics, featuring Bart Rockett and Scott Wood
- Late Nite Catechism 3
- Atlanta Rhythm Section
- Collin Raye
- The 25th Anniversary Black History Month Blues Series Concert
- Badfinger, The Outsiders, Climax and Special Guest Otis Day
- Henry and Mudge
- The MCCC Inside Out Dance Ensemble's "Keepin' it Live"
- Antiques in April
- The Relish Magazine Cooking Show



WHITMAN CENTER HOSTS FULL SLATE OF COMMUNITY ENRICHMENT PROGRAMS

Throughout the academic year, the Whitman Center in Temperance hosted community enrichment presentations and displays on a wide variety of topics, including:

- Water, soil and material conservation
- Contributions of women in the field of aviation
- U.S. space exploration
- The history of mental health in the U.S.
- Memorializing forgotten psychiatric patients
- [The Toledo State Hospital Cemetery Reclamation Project](#)
- The history of baseball as America's Pastime
- Youth Art Month
- Art appreciation

A NIGHT OF FAMILY FUN

In April, Student Government hosted Family Fun Night in the Gerald Welch Health Education Building. More than 700 children and adults attended this event, which is open to all members of the community and provides an inexpensive alternative to a family night out. There were various carnival-type games, prizes, refreshments, a magician, face painting, family photos and more. Kids' Safety IDs were provided by Farmers Insurance Group, Scott Smith Agency.

COMMENCEMENT CEREMONY BROADCAST LIVE; BARRON NAMED ALUMNUS OF THE YEAR

The MCCC Commencement Ceremony in April was broadcast live in the La-Z-Boy Center, Meyer Theater, as well as on several cable channels that serve Monroe County. The broadcast was handled by the Monroe County Intermediate School District's Professional Development Center. The ISD's Jeremy Knoff – who is also part-time technical assistant at MCCC – served as producer.

During the ceremony, the 2012 Alumnus of the Year Award was presented to Alan Barron, a 1976 MCCC graduate who has served on the MCCC Alumni Association Board of Directors since 2008 and has been its chair for the past three years. Barron is also a member of The Foundation at MCCC's Board of Directors and volunteers his time and talent in support of the college and its activities and events.

TRADITIONAL POW-WOW HELD ON MCCC CAMPUS

In June, the Turtle Island Dream Keepers Native American Organization hosted the Monroe County [Traditional Pow-Wow](#) on the campus of Monroe County Community College. Most of the activities took place in and around the Gerald Welch Health Education Building. A pow-wow is the oldest celebration in North America and Canada, and this was the first one in the Monroe area in nearly two centuries.





WELCOME TO THE
45th Annual Commencement
AT MONROE COUNTY COMMUNITY COLLEGE
ON APRIL 27th
2012



MCCC HONORS EXCELLENCE

At Honors Night in April, Dr. William McCloskey, professor of English, received the Outstanding Faculty Award. The Outstanding Adjunct Faculty Award went Dr. Patricia Eason, who teaches in the Health Sciences Division. Travis Trombley received the Faculty Association Outstanding Student Award.

MCCC COMPLETES ACADEMY FOR THE ASSESSMENT OF STUDENT LEARNING

The Higher Learning Commission, Monroe County Community College's accrediting organization, formally acknowledged the college in June for its successful completion of the Academy for the Assessment of Student Learning. The project included total review of general education learning outcomes, development of general education competencies and learning objectives, as well as development of rubrics to measure student achievement of learning outcomes. Members of the MCCC HLC Academy team included Dr. Grace Yackee, vice president of instruction; Bonnie Giles, former assistant professor of business; Paul Knollman, dean of the Business Division; Dr. Terri Kovach, professor, reference/technical services librarian; and Dr. William McCloskey, professor of English (faculty assessment coordinator).

LINKING COMMUNITY MEMBERS THROUGH READING

One Book, One Community of Monroe County featured a full slate of events throughout the county that ran during March and early April. The featured novel was "March" by Geraldine Brooks, which tells the story of John March, the absent father in Louisa May Alcott's classic novel, "Little Women."

Modeled after a program developed by the American Library Association and coordinated by humanities faculty members Cheryl Johnston and Carrie Nartker, One Book, One Community promotes the value of reading by recommending a compelling book that links community members in a common conversation through readings, group discussions, programs and other events. Major sponsors included MCCC, The Foundation at MCCC, the Monroe County Library System and the Monroe Publishing Company – Monroe Evening News.

GOVERNOR HOLDS TOWN HALL AT MCCC

Michigan Gov. Rick Snyder discussed the need for a new bridge to Canada and fielded questions about pension, tax, health care and education reform during a [town hall meeting](#) held in June at the La-Z-Boy Center, Meyer Theater. Audience members submitted questions on cards that were read by State Rep. Dale Zorn, who sponsored the governor's visit, and Dr. David Nixon, MCCC president.



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Listed here are the individuals, corporations and organizations who have given annual gifts to The Foundation at Monroe County Community College between July 1, 2011 and June 30, 2012.

All annual gifts are recognized for this specific financial year in the appropriate giving level. Cumulative gifts – a total of all gifts given over time – are recognized separately according to giving level, beginning with the Trustee’s Society.

We are pleased to recognize the support of each of our donors. We’ve made a great effort to ensure the accuracy of this list; therefore, we regret any omissions or errors. Please notify us in writing of any concerns.

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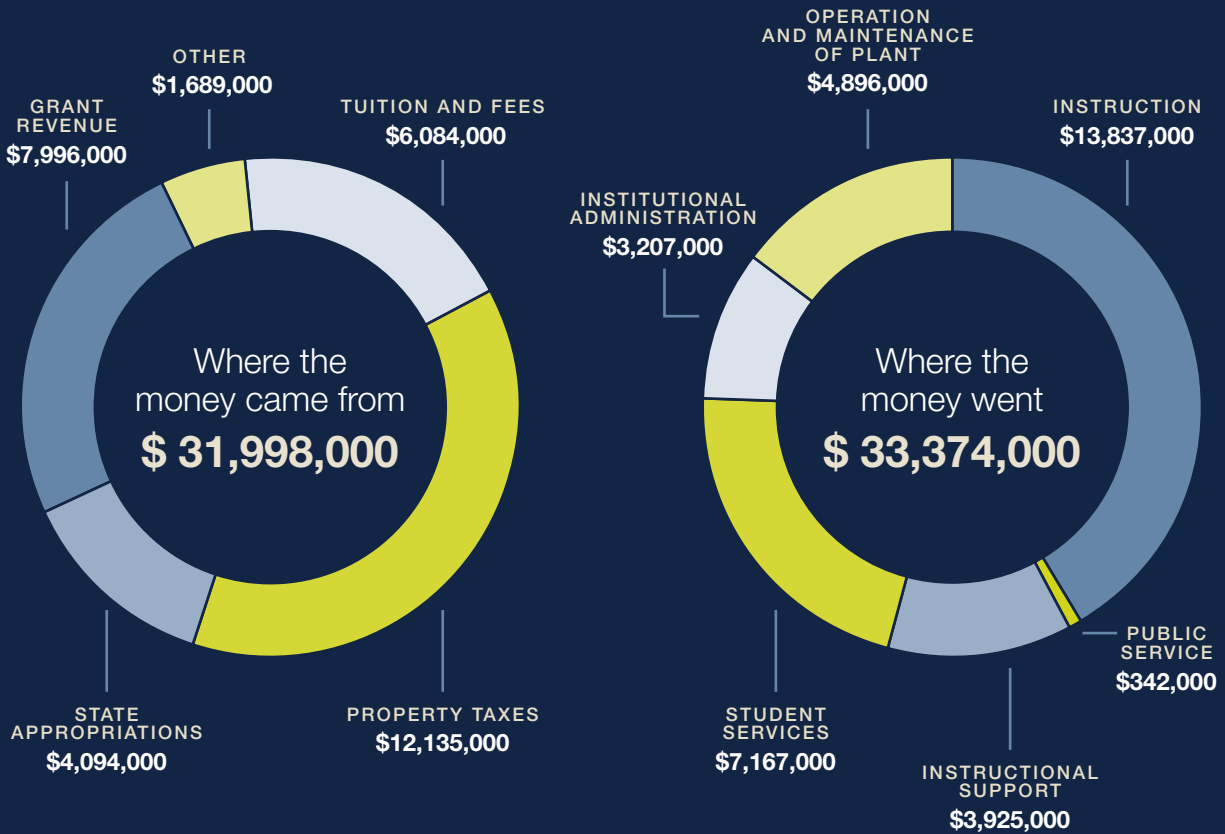
www.monroecc.edu/foundation.



REVENUES AND EXPENDITURES

MCCC Revenues and Expenditures

Fiscal Year Ended June 30, 2012*



*2011-2012 PRE-AUDIT FINANCIAL SUMMARY

The Foundation at MCCC

Fiscal Year Ended June 30, 2012*

DURING THE FISCAL YEAR ENDED JUNE 30, 2012

We received contributions totaling	\$805,813
Investment losses of	(\$10,890)
Special event revenues of	\$38,429
We received in-kind contributions for administrative services from MCCC and other in-kind support of	\$184,961
Federal funds	\$0

Which resulted in total revenues of **\$1,018,313**

We distributed to MCCC for scholarships and program funds	(\$210,135)
And had administrative and fund raising expenses of	(\$184,961)
And had other expenses of	(\$3,227)
Which resulted in total expenditures of	(\$398,323)
Resulting in a total net assets increase of	\$619,990
When combined with our net assets at June 30, 2011 of	\$3,718,471

Resulted in new net assets at June 30, 2012 of **\$4,338,461**

The June 30, 2012 net assets are represented by

Cash of	\$1,311,256
Investments of	\$2,062,577
Accounts and pledges receivable of	\$1,038,480
Our total assets as of June 30, 2012 were	\$4,412,313
Our total liabilities as of June 30, 2012 were	(\$73,852)

Our net assets, therefore, as of June 30, 2012 were **\$4,338,461**

*2011-2012 PRE-AUDIT FINANCIAL SUMMARY

MISSION

Monroe County Community College provides a variety of higher education opportunities to enrich the lives of the residents of Monroe County.

Monroe County Community College is accredited by the Higher Learning Commission and is a member of the North Central Association. For more information, visit www.ncahigherlearningcommission.org or call 800-621-7440.

Monroe County Community College is an equal opportunity institution and adheres to a policy that no qualified person shall be discriminated against because of race, color, religion, national origin or ancestry, age, gender, marital status, disability, genetic information, sexual orientation, height, weight or veteran's status in any program or activity for which it is responsible.

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MONROE COUNTY
COMMUNITY COLLEGE

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www.monroeccc.edu

Student Profile

STUDENT PROFILE DATA

FALL 2013



MONROE COUNTY
COMMUNITY COLLEGE

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Summary

Enrollment at Monroe County Community College continues on a downward trend for a third year. Fall 2013 enrollment declined by 294 students. Total enrollment stands at 3,777 or 7% less when compared to 2012. The total of enrolled credit hours is also down by 7.7%.

The vast majority of key student sub groups reviewed annually and presented in this report are down. One bright spot among all the negative numbers is the First Time In Any College (FTIAC) student group. It is promising for the future to see this group down by only one student. FTIAC students represent 25% of total enrollment. FTIAC numbers were buoyed in large part by the 210 new Dual Enrollment students registered for the term.

The enrollment decline is not unique to MCCC. The Michigan Association of Collegiate Registrars and Admissions Officers reports that 23 of the 28 Michigan community colleges surveyed have lower enrollments this year. Lower fall enrollments are also the case with our neighboring Ohio institutions.

Statistics of note:

Dual Enrollment students, up 18%

FTIAC group enrollment total: 956

Under 21 age group enrollment, down 1.7%

21 and above age group enrollment, down 12%

Male student enrollment, down 2.8%

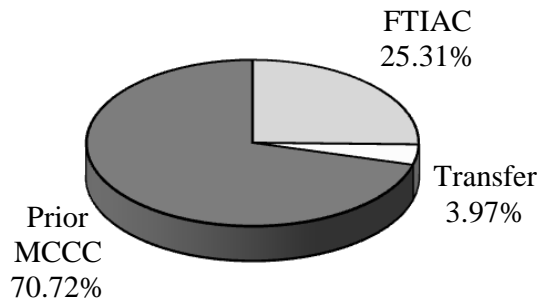
Female student enrollment, down 10%

Transfer-in student enrollment, down 21%

Out of State student enrollment, down 27%

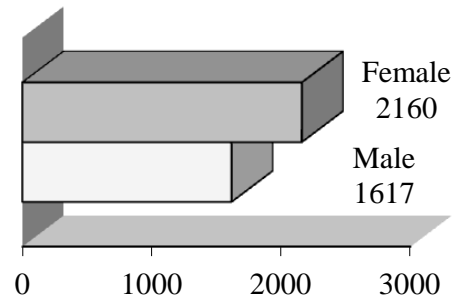
Monroe County Community College Fall 2013 Student Profile

Enrollment 3777

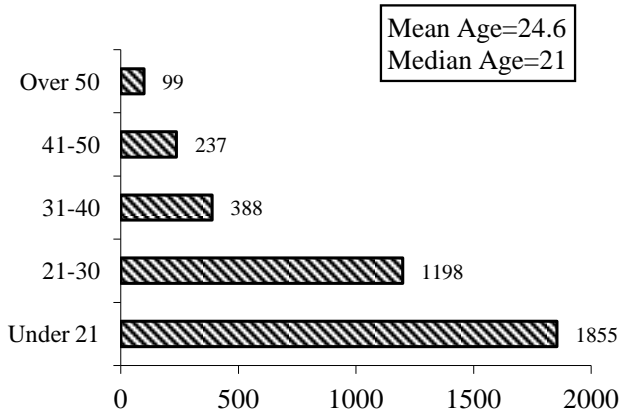


FTIAC=First Time In Any College

Gender



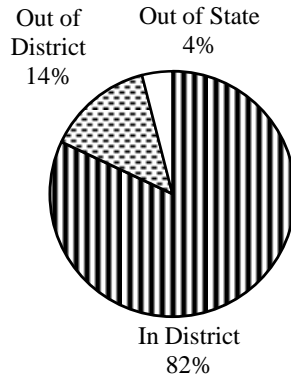
Age



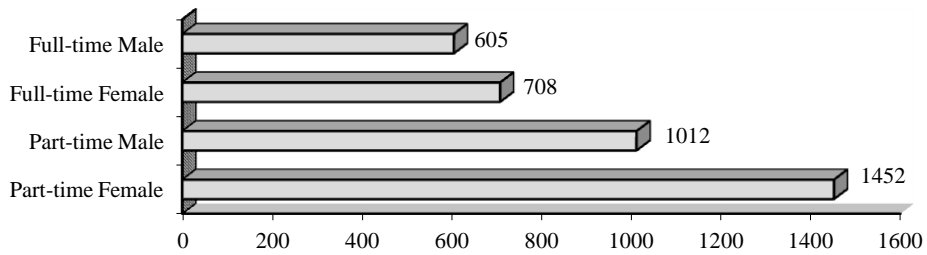
Ethnicity

Ethnicity	Count	Percentage
White	2876	76.1%
Black or African American	134	3.5%
Hispanic	114	3.0%
Asian	26	0.7%
American Indian/Alaska Nat.	17	0.5%
International	6	0.16%
Hawaiian/Pacific Islander	2	0.05%
Two or More Races	4	0.11%
Not Reported	598	15.8%
Total	3777	

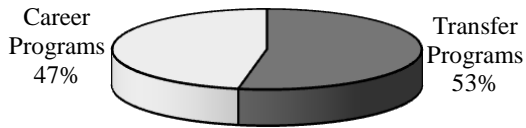
District Status



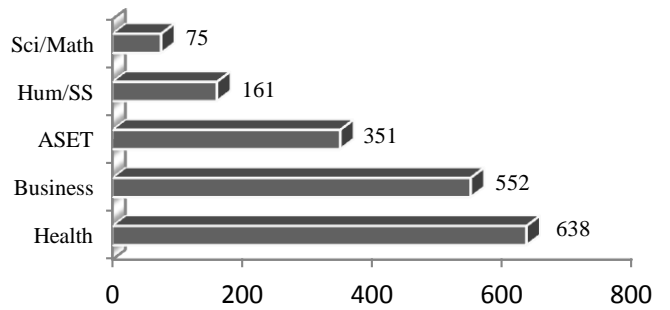
Gender and Status



Transfer & Career Programs



Career Program Division Totals

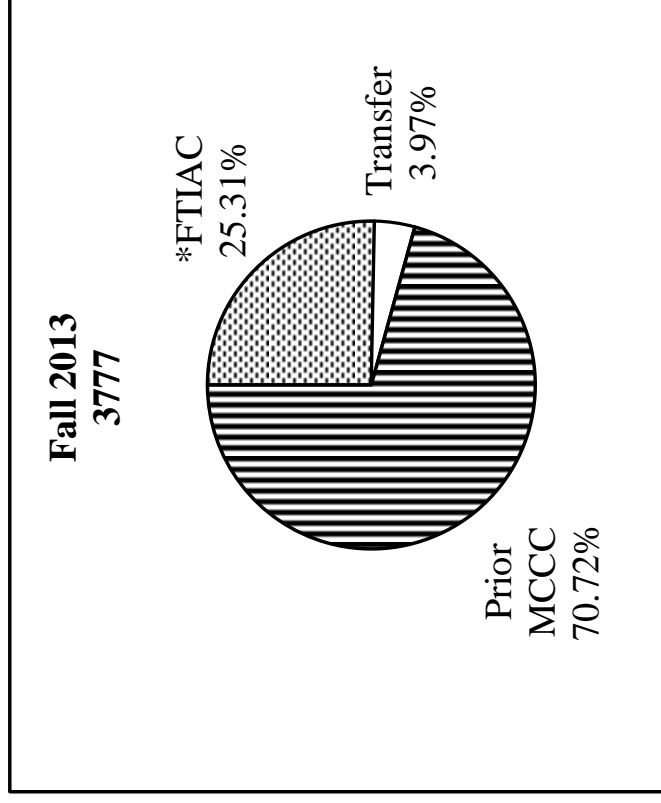
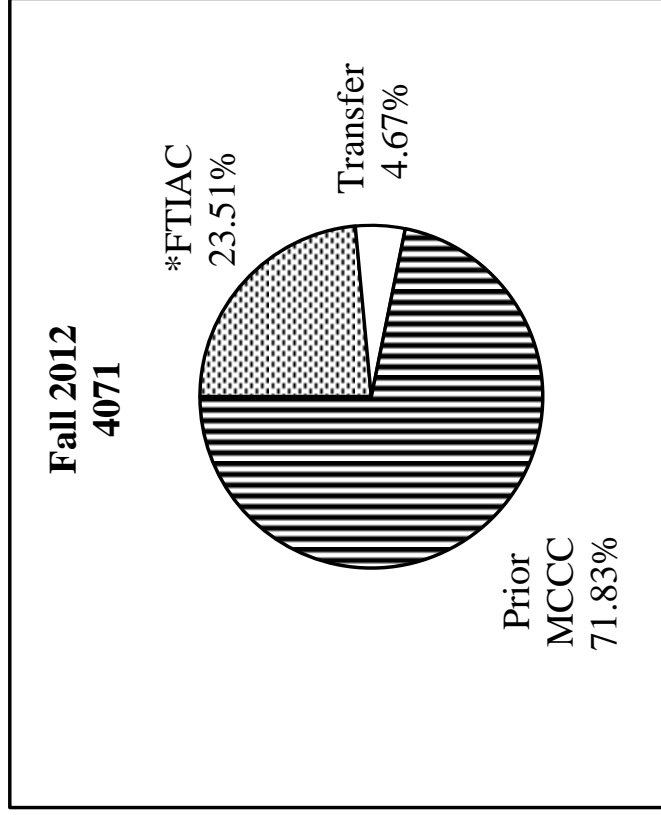


**Monroe County Community College
Fall Term Student Profile Comparison
2012/2013**

	Fall 2012	Fall 2013	+/- 2012
<u>Enrollment by Key Group</u>			
*FTIAC	957	956	-1
Transfer	190	150	-40
Prior MCCC	2924	2671	-253
Total	4071	3777	-294
<u>Enrollment by Credit Status</u>			
Part-time	2626	2464	-162
Full-time	1445	1313	-132
<u>Gender</u>			
Female	2408	2160	-248
Male	1663	1617	-46
<u>Gender and Credit Status</u>			
Part-time Female	1583	1452	-131
Full-time Female	825	708	-117
Part-time Male	1043	1012	-31
Full-time Male	620	605	-15
<u>Age</u>			
Under 21	1887	1855	-32
21-30	1344	1198	-146
31-40	461	388	-73
41-50	272	237	-35
Over 50	107	99	-8
<u>District Status</u>			
In District	3318	3096	-222
Out of District	546	530	-16
Out of State	207	151	-56

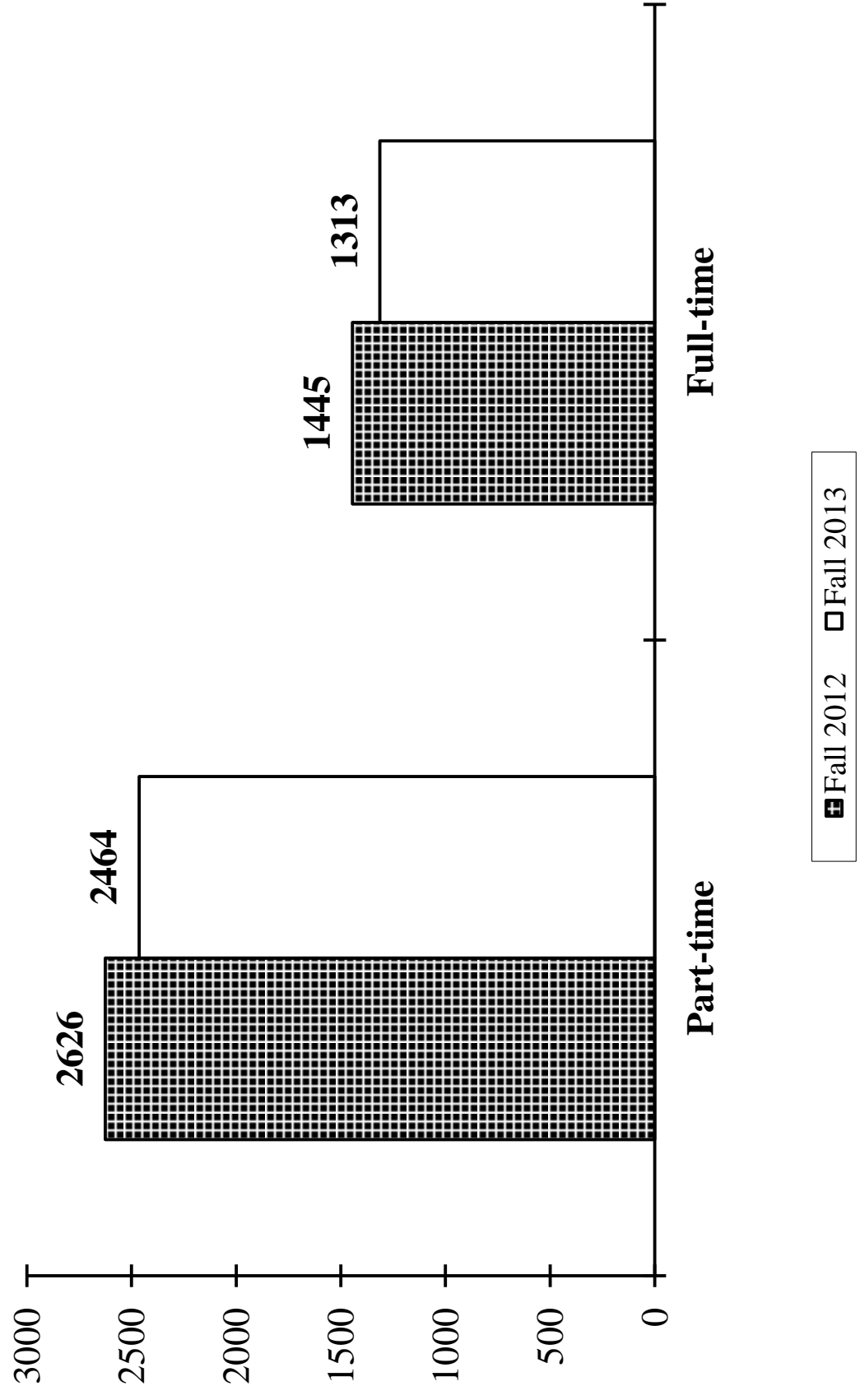
*FTIAC=First Time In Any College

Fall Enrollment Comparison



*FTIAC=First Time In Any College

Full-time & Part-time Comparison



**Enrollment By Monroe County High School Graduates
Fall 2013**

High School	Total 2013 Graduating Class	2013 Grads Enrolled at MCCC	% of Class Enrolled at MCCC
Airport	184	58	32%
Bedford	396	53	13%
Dundee	98	22	22%
Ida	117	41	35%
Jefferson	139	48	35%
Mason	73	15	21%
Monroe	396	120	30%
St. Mary Catholic Central	106	20	19%
Summerfield	68	8	12%
Whiteford	61	14	23%
Total	1638	399	24%

Fall 2013			
<i>Cities with Enrollment >9</i>			
Alpha Sort		Numeric Sort	
City	Total	City	Total
Belleville	15	Monroe	1424
Blissfield	14	Temperance	340
Britton	13	Newport	247
Brownstown	55	Carleton	186
Carleton	186	Dundee	141
Deerfield	11	Lambertville	131
Dundee	141	Petersburg	123
Erie	97	Toledo	121
Flat Rock	71	Ida	104
Gibraltar	11	Erie	97
Grosse Ile	15	Trenton	89
Ida	104	La Salle	86
La Salle	86	Flat Rock	71
Lambertville	131	South Rockwood	58
Luna Pier	22	Ottawa Lake	56
Maybee	49	Brownstown	55
Milan	27	Maybee	49
Monroe	1424	Rockwood	43
New Boston	27	Woodhaven	35
Newport	247	Milan	27
Ottawa Lake	56	New Boston	27
Petersburg	123	Luna Pier	22
Riverview	18	Southgate	22
Rockwood	43	Riverview	18
Samaria	11	Belleville	15
South Rockwood	58	Grosse Ile	15
Southgate	22	Blissfield	14
Taylor	12	Wyandotte	14
Temperance	340	Britton	13
Toledo	121	Taylor	12
Trenton	89	Deerfield	11
Woodhaven	35	Gibraltar	11
Wyandotte	14	Samaria	11

Transfer Programs, Fall 2013													
Program Name	Full-time				Part-time				Totals				
	Female	Male	Total	Total	Female	Male	Total	Female	Male	Total	Female	Male	Total
Associate of Arts	1	2	3	3	5		5			5			8
Associate of Science	23	8	31	31	54	31	85			85			116
Dual Enrollment	18	6	24	24	237	139	376			376			400
Guest Enrollment	1	1	2	2	16	11	27			27			29
Liberal Arts	211	201	412	412	326	246	572			572			984
Post Graduate Enrollment	7	6	13	13	44	45	89			89			102
Pre Allied Health	9	4	13	13	6	4	10			10			23
Pre Architecture		4	4	4		4	4			4			8
Pre Art						4	4			4			4
Pre Biology	3	3	6	6	4	3	7			7			13
Pre Business Administration	1	2	3	3	7	5	12			12			15
Pre Chemistry	3	2	5	5	2	3	5			5			10
Pre Communications	3	3	6	6		4	4			4			10
Pre Computer Science		2	2	2		1	1			1			3
Pre Conservation		1	1	1									1
Pre Dentistry	1	2	3	3	2	1	3			3			6
Pre Elementary Education	9	2	11	11	10	4	14			14			25
Pre Engineering	2	10	12	12	1	16	17			17			29
Pre English Language Literature	1	2	3	3		1	1			1			4
Pre Foreign Language					1	1	2			2			2
Pre History		2	2	2									2
Pre Journalism						1	1			1			1
Pre Law	3	3	6	6		1	7			7			7
Pre Mathematics						1	1			1			1
Pre Medical Technology	1		1	1	1		2			2			2
Pre Medicine	9	4	13	13	6	2	8			8			21
Pre Mortuary Science		1	1	1									1
Pre Occupational Therapy	2	1	3	3	3		3			3			6
Pre Optometry					1		1			1			1
Pre Pharmacy	5	4	9	9	2	1	3			3			12
Pre Physical Therapy	6	8	14	14	7	2	9			9			23
Pre Psychology	13	2	15	15	16	4	20			20			35

Transfer Programs, Fall 2013		Full-time			Part-time		
Program Name	Female	Male	Total	Female	Male	Total	Totals
Pre Secondary Education	1	3	4	7	2	9	13
Pre Social Work	13	1	14	12	2	14	28
Pre Special Education	1		1	3	2	5	6
Pre Sports Medicine	1		1	1	1	2	3
Pre Veterinary Medicine	7	3	10	5		5	15
Undecided	4	2	6	9	9	18	24
Pre Nursing	2	1	3	4		4	7
Grand Total	361	296	657	792	551	1343	2000

Business Division, Fall 2013											
Program Name	Full-time				Part-time				Totals		
	Female	Male	Total	Female	Male	Total					
Accounting	13	7	20	33	12	45	65				
Administrative Assistant-Administrative	1		1	4		4	5				
Administrative Assistant-Legal				2		2	2				
Administrative Office Specialist Certificate				3		3	3				
Administrative Professional-Administrative	8		8	20	4	24	32				
Administrative Professional-Legal				2		2	2				
Administrative Professional-Medical	1		1	2	1	3	4				
Application Software Specialist				1		1	1				
Associate of Applied Science				1		1	1				
Business Management	43	48	91	66	46	112	203				
CIS: Accounting/CIS	3	1	4	3		3	7				
CIS: Computer Programming	3	11	14	5	7	12	26				
CIS: Computer Science	1	14	15	4	23	27	42				
CIS: End User Support Specialist				1		1	1				
CIS: Internet Professional-Web Design				1		1	1				
CIS: Microcomputer Specialist-Graphic Design				1		1	1				
CIS: Network Software Administration Specialist Cert					1	1	1				
CIS: Network Specialist		1	1				1				
CIS: PC Support Technician	1	4	5	3	8	11	16				
CIS: PC Support Technician Certificate					1	1	1				
CIS: System Administration Specialist		9	9		5	5	14				
CIS: Web Design	3	4	7	2	4	6	13				
CIS: Web Design Certificate				1		1	1				
CIS: Web Development				1		1	1				
Culinary Skills and Management	6	7	13	12	6	18	31				
Graphic Design - Digital Media	10	8	18	11	12	23	41				
Graphic Design - Digital Media Certificate					1	1	1				
Graphic Design - Illustration		1	1				1				
Graphic Design - Illustration Certificate	1		1	1		1	2				
Industrial Management - Office					1	1	1				
Information Assurance and Security	1	5	6	2	3	5	11				
Liberal Arts-Pre-Culinary Skills and Management	4	1	5	6	5	11	16				

Business Division, Fall 2013	Full-time			Part-time		
	Female	Male	Total	Female	Male	Total
Program Name						
Medical Office Coordinator				4		4
Grand Total	99	121	220	192	140	332
						552

Health Sciences Division, Fall 2013		Full-time			Part-time			Totals
Program Name	Female	Male	Total	Female	Male	Total	Totals	
Liberal Arts-Pre Practical Nursing	6		6	24	1	25	31	
Liberal Arts-Pre LPN to RN				1		1	1	
Liberal Arts-Pre Nursing	98	15	113	205	45	250	363	
Liberal Arts-Pre Respiratory Therapy	10	4	14	18	4	22	36	
Nursing	39	11	50	65	15	80	130	
Phlebotomy Technician Certificate	1		1	1	1	2	3	
Practical Nursing Certificate	14	4	18				18	
Radiologic Technology - Joint Program	2		2	3		3	5	
Respiratory Therapy	18	6	24	20	7	27	51	
Grand Total	188	40	228	337	73	410	638	

Humanities/Social Sciences Division, Fall 2013		Full-time			Part-time		
Program Name	Female	Male	Total	Female	Male	Total	Totals
Associate of Fine Arts	1		1	1		1	2
Criminal Justice	17	36	53	30	27	57	110
Fine Arts	6	5	11	16	2	18	29
Law Enforcement					1	1	1
Teacher Paraprofessional	4	4	8	9	2	11	19
Grand Total	28	45	73	56	32	88	161

* Teacher Paraprofessional is a joint program between Humanities/Social Sciences and Science/Mathematics

Applied Science and Engineering Technology Division, Fall 2013	Full-time			Part-time			Totals	
	Program Name	Female	Male	Total	Female	Male		Total
Apprentice: Machine Repair						3	3	
Apprentice: Tool and Die						2	2	
Apprentice: Welding						1	1	
Associate of Applied Science	1			1	5	14	19	
Automotive Engineering Technology		9		9	2	21	23	
Automotive Engineering Technology Certificate						1	1	
Construction Management Technology	2	11		13	1	16	17	
Construction Management Technology Certificate		1		1			1	
Electrical Line Design		1		1			1	
Electronics and Computer Technology	1	3		4		15	19	
General Technology		3		3	1	5	6	
Industrial Electricity/Electronics Tech	1	2		3		8	11	
Industrial Management-Plant						3	3	
Manufacturing Technology						3	3	
Mechanical Design Technology	2	13		15		14	14	
Mechanical Design Technology Certificate						1	1	
Mechanical Engineering Technology	2	11		13		25	25	
Metrology Technology	1	1		2		1	1	
Non Destructive Testing Certificate		1		1		1	1	
Nuclear Engineering Technology - Joint Program		1		1	2	1	2	
Nuclear Engineering Technology	1	9		10	3	13	16	
Prod & Proc Tech: CNC Certificate						1	1	
Product and Process Technology		2		2	1	6	7	
Quality Systems Technology		1		1	2	3	5	
Quality Systems Technology Certificate					1		1	
Solar Photovoltaic Energy Certificate					1	3	4	
Welding Grant CBJT		6		6	3	8	11	
Welding Technology	2	25		27		36	36	
Welding Technology: Advanced Certificate						2	2	
Welding Technology: Basic Certificate		2		2		7	7	
Grand Total	13	102	115	22	214	236	351	

Science Mathematics Division, Fall 2013									
Program Name	Full-time			Part-time			Totals		
	Female	Male	Total	Female	Male	Total			
Chemistry				1	2	3	3		
Early Childhood Development	19	1	20	51		51	71		
Early Childhood Development Certificate				1		1	1		
Grand Total	19	1	20	53	2	55	75		

Career/Transfer Totals, Fall 2013	Full-time			Part-time		
	Female	Male	Total	Female	Male	Total
Career Programs	347	309	656	660	461	1121
Transfer Programs	361	296	657	792	551	1343
Grand Total	708	605	1313	1452	1012	2464
						3777

Building Appraisal

APPRAISAL OF

MONROE COUNTY COMMUNITY COLLEGE

1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

R.A. Schettler, Inc.

24634 W. FIVE MILE RD.
REDFORD, MI. 48239

**Certified
Appraisal Service**

(313) 532-6220

Industrial - Commercial



Residential - Institutional

NOVEMBER 1, 2012

ASSOCIATED RISK MANAGEMENT, INC.
39111 W. SIX MILE ROAD
LIVONIA, MICHIGAN 48152

TO WHOM IT MAY CONCERN:

WE SUBMIT HERewith OUR CERTIFIED APPRAISAL OF ASSETS BELONGING TO MONROE COUNTY COMMUNITY COLLEGE, 1555 SOUTH RAISINVILLE ROAD, MONROE, MICHIGAN. THIS APPRAISAL INCLUDES BUILDINGS ONLY.

THIS APPRAISAL IS ARRANGED UNDER SEVERAL PROPERTY CLASSIFICATIONS AND FURNISHES AN UNBIASED STATEMENT OF VALUES.

THE "REPLACEMENT VALUE NEW" THE COST THAT WOULD BE INCURRED IN ACQUIRING AN EQUALLY DESIRABLE SUBSTITUTE FOR PROPERTY, WHICH IS DETERMINED IN ACCORDANCE WITH MARKET PRICES PREVAILING AT THE DATE OF THIS APPRAISAL AND REPRESENTS THE COST TO REPLACE NEW, THE PROPERTY IN LIKE KIND.

THE "SOUND OR INSURABLE VALUE" INDICATING PRESENT PHYSICAL SOUND VALUES OF THE PROPERTY OF AN OPERATING ENTERPRISE BASED UPON THE COST OF REPRODUCTION NEW, LESS AN ALLOWANCE FOR ACCRUED DEPRECIATION RESULTING FROM ITS AGE, CONDITION AND DEGREE OF OBSOLESCENCE.

A SUMMARY IMMEDIATELY FOLLOWING THIS LETTER SHOWS THE REPLACEMENT VALUE NEW AND SOUND INSURABLE VALUES SEGREGATED ACCORDING TO ACCOUNTS ESTABLISHED BY OUR COMPANY.

IN ORDER THAT YOU MAY FULLY UNDERSTAND THE SERVICES WE HAVE RENDERED, WE PRESENT THE IMPORTANT POINTS AS FOLLOWS:

FIRST: ALL PHYSICAL CHANGES OF THEIR PROPERTY (ADDITIONS, REMOVALS, REPLACEMENTS, ALTERATIONS AND CHANGES IN LOCATION) AS FURNISHED BY THEIR MANAGERIAL STAFF AND/OR RECORDS HAVE BEEN INCORPORATED IN THE APPRAISAL.

SECOND: WE HAVE CHECKED AND VERIFIED BY PERSONAL INVESTIGATION ALL CHANGES SUBMITTED BY THEIR STAFF.

A RECOGNIZED AUTHORITY SINCE 1935

THIRD: WITH THE INFORMATION OBTAINED FROM THEIR RECORDS,
WE HAVE DEDUCTED IN DOLLARS ALL RETIREMENTS AND
ABANDONMENTS THAT HAVE TRANSPIRED SINCE THE DATE
OF THEIR LAST APPRAISAL.

ECONOMIC CONDITIONS AFFECTING THE CONSTRUCTION, EQUIPMENT AND LABOR
MARKETS, VALUES SHOWN ARE SUBJECT TO ADJUSTMENT, AS REQUIRED, AFTER
THE DATE SPECIFIED IN CERTIFICATES.

WE HAVE NOT EXAMINED THE LEGAL TITLES OF PROPERTY; THEREFORE WE DO
NOT ASSUME RESPONSIBILITY REGARDING THE OWNERSHIP OF PROPERTY IN
THIS APPRAISAL.

VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/RMK

R.A. Schettler, Inc.

24634 W. FIVE MILE RD.
REDFORD, MI. 48239

**Certified
Appraisal Service**

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Industrial - Commercial



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NOVEMBER 1, 2012

MONROE COUNTY COMMUNITY COLLEGE
1555 SOUTH RAISINVILLE ROAD
MONROE, MICHIGAN 48161

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THIS APPRAISAL.

VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/RMK

R.A SCHETTLER, INC.
REGISTERED APPRAISERS

-CERTIFY-

THAT ON THE DATE GIVEN IN THIS CERTIFICATE, THE PROPERTY OF
MONROE COUNTY COMMUNITY COLLEGE
LOCATED AT 1555 SOUTH RAISINVILLE ROAD
MONROE, MICHIGAN 48161

WAS WELL AND REASONABLY WORTH:

- ONE HUNDRED TWO MILLION, SEVEN HUNDRED
EIGHTY-THREE THOUSAND AND THREE HUNDRED DOLLARS.

ON THE BASIS OF ITS REPLACEMENT VALUE NEW

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS \$102,783,300.00

DATE: NOVEMBER FIRST, TWO THOUSAND TWELVE

R.A. SCHETTLER, INC.

PROJECT NO: 2180

BY _____

R.A SCHETTLER, INC.

REGISTERED APPRAISERS

-CERTIFY-

THAT ON THE DATE GIVEN IN THIS CERTIFICATE, THE PROPERTY OF

MONROE COUNTY COMMUNITY COLLEGE

LOCATED AT 1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

WAS WELL AND REASONABLY WORTH:

- SEVENTY-SIX MILLION, NINE HUNDRED SEVENTY-THREE THOUSAND,
AND SEVEN HUNDRED DOLLARS

ON THE BASIS OF ITS SOUND VALUATION

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS \$76,973,700.00

DATE: NOVEMBER FIRST, TWO THOUSAND TWELVE

R.A. SCHETTLER, INC.

PROJECT NO: 2180

BY _____

R.A. SCHETTLER, INC
SUMMATION

Asset Acct: MONROE COUNTY COMMUNITY COLLEGE
REAL ESTATE - BUILDING -

As of 11/1/12

Summary by:	Replacement Value New	Sound or Depr. Value
HEALTH EDUCATION BUILDING	11,018,000.00	9,365,300.00
CAMPBELL LEARNING RESOURCES CTR.	11,448,700.00	6,411,300.00
EAST TECHNOLOGY BUILDING	5,586,800.00	3,184,500.00
LIBRARY/TECHNOLOGY BOILER HOUSE	734,500.00	477,400.00
LIFE SCIENCE BUILDING	14,360,200.00	9,190,500.00
LIFE SCIENCE BOILER	658,000.00	427,700.00
MAINTENANCE BUTLER BUILDING	54,700.00	30,100.00
POWER PLANT	2,735,000.00	1,668,300.00
STUDENT SERVICES/ADMINISTRATION	15,915,800.00	10,345,300.00
TECHNICAL BUTLER BUILDING	66,800.00	36,700.00
WEST TECHNOLOGY BUILDING	5,626,000.00	3,544,400.00
WHITMAN CENTER	3,654,200.00	2,923,300.00
WHITMAN CENTER GARAGE	23,500.00	18,800.00
SALT STORAGE	16,100.00	13,800.00
SAE/CONSTRUCTION LAB	165,500.00	149,000.00
LA-Z-BOY CENTER	15,990,400.00	14,711,200.00
WELDING TECHNOLOGY CENTER	1,264,800.00	1,011,800.00
CAREER TECHNOLOGY CENTER	13,464,300.00	13,464,300.00
ASSET ACCOUNT GRAND TOTAL	102,783,300.00	76,973,700.00
PERCENT DEPRECIATION	X	

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: HEALTH EDUCATION
REAL ESTATE - BUILDING BUILDING

Description	11/1/12
FOUNDATION:	257,900.00
SUPERSTRUCTURE:	
FRAME	634,600.00
FLOORS	384,000.00
FLOOR COVERINGS	313,900.00
CEILINGS	89,900.00
ROOF STRUCTURE	627,100.00
ROOF COVER	429,600.00
INTERIOR CONSTRUCTION	1,951,700.00
BUILT-IN FIXTURES	298,600.00
ELECTRICAL	945,600.00
PLUMBING	742,700.00
HEATING AND AIR CONDITIONING	1,585,300.00
MISCELLANEOUS	550,900.00
EXTERIOR WALLS	1,390,100.00
TOTAL LABOR AND MATERIALS	<u>10,201,900.00</u>
ARCHITECT'S PLANS AND SUPERVISION	8%

Replacement Value New	11,018,000.00
Depreciation %	15%
Sound Valuation	<u>9,365,300.00</u>

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: HEALTH EDUCATION BUILDING

QUALITY OF CONSTRUCTION: VERY GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE, WITH MECHANICAL PENTHOUSE

DIMENSIONS: MAIN LEVEL - 46,850 SQUARE FEET
PENTHOUSE - 3,850 SQUARE FEET

TOTAL SQUARE FEET - 50,700

FOUNDATION: POURED REINFORCED CONCRETE

SUPERSTRUCTURE:

FRAME - STRUCTURAL STEEL

FLOORS - CONCRETE SLAB, 5", STEEL JOIST, CORRUGATED DECK AND CONCRETE;
PENTHOUSE

FLOOR COVERINGS - HARDWOOD IN GYM, DANCE STUDIO
CERAMIC TILE IN LOCKER ROOM, SHOWERS
CARPETING IN OFFICES, CHILD CARE
RESILIENT FLOORING IN CLASSROOMS
PORCELAIN TILE IN CORRIDOR
RUBBER FLOOR IN WEIGHT AREA

CEILINGS - SUSPENDED ACOUSTICAL THROUGHOUT EXCEPT GYM

ROOF STRUCTURE - WOODEN DECKING ON GLUED LAMINATE TRUSSES OVER
MULTI-PURPOSE GYM, SKYLIGHT, TRANSLUCENT STEEL
DECK ON I-BEAM JOISTS THROUGHOUT

ROOF COVER - SINGLE PLY MEMBRANE ROOF WITH INSULATION

INTERIOR CONSTRUCTION - CONCRETE MASONRY PARTITIONS
GYPSUM BOARD PARTITIONS IN OFFICES AND
CLASSROOMS

BUILT-IN FIXTURES - CHALKBOARDS, TACKBOARDS, AS REQUIRED.
- METAL TOILET PARTITIONS
6 - BASKETBALL BACKSTOPS - MOTORIZED
2 - TELESCOPING BLEACHERS, HUSSEY - 35' LENGTH
118 - MEDART METAL LOCKERS, SINGLE TIER
2 - STEEL STAIRWAYS TO PENTHOUSE
- LAMINATED CLASSROOM CABINETRY INCLUDING:
NURSING LAB COUNTER WITH STAINLESS STEEL SINK
CHILD CARE KITCHENETT COUNTER WITH SINK
- CASEWORK IN ROOMS 157 - 159 INCLUDING OXYGEN
LINES, STATIONS
- CASEWORK IN ROOMS 164 AND 165

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

HEALTH EDUCATION BUILDING: continued

SUPERSTRUCTURE: CONTINUED

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES, FLUORESCENT TUBE FIXTURES, TRANSFORMER

PLUMBING - AN APPROVED SYSTEM OF MODERN SANITARY FIXTURES CONSISTING OF:

- 27 - LAVATORIES
- 26 - WATER CLOSETS
- 10 - URINALS
- 6 - STALL SHOWERS
- 4 - COLUMN SHOWERS
- 6 - DRINKING FOUNTAINS
- 1 - JANITORS SINK
- 4 - HANDICAPPED STALL SHOWERS

HEATING AND AIR CONDITIONING -

- 1 - MCQUAY MODEL LSL150DH AIR HANDLER, #35M0075304
- 1 - MCQUAY MODEL LSL141DH AIR HANDLER, #35M0075404
- 1 - MCQUAY MODEL LSL122DH AIR HANDLER, #35M0122904
- 1 - MCQUAY MODEL RTAA-155 PACKAGED OUTDOOR MOUNTED AIR COOLED WATER CHILLER, #55M8132501
- 2 - COOK MODEL 225 CPV FAN UNITS
- 3 - COOK MODEL 445 CA-SWSI RETURN FAN UNITS
- 2 - STERLING MODEL HS-118A HOT WATER UNIT HEATERS
- 1 - STERLING MODEL HS-72 HOT WATER UNIT HEATER
- 1 - STERLING MODEL HS-36 HOT WATER UNIT HEATER
- 1 - PATTERSON-KELLY MODEL PK404-20 DOMESTIC WATER HEATER
- 3 - ARMSTRONG KELLY MODEL HEM 93 STEAM HUMIDIFIER
- 1 - ENERGY MANAGEMENT SYSTEM
- 1 - CHILLER STANDBY PUMP
- 1 - STEAM FLOW METER
- 2 - WEIL-MCLANE MODEL 1078 GAS/OIL COMBINATION BOILERS
- 2 - LOCHINVAR MODEL 150-CHP-36 AUTOMATIC ELECTRIC STORAGE WATER HEATER, 150 GALLON CAPACITY
- 2 - MCQUAY AIR COMPRESSORS

EXTERIOR WALLS - BRICK ON CONCRETE BLOCK
METAL WALL PANELS
WINDOWS IN ALUMINUM SASH

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 3

HEALTH EDUCATION BUILDING: continued

- MISCELLANEOUS - MIRRORED GLASS IN DANCE STUDIO, 14 - 4' X 8' PANELS
- FIRE ALARM CONTROL SYSTEM WITH SPRINKLERS THROUGHOUT
- SOUND SYSTEM IN FITNESS CENTER, MULTI-PURPOSE, DANCE STUDIO EACH INCLUDING: EQUIPMENT RACK WITH AMPLIFIER, TUNER, DECK, MIXER, SPEAKERS AS REQUIRED
- CORRIDOR PAGING SYSTEM, PEAVEY AMPLIFIER
- TELEPHONE WIRING AS REQUIRED
- 1 - GYMNASIUM DIVIDER CURTAIN
- 2 - ELECTRONIC SCOREBOARDS - DAKTRONICS
- PLASTIC VERTICAL BLINDS - OFFICES
- 1 - METAL ROLLIN ACCESS DOOR, 20' X 12' WITH OPENER
- MEDICAL GAS DISTRIBUTION SYSTEM
- PROJECTION SCREENS
- SIGNAGE
- FIRE EXTINGUISHER CABINETS

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: CAMPBELL LEARNING
REAL ESTATE - BUILDING RESOURCES CENTER

Description	11/1/12
BASEMENT:	
FRAME	358,600.00
FLOOR	117,600.00
CEILING	101,600.00
EXTERIOR WALLS	242,200.00
INTERIOR PARTITION	697,900.00
ELECTRICAL	342,100.00
FOUNDATION:	291,700.00
SUPERSTRUCTURE:	
FRAME	885,500.00
FLOORS	635,400.00
FLOOR COVERINGS	255,100.00
CEILINGS	275,900.00
ROOF STRUCTURE	289,600.00
ROOF COVER	179,500.00
INTERIOR CONSTRUCTION	1,602,900.00
BUILT-IN FIXTURES	169,000.00
ELECTRICAL	978,900.00
PLUMBING	749,900.00
HEATING AND AIR CONDITIONING	1,431,800.00
EXTERIOR WALLS	938,000.00
ELEVATORS	156,500.00
TOTAL LABOR AND MATERIALS	<u>10,699,700.00</u>
ARCHITECT'S PLANS AND SUPERVISION	7%
<hr/>	
Replacement Value New	11,448,700.00
Depreciation %	44%
Sound Valuation	<u>6,411,300.00</u>

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: CAMPBELL LEARNING RESOURCES CENTER

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS B

NO. OF STORIES: TWO WITH BASEMENT

DIMENSIONS: BASEMENT - 14,400 SQUARE FEET
1ST FLOOR - 14,400 SQUARE FEET
2ND FLOOR - 19,600 SQUARE FEET
PENTHOUSE - 3,969 SQUARE FEET

TOTAL SQUARE FEET - 52,369

BASEMENT:

FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

CEILINGS - SUSPENDED ACOUSTICAL TILE

FLOOR COVERINGS - VINYL TILE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - CONCRETE
- STEEL, PENTHOUSE

FLOORS - PRECAST CONCRETE

FLOOR COVERINGS - VINYL TILE; CARPET; CERAMIC TILE

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD,
- PRECAST CONCRETE JOISTS AND DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - FRAME AND MASONRY PARTITIONS

BUILT-IN FIXTURES - CHALKBOARDS, CABINETS AS REQUIRED
CIRCULATION DESK

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

CAMPBELL LEARNING RESOURCES CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

ROOMS: C223-C224-C225-C229-C230

1 - EACH INSTRUCTOR'S MULTI-MEDIA WORK STATION
LAMINATE, 96 X 30 X 34" HEIGHT

ROOMS: C226-C228-C232

1 - EACH INSTRUCTOR'S MULTI-MEDIA WORK STATION
' L ' SHAPE LAMINATE, 66 X 30" - 54 X 30"

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY RECEPTACLES, OUTLETS, ETC.
- FIRE ALARM SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

15 - LAVATORIES
15 - WATER CLOSETS
5 - URINALS
3 - SERVICE SINKS
3 - DRINKING FOUNTAINS

HEATING - 2 - TRANE CENTRIFUGAL FANS
1 - TRANE HEATING, VENTILATING AND AIR CONDITIONING
UNIT
- HEATING AND COOLING FROM POWER PLANT
1 - CARRIER EM10 CEILING MOUNT 3.5 TON AIR CONDITIONING
UNIT - ROOM C12
1 - TRANE 2TTR1042 CONDENSING UNIT

EXTERIOR WALLS - GLASS AND INSULATED PANELS, ALUMINUM FRAME
- FACE BRICK, BLOCK BACKUP
- PRECAST CONCRETE PANELS
- SUSPENDED METAL LATH AND CEMENT PLASTER WITH
INSULATION

ELEVATOR - PASSENGER ELEVATOR, WITH 3-STOPS, 6,000 LB. CAPACITY

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: EAST TECHNOLOGY
REAL ESTATE - BUILDING

Description	11/1/12
BASEMENT:	
FLOOR	44,700.00
EXTERIOR WALLS	225,000.00
ELECTRICAL	67,200.00
FOUNDATION:	136,900.00
SUPERSTRUCTURE:	
FRAME	323,700.00
FLOORS	248,700.00
FLOOR COVERINGS	158,100.00
CEILINGS	150,000.00
ROOF STRUCTURE	338,500.00
ROOF COVER	244,500.00
INTERIOR CONSTRUCTION	1,119,200.00
BUILT-IN FIXTURES	158,200.00
ELECTRICAL	506,000.00
PLUMBING	301,700.00
HEATING AND AIR CONDITIONING	717,600.00
EXTERIOR WALLS	481,300.00
TOTAL LABOR AND MATERIALS	5,221,300.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	5,586,800.00
Depreciation %	43%
Sound Valuation	3,184,500.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: EAST TECHNOLOGY

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

SIZE: BASEMENT - 5,419 SQUARE FEET
1ST FLOOR - 23,104 SQUARE FEET

TOTAL - 28,523 SQUARE FEET

BASEMENT:

FLOORS - CONCRETE
EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE

FLOOR COVERINGS - TERRAZZO; VINYL TILE; CERAMIC TILE; CARPET

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES - CHALKBOARDS AS REQUIRED
- KILN VENTILATION,
RAISED FLOORING IN DATA PROCESSING

ROOM 101:

- 6 - STUDENT WORK STATIONS, WOOD, 4-DOOR BASE, EPOXY RESIN TOP, 9' X 3'4" X 3'
- 1 - TEACHER WORK STATION, WOOD, 2-DOOR BASE, EPOXY RESIN TOP, 9'2" X 2'6" X 3'
- 8 - TALL CABINETS, WOOD 2-DOOR, 35 X 17 X 84"
- 2 - TALL CABINETS, WOOD 2-DOOR, 47 X 23 X 84"
- 1 - BASE CABINET, WOOD 2-DOOR/2-DRAWER EPOXY RESIN TOP, 30"
- 8 - BASE CABINETS, WOOD 2-DOOR/2-DRAWER EPOXY RESIN TOP, 35"

REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

SUPERSTRUCTURE: continued

EAST TECHNOLOGY: continued

BUILT-IN FIXTURES - continued

ROOM 101A: 2 - WALL CABINETS, WOOD, 2-DOOR, 30" WIDE
9 - WALL CABINETS, WOOD, 2-DOOR, 35"WIDE
1 - WALL CABINET, WOOD, 2-DOOR, 42" WIDE
2 - TALL CABINETS, WOOD, 2-DOOR, 24 X 22 X 82"
1 - WALL BENCH, EPOXY RESIN TOP, 35 X 24"
1 - WALL BENCH, EPOXY RESIN TOP, 155 X 24"
1 - WALL BENCH, EPOXY RESIN TOP, 54 X 24"
1 - WALL BENCH, EPOXY RESIN TOP, 170 X 24"
1 - WALL CABINET, WOOD, 1-DOOR, 18" WIDE

ROOM 101B:

2 - TALL CASE SHELVING, 2-DOOR, WOOD, 47 X 22 X 82"
1 - BASE CABINET, WOOD, 2-DRAWER, 2-DOOR 35 X 22 X 36"
1 - INTERMEDIATE KNEESPACE EPOXY RESIN TOP, 72 X 24"
2 - WALL CABINETS, WOOD, 2-DOOR, 35" WIDE
2 - TALL OPEN FRONT CABINETS, WOOD, 47 X 16 X 82"
2 - TALL CABINETS, WOOD, 2-DOOR WITH 36 TOTE TRAYS, 47 X 22 X 82"
1 - TALL OPEN FRONT CABINET, WOOD, 35 X 22 X 82"

ROOM 101C:

1 - CUPBOARD CABINET, WOOD, 2-DOOR, 47 X 22 X 29"
1 - EPOXY RESIN TOP WITH SUPPORTS, OPEN BELOW, 84 X 30 X 29"
1 - DROP-IN SINK, RESIN, 25 X 15 X 18"
1 - DROP-IN SINK, ADA RESIN, 18 X 15 X 5"
1 - FUME HOOD, METAL, 6'

ROOM 103:

6 - STUDENT WORK STATIONS, WOOD, 4-DOOR BASE, EPOXY RESIN TOP,
9' X 3'4" X 3'
1 - TEACHER WORK STATION, WOOD 2-DOOR BASE, EPOXY RESIN TOP
9' X 2'7" X 3'

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY RECEPTACLES AND OUTLETS, ETC.
- WIRING FOR COMPUTER LABS
- FIRE ALARM SYSTEM

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

page 3

EAST TECHNOLOGY: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 7 - WATER CLOSETS
- 5 - LAVATORIES
- 2 - URINALS
- 1 - SERVICE SINK
- 1 - DRINKING FOUNTAIN

HEATING - CARRIER HEATING, VENTILATING AND AIR CONDITIONING UNIT
TRANE MODEL 41 CENTRIFUGAL FAN
FROM BOILER HOUSE AND POWER PLANT

- 1 - LIEBERT MODEL DS, COMPUTER ROOM AIR CONDITIONER

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP; PRECAST CONCRETE PANEL

BUILT: 1968

R. A. SCHELLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: LIBRARY/TECHNOLOGY
REAL ESTATE - BUILDING BOILER HOUSE

Description	11/1/12
TUNNEL:	
FLOOR	4,525.00
EXTERIOR WALLS	52,600.00
ELECTRICAL	14,400.00
FOUNDATION:	11,300.00
SUPERSTRUCTURE:	
FRAME	27,500.00
FLOORS	18,000.00
ROOF STRUCTURE	30,500.00
ROOF COVER	49,600.00
ELECTRICAL	83,300.00
HEATING AND AIR CONDITIONING	242,500.00
EXTERIOR WALLS	152,200.00
TOTAL LABOR AND MATERIALS	686,425.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	734,500.00
Depreciation %	35%
Sound Valuation	477,400.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LIBRARY/TECHNICAL BUILDING BOILER HOUSE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

PIPE TUNNEL:

FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE, 8"

ROOF STRUCTURE - REINFORCED CONCRETE, 8" WITH INSULATION

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOIST, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY RECEPTACLES AND OUTLETS
- FIRE ALARM SYSTEM

HEATING - 2 - CLEAVER BROOKS MODEL CB-200-200 LOW PRESSURE STEAM
PACKAGE GENERATORS, GAS FIRED, FORCED DRAFT,
PACKAGE FIRETUBE TYPE WITH COMBINATION OIL/GAS
BURNERS INCLUDING PUMPS, WATER SOFTENERS

1 - LOCHINVAR GAS FIRE WATER HEATERS, 80 GALLON CAPACITY
1 - BRADFORD WHITE GAS FIRED WATER HEATER

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"
- BLOCK, 12"

BUILT: 1978

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: LIFE SCIENCE
REAL ESTATE - BUILDING

Description	11/1/12
BASEMENT:	
FLOOR	26,700.00
EXTERIOR WALLS	96,000.00
INTERIOR PARTITION	120,800.00
ELECTRICAL	87,400.00
FOUNDATION:	297,500.00
SUPERSTRUCTURE:	
FRAME	1,524,200.00
FLOORS	635,600.00
FLOOR COVERINGS	292,100.00
CEILINGS	555,000.00
ROOF STRUCTURE	349,000.00
ROOF COVER	254,600.00
INTERIOR CONSTRUCTION	1,740,000.00
BUILT-IN FIXTURES	1,549,800.00
ELECTRICAL	1,431,200.00
PLUMBING	1,127,100.00
HEATING AND AIR CONDITIONING	1,567,700.00
EXTERIOR WALLS	1,625,000.00
ELEVATORS	141,000.00
TOTAL LABOR AND MATERIALS	13,420,700.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	14,360,200.00
Depreciation %	36%
Sound Valuation	9,190,500.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LIFE SCIENCE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS A

NO. OF STORIES: TWO WITH PARTIAL BASEMENT

SIZE: BASEMENT - 3,200 SQUARE FEET
1ST FLOOR - 27,516 SQUARE FEET
2ND FLOOR - 18,141 SQUARE FEET
PENTHOUSE - 6,048 SQUARE FEET

TOTAL 54,905 SQUARE FEET

BASEMENT:

FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE, REINFORCED PIER AND FOOTING

SUPERSTRUCTURE:

FRAME - STEEL, FIREPROOFED

FLOORS - CONCRETE ON GROUND; STEEL JOISTS, CONCRETE DECK
REINFORCED

FLOOR COVERINGS - TERRAZZO; VINYL TILE; CARPET; CERAMIC TILE

CEILINGS - SUSPENDED ACOUSTICAL TILE;
- SUSPENDED METAL ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES - CHALKBOARDS, CABINETS, FIXED SEATING AS
REQUIRED, WOODEN LAB CASEWORK

1 - DOVER PASSENGER ELEVATOR, SERIAL NO. 14410
WITH 2-STOPS, 6,000 LB. CAPACITY

1 - FISHER HAMILTON DOUBLE FACE SAFEAIRE FUME HOOD
ROOM 206/207

2 - FISHER HAMILTON SAFEAIRE HORIZON FUME HOODS, RM207

9 - FISHER HAMILTON CONCEPT FUME HOODS, RM 205

REAL ESTATE - BUILDING

MONROE COMMUNITY COLLEGE

LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

- 2 - FUME HOODS, RM 203
- 1 - FUME HOOD, RM 204
- 7 - NUAIRE CLASS II TYPE A2 MODEL NU425-500 FUME HOODS, 66" WIDE
STAINLESS STEEL - RM 110
- 2 - NUAIRE CLASS II TYPE A2 MODEL NU425-500 FUME HOODS, 66" WIDE
STAINLESS STEEL - RM 109
- 6 - STUDENT BENCHES, WOOD BASE, RESIN TP, 96 X 50" - RM 110
- 2 - ISLAND SCIENCE BENCHES, WOOD WITH SINK, AIR, GAS, RESIN TOP
102 X 38 X 36" - RM 110
- 2 - ISLAND SCIENCE BENCHES, WOOD WITH SINK, AIR, GAS, RESIN TOP
102 X 38 X 36" - RM 108
- 1 - INSTRUCTORS BENCH, WOOD BASE, COMPUTER WINDOW, RESIN TOP
114 X 31 X 34" - RM 110
- 1 - EMERGENCY SHOWER, WOOD PANEL, RM 110
- 1 - EMERGENCY SHOWER, WOOD PANEL, RM 108
- 3 - CABINETS, WOOD BASE, SINK, RESIN TOP, 48" - RM 110
- 1 - CABINET, WOOD BASE, SINK, RESIN TOP, 48" - RM 109
- 1 - ADA ACCESSIBLE BASE SINK CABINET - RM 110
- 1 - ADA ACCESSIBLE BASE SINK CABINET - RM 108
- 1 - CABINET, WOOD BASE, RESIN TOP, SINK, 42" - RM 110
- 2 - CABINETS, WOOD BASE, RESIN TOP, SINK, 42" - RM 108
- 2 - TALL CABINETS, WOOD, GLASS FRONT, 35" - RM 110
- 2 - TALL CABINETS, WOOD, GLASS UPPER DOOR, 47" - RM 110
- 1 - TALL CABINET, WOOD, GLASS UPPER DOOR, 35" - RM 110
- 1 - TALL MICROSCOPE CABINET, WOOD, 35" - RM 110
- 4 - CABINETS, WOOD BASE, RESIN TOP, 35" - RM 108
- 1 - CABINET, WOOD BASE, RESIN TOP, 35" - RM 109
- 3 - CABINETS, WOOD BASE, RESIN TOP, 47" - RM 108
- 1 - CABINET, WOOD BASE, RESIN TOP, 47" - RM 109
- 4 - CABINETS, WOOD BASE, RESIN TOP, 47" - RM 108
- 1 - CABINET, WOOD BASE, RESIN TOP, 47" - RM 109
- 2 - WALL CABINETS, WOOD, GLASS FRONT, 47" - RM 108
- 2 - WALL CABINETS, WOOD, GLASS FRONT, 47" - RM 108
- 1 - WALL CABINET, WOOD, GLASS FRONT, 42" - RM 108
- 2 - WALL CABINETS, WOOD, GLASS FRONT, 24" - RM 108
- 1 - WALL CABINET, WOOD, GLASS FRONT, 30" - RM 108
- 1 - WALL CABINET, WOOD, GLASS FRONT, 36" - RM 108
- 2 - CABINETS, WOOD BASE, RESIN TOP, 18" - RM 108
- 1 - CABINET, WOOD BASE, RESIN TOP, 24" - RM 109
- 1 - CABINET, WOOD BASE, SINK, RESIN TOP, 35" - RM 109
- 2 - CABINETS, WOOD BASE, SINK, RESIN TOP, 48" - RM 108
- 1 - SCIENCE TABLE, WOOD LEGS, RESIN TOP, 96 X 48 X 38" - RM 109
- 1 - SCIENCE BENCH, WOOD BASE, DOUBLE FACE, RESIN TOP
114 X 50 X 36" - RM 109
- 1 - LABCONCO FUME EXHAUST HOOD, METAL - RM 109
- WOOD WALL CABINETS, DOORS, 5.5 LINEAR FT. - ROOM 113

R. A. SCHETTLER, INC.
Appraisal Engineers

PAGE 3

REAL ESTATE - BUILDING -

MONROE COUNTY COMMUNITY COLLEGE

LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

- WOOD WALL CABINET, OPEN, 12 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 10 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 21.5 LINEAR FT. - ROOM 208
- WOOD WALL CABINET, GLASS DOORS, 6 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 36.5 LINEAR FT. - ROOM 210
- WOOD WALL CABINET, BIFOLD DOORS, 8 LINEAR FT. - ROOM 209
- HIGH DENSITY STORAGE UNITS WITH RAIL SYSTEM INCLUDING
3 - 108 X 24 X 72" RACKS, 1 - 108 X 12 X 72" RACK - ROOM 112-1
- TALL DISPLAY CASE, WOOD, 35 X 22 X 82" - ROOM 113
- 6 - STUDENT PENINSULA WORK STATIONS, WOOD PEDESTAL BASE, OCTAGON
RESIN TOP - ROOM 210
- 6 - STUDENT LAB WORK STATIONS, WOOD BASE, RESIN TOP, 8' - ROOM 113
- 2 - STUDENT LAB WORK STATIONS, WOOD BASE, WITH SINK, RESIN TOP, 8'
ROOM 113
- 1 - ISLAND LAB BENCH, WOOD BASE, RESIN TOP, 12 X 4 X 3' - ROOM 209
- 3 - INSTRUCTORS WORK STATIONS, WOOD, RESIN TOP, 12'
- 1 - BUTCHER BLOCK COUNTER WITH WOOD BASE, 14'
- 1 - WOOD BASE CABINETS, RESIN TOP, 32 LINEAR FT. - ROOM 210
- 2 - ADA WOOD BASE CABINETS, RESIN TOP, 3' - ROOM 210
- WOOD BASE CABINET, RESIN TOP, 27.5 LINEAR FT. - ROOM 208
- WOOD BASE CABINET, RESIN TOP, 31.5 LINEAR FT. - ROOM 209
- WOOD BASE CABINET, RESIN TOP, 16.5 LINEAR FT. - ROOM 113
- WOOD BASE CABINET, RESIN TOP, 13.5 LINEAR FT. - ROOM 112-1
- 2 - TALL CABINETS, GLASS FRONT DOORS, 47" - ROOM 113
- 2 - TALL CABINETS, SOLID DOORS WITH TUBS, 47" - ROOM 113
- 1 - TALL CABINET, UPPER/LOWER DOORS, 36" - ROOM 209
- 1 - TALL CABINET, SOLID DOOR, RAILS, 47" - ROOM 112-1
- 1 - TALL CABINET, OPEN SHELVES, 42" - ROOM 112-1
- 1 - TALL CABINET, SOLID DOORS, 42" - ROOM 113
- 2 - TALL CABINETS, SOLID DOORS, 42" - ROOM 112
- 4 - TALL CABINETS, SOLID DOORS, 42" - ROOM 209
- 7 - TALL CABINETS, SOLID DOORS, 36" - ROOM 210
- 3 - SINK CABINETS, 42" - ROOM 113
- 1 - SINK CABINET, 35" - ROOM 112-1
- 1 - SINK CABINET, 35" - ROOM 209
- 1 - SINK CABINET, 30" - ROOM 208
- 1 - SINK CABINET, 48" - ROOM 113
- 1 - SINK CABINET, 30" - ROOM 210
- 7 - DRAWER CABINET, RESIN TOP, 24" - ROOM 113
- 1 - DRAWER CABINET, RESIN TOP, 24" - ROOM 112-1
- 1 - STAINLESS STEEL WORK TABLE, SHELF UNDER, 2'10" - ROOM 105
- 1 - TALL CABINET, WOOD, 4 DOOR 1 DRAWER, GLASS UPPER, 36" - ROOM 102
- 1 - STAINLESS STEEL WORK TABLE, 108" - ROOM 105
- 7 - ADA CLASSROOM DOORS
- 2 - TALL CABINETS, WOOD, 4 DOOR, GLASS UPPER, 48" - ROOM 102
- 2 - TALL CABINETS, WOOD, 4 DOOR, GLASS UPPER, 36" - ROOM 102
- 4 - TALL CABINETS, WOOD, 2 DOOR, 26" - ROOM 103

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

LIFE SCIENCE: CONTINUED

BUILT-IN FIXTURES - CONTINUED

- 1 - WALL CABINET, WOOD, GLASS FRONT, 24" - ROOM 102
- 2 - WALL CABINETS, WOOD, GLASS FRONT, 48" - ROOM 102
- 1 - WALL CABINET, WOOD, GLASS FRONT, 54" - ROOM 102
- 1 - WALL CABINET, WOOD, GLASS FRONT, 36" - ROOM 102
- 5 - WALL CABINETS, WOOD, GLASS FRONT, 36" - ROOM 103
- 1 - WALL CABINET, WOOD, GLASS FRONT, 48" - ROOM 104
- 1 - WALL CABINET, WOOD, GLASS FRONT, 54" - ROOM 104
- 5 - WALL CABINETS, WOOD, GLASS FRONT, 30" - ROOM 104
- 1 - TALL CABINET, WOOD, 4 DOOR, GLASS UPPER, 36" - ROOM 104
- 1 - BASE CABINET, WOOD, 2 DOOR, EPOXY TOP, 48" - ROOM 104
- 1 - BASE CABINET, WOOD, 3 DRAWER, EPOXY TOP, 27" - ROOM 104
- 1 - BASE CABINET, WOOD, 2 DOOR, EPOXY TOP, 54" - ROOM 102
- 1 - BASE CABINET, WOOD, 2 DOOR, EPOXY TOP, 48" - ROOM 102
- 2 - BASE CABINETS, WOOD, 3 DRAWER, EPOXY TOP, 36" - ROOM 103
- 7 - BASE CABINETS, WOOD, 2 DOOR, 1 DRAWER, EPOXY TOP, 36" - ROOM 104
- 2 - BASE CABINETS, WOOD, 2 DOOR, EPOXY TOP, 48" - ROOM 104
- 1 - BASE CABINET, WOOD, 2 DOOR, 1 DRAWER, EPOXY TOP, 36" - ROOM 104
- 3 - BASE CABINETS, WOOD, 2 DOOR, SINK, EPOXY TOP, 36" - ROOM 104
- 3 - BASE CABINETS, WOOD, 2 DOOR, SINK, EPOXY TOP, 36" - ROOM 102
- 1 - BASE CABINET, WOOD, 3 DRAWER, EPOXY TOP, 36" - ROOM 104
- 1 - BASE CABINET, WOOD, 3 DRAWER, EPOXY TOP, 36" - ROOM 102
- 6 - BASE CABINETS, WOOD, 2 DOOR, 1 DRAWER, EPOXY TOP, 36" - ROOM 102
- 1 - STAINLESS STEEL WORK TABLE, LOWER SHELF, 2 DRAWER, ADJUSTABLE LEGS, 96" - ROOM 105
- 1 - AMS FUME HOOD, METAL BASE, 2 DOOR, EPOXY TOP, 60" - ROOM 102
- 1 - AMS FUME HOOD, METAL BASE, 2 DOOR, EPOXY TOP, 60" - ROOM 104
- 1 - EMERGENCY EYEWASH/SHOWER STATION - ROOM 104
- 1 - EMERGENCY EYEWASH/SHOWER STATION - ROOM 102
- 1 - ADA SINK BASE WITH SINK, 36" - ROOM 102
- 1 - ADA SINK BASE WITH SINK, 36" - ROOM 104
- 1 - TALL CABINET, WOOD, 2 DOOR, 48" - ROOM 104
- 4 - WALL CABINETS, STAINLESS STEEL, SLIDING 2 DOOR, 36" - ROOM 105
- 3 - WALL CABINETS, STAINLESS STEEL, SLIDING 2 DOOR, 48" - ROOM 105
- 1 - FREE STANDING STAINLESS STEEL SINK, 30" - ROOM 105
- 1 - WALL MOUNTED ADA STAINLESS STEEL SINK, 19" - ROOM 105
- 6 - STUDENT LAB WORK STATIONS, WOOD BASE, 6 DOORS, EPOXY TOP, 108"-102
- 6 - STUDENT LAB WORK STATIONS, WOOD BASE, 6 DOORS, EPOXY TOP, 108"-104
- 1 - SINK STATION, WOOD, 6 DOORS, EPOXY TOP, 72 X 36" - ROOM 102
- 1 - SINK STATION, WOOD, 6 DOORS, EPOXY TOP, 72 X 36" - ROOM 104
- 1 - ADA STUDENT LAB WORK STATION, WOOD, 2 DOORS, EPOXY TOP, 60 X 36" ROOM 102
- 1 - ADA STUDENT LAB WORK STATION, WOOD, 2 DOORS, EPOXY TOP, 60 X 36" ROOM 104
- 1 - INSTRUCTORS LAB WORK STATION, WOOD, 3 DOORS, NOVA MONITOR CRADLE, KEYBOARD MOUSE TRAY, GLARE SHIELD, EPOXY TOP, 130 X 33" - RM 102
- 1 - INSTRUCTORS LAB WORK STATION, WOOD, 3 DOORS, NOVA MONITOR CRADLE, KEYBOARD MOUSE TRAY, GLARE SHIELD, EPOXY TOP, 130 X 33" -ROOM 104
- 1 - STAINLESS STEEL WORK TABLE, LOWER SHELF, 2 DOOR, ADJUSTABLE LEGS, 132 X 30" - ROOM 105

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 5

LIFE SCIENCE BUILDING: continued

SUPERSTRUCTURE: continued

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY RECEPTACLES, OUTLETS, ETC. AND UNIT
SUBSTATION
- FIRE ALARM SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:
18 - WATER CLOSETS
12 - LAVATORIES
11 - URINALS
2 - SERVICE SINKS
2 - DRINKING FOUNTAINS

HEATING -

2 - TRANE NO. 50 HEATING, VENTILATION AND AIR CONDITIONING
UNITS, 24,000 CFM
1 - TRANE NO. 25 HEATING, VENTILATION AND AIR CONDITIONING
UNIT, 12,350 CFM
- FROM BOILER HOUSE AND POWER PLANT

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"
- PRECAST CONCRETE PANELS
- SINGLE HEAT REDUCING GLASS, ALUMINUM FRAME,
BLOCK BACKUP, 12"
- PRECAST CONCRETE PANELS, BLOCK BACKUP, 12"

BUILT: 1972

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: LIFE SCIENCE
REAL ESTATE - BUILDING BOILER HOUSE

Description	11/1/12
FOUNDATION:	11,300.00
SUPERSTRUCTURE:	
FRAME	27,500.00
FLOORS	18,000.00
ROOF STRUCTURE	30,500.00
ROOF COVER	49,600.00
ELECTRICAL	83,300.00
HEATING AND AIR CONDITIONING	242,500.00
EXTERIOR WALLS	152,200.00
TOTAL LABOR AND MATERIALS	<u>614,900.00</u>
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	658,000.00
Depreciation %	35%
Sound Valuation	<u>427,700.00</u>

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LIFE SCIENCE BOILER HOUSE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOISTS, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY RECEPTACLES AND OUTLETS, ETC.
- FIRE ALARM SYSTEM

HEATING -

- 2 - CLEAVER BROOKS MODEL CB-200-200 LOW PRESSURE STEAM
PACKAGE GENERATORS, GAS FIRED, FORCED DRAFT,
PACKAGE FIRETUBE TYPE WITH COMBINATION GAS/OIL
BURNERS, INCLUDING PUMPS, WATER SOFTENER
#L-65959 - #L-65956
- 1 - LOCHINVAR GAS FIRED WATER HEATER, 80 GALLON CAPACITY,
725,000 INPUT
- 1 - RUDD RHEEM GAS FIRED WATE HEATER, 90 GALLON CAPACITY,
550,000 INPUT

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"
- BLOCK, 12"

BUILT: 1978

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: MAINTENANCE
REAL ESTATE - BUILDING BUTLER BUILDING

Description	11/1/12
FOUNDATION:	3,575.00
SUPERSTRUCTURE:	
FRAME	9,600.00
FLOORS	7,300.00
ROOF STRUCTURE	6,400.00
ROOF COVER	4,700.00
EXTERIOR WALLS	20,000.00
TOTAL LABOR AND MATERIALS	51,575.00
ARCHITECT'S PLANS AND SUPERVISION	6%

Replacement Value New	54,700.00
Depreciation %	45%
Sound Valuation	30,100.00

R. A. SCHESSLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: MAINTENANCE BUTLER BUILDING

QUALITY OF CONSTRUCTION: AVERAGE

TYPE OF BUILDING: CLASS S

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 1,500

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL

ROOF COVER - STEEL

EXTERIOR WALLS - STEEL ON STEEL FRAME, SINGLE WALL;
2 - OVERHEAD DOORS, STEEL, 16 X 10'

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: POWER PLANT
REAL ESTATE - BUILDING

Description	11/1/12
FOUNDATION:	46,200.00
SUPERSTRUCTURE:	
FRAME	109,500.00
FLOORS	82,700.00
ROOF STRUCTURE	119,200.00
ROOF COVER	84,200.00
INTERIOR CONSTRUCTION	75,500.00
ELECTRICAL	334,600.00
PLUMBING	48,000.00
HEATING	1,365,400.00
EXTERIOR WALLS	267,100.00
TOTAL LABOR AND MATERIALS	<u>2,532,400.00</u>
ARCHITECT'S PLANS AND SUPERVISION	8%
Replacement Value New	<u>2,735,000.00</u>
Depreciation %	<u>39%</u>
Sound Valuation	<u>1,668,300.00</u>

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: POWER PLANT

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: PARTIAL TWO

TOTAL SQUARE FEET = 9,394

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; WOOD JOIST; WOOD DECK

ROOF STRUCTURE - STEEL JOIST, GYPSUM ON FORM BOARD

ROOF COVER - MODIFIED BITUMEN, SINGLE PLY WITH INSULATION

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY RECEPTACLES AND OUTLETS, ETC.

- I.T.E. UNIPower SWITCHBOARD, 1,000 AMPERE
- 3 - PRIMARY SWITCH UNITS
- NIAGARA 500 KVA TRANSFORMER
- FIRE ALARM SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 2 - LAVATORIES
- 2 - WATER CLOSETS
- 1 - URINAL
- 1 - SHOWER STALL
- 1 - SERVICE SINK
- 1 - DRINKING FOUNTAIN

HEATING - 5 - TRANE GAS FIRED UNIT HEATERS, SUSPENDED
- CLEAVER BROOKS MODEL CB-200-400 PACKAGED BOILER
GAS FIRED

- 1- CARRIER MODEL 16JB041-20012 ABSORPTION REFRIGERATION
MACHINE, 410 TON, #20012
- PUMPS, COMPRESSORS, AS REQUIRED
- MARLEY COOLING TOWER, #2-875-70
- 2 - MARLEY DOUBLE FLOW COOLING TOWERS, #8457
2-114; 67A

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

page 2

POWER PLANT: continued

SUBSTRUCTURE: continued

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"
- PRECAST CONCRETE PANEL
- GLASS AND INSULATED PANELS
2 - ALUMINUM OVERHEAD DOORS, 12 X 12'
1 - ALUMINUM OVERHEAD DOOR, 8 X 8'

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: STUDENT SERVICES/
REAL ESTATE - BUILDING ADMINISTRATION/
BOILER/MECHANICAL RM

Description	11/1/12
BASEMENT:	
FRAME	274,800.00
FLOOR	199,600.00
CEILING	50,400.00
EXTERIOR WALLS	260,500.00
INTERIOR PARTITION	1,047,300.00
ELECTRICAL	528,000.00
FOUNDATION:	394,000.00
SUPERSTRUCTURE:	
FRAME	566,600.00
FLOORS	666,000.00
FLOOR COVERINGS	332,700.00
CEILINGS	341,100.00
ROOF STRUCTURE	912,600.00
ROOF COVER	493,100.00
INTERIOR CONSTRUCTION	2,412,900.00
BUILT-IN FIXTURES	635,200.00
ELECTRICAL	1,090,400.00
PLUMBING	1,044,000.00
HEATING AND AIR CONDITIONING	2,326,000.00
EXTERIOR WALLS	1,158,400.00
ELEVATORS	141,000.00
TOTAL LABOR AND MATERIALS	14,874,600.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	15,915,800.00
Depreciation %	35%
Sound Valuation	10,345,300.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: STUDENT SERVICES/ADMINISTRATION/BOILER/MECHANICAL

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH BASEMENT

DIMENSIONS: BASEMENT - 24,186 SQUARE FEET
1ST FLOOR- 49,957 SQUARE FEET
TOTAL SQUARE FEET = 74,143

BASEMENT:

FRAME - REINFORCED CONCRETE

FLOORS - CONCRETE

FLOOR COVERINGS - VINYL TILE

EXTERIOR WALLS - REINFORCED CONCRETE

CEILINGS - SUSPENDED ACOUSTICAL TILE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE DECK

FLOOR COVERINGS - VINYL TILE; CARPET; CERAMIC TILE; TERRAZZO;
QUARRY TILE

CEILINGS - SUSPENDED ACOUSTICAL TILE; ACOUSTICAL TILE; GYPSUM BOARD
PAINTED

ROOF STRUCTURE - STEEL JOISTS, METAL DECK
- STEEL JOISTS, GYPSUM ON FORM BOARD
- WALKWAY COVER, 1/4" LIGHT GRAY ACRYLIC SHEETS,
ALUMINUM FRAME

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION;
MODIFIED BITUMEN, SINGLE PLY, WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS
- METAL FRAME PARTITIONS
- DRYWALL PARTITIONS IN ADDITION AND
RENOVATED OFFICES

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY RECEPTACLES, OUTLETS, ETC. FIRE ALARM SYSTEM

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

STUDENT SERVICES/ADMINISTRATION/BOILER/MECHANICAL: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES -

- 3 - COOLERS
- 1 - WALK-IN FREEZER
 - CABINETS AS REQUIRED
- 1 - DELI COUNTER, 8 WELLS, REFRIGERATED, 4 DRAWER STAINLESS STEEL BASE WITH BREATH PROTECTOR, 76" WIDE
- 1 - GRILL STAND, STAINLESS STEEL 2 DRAWER 1 DOOR FREEZER BASE, 80" WIDE
- 1 - HOT FOOD COUNTER, 5 WELLS, STAINLESS STEEL WITH DUKE 2-DOOR THERMOTAINER, BREATH PROTECTOR, 132" WIDE
- 2 - AVTEC EXHAUST HOOD, STAINLESS STEEL, 132 X 67"
- 1 - FOOD PREP COUNTER, REFRIGERATED, 2 DOOR BASE, STAINLESS STEEL 138 X 44"
- 1 - STAINLESS STEEL SINK WITH TABLE, 102=3 X 30"
- 1 - 2 COMPARTMENT SINK, STAINLESS STEEL WITH TABLE, 185 X 30"
- 1 - STAINLESS STEEL WORK COUNTER, 84 X 30"
- 1 - 3 COMPARTMENT SINK WITH DRAIN TABLE
- 1 - SALAD BAR COUNTER, REFRIGERATED, 7 WELL, LAMINATE WITH BREATH PROTECTOR, 15.5 LINEAR FEET
- 1 - BEVERAGE COUNTER 'L' SHAPED LAMINATE WITH STAINLESS STEEL SINK 13 LINEAR FEET
- 1 - ISLAND COUNTER, LAMINATE WITH HOT FOOD WELL, 108 X 58 X 34"
- 1 - DELFIELD CHEF STATION, STAINLESS STEEL, 3 DOOR REFRIGERATED BASE SINK, 2 SHELVES OVER, 15' X 33" X 36"
- 1 - BAKERS STAINLESS STEEL SINK
- 1 - WALL CABINET, 2-DOOR, STAINLESS STEEL, 48 X 15 X 30"
- 1 - WALL CABINET, 4-DOOR, STAINLESS STEEL, 96 X 15 X 30"
- 1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 119 X 72"
- 1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 101 X 72"
- 1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 120 X 72"
- 1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 115 X 72"
- 1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 125 X 72"
- 1 - HALTON KVE EXHAUST HOOD/WALL PANEL, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 84 X 54"
- 4 - STAINLESS STEEL HAND SINKS
- 1 - 3 COMPARTMENT POT AND PAN SINK WITH DISPOSAL
- 1 - FOOD PREPARATION TABLE, STAINLESS STEEL, REFRIGERATED, 2 DOOR BASE, 132 X 33 X 36"
- 1 - HOBART CRS66A DISH WASHER, STAINLESS STEEL WITH DRAIN TABLE BOOSTER HEATER, DISPOSAL, RACK SHELF
- 1 - BOOKSTORE CHECK-OUT COUNTER, LAMINATE, 16 LINEAR FT.
 - MAIL BOXES

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

STUDENT SERVICES/ADMINISTRATION/BOILER/MECHANICAL: continued

SUPERSTRUCTURE: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 19 - LAVATORIES
- 24 - WATER CLOSETS
- 7 - URINALS
- 4 - SERVICE SINKS
- 3 - DRINKING FOUNTAINS

HEATING -

- 1 - TRANE MODEL 50 HEATING, VENTILATION AND AIR CONDITIONING UNIT, 25,000 CFM
- 1 - TRANE HEATING, VENTILATION AND AIR CONDITIONING UNIT
- 1 - TRANE MODEL 63 HEATING, VENTILATION AND AIR CONDITIONING UNIT, 30,000 CFM
- 1 - TRANE MODEL 41 VERTICAL AIR HANDLING UNIT
- 1 - EVAPC MODEL LSTA-10-121 STEEL CASING STEEL FILL CENTRIFUGAL FAN COOLING TOWER, #892680
- 1 - B & G STEAM TO WATER CONVERTOR
 - TANKS AND PUMPS AS REQUIRED
- 2 - CLEAVER BROOKS MODEL CB-100 LOW PRESSURE STEAM PACKAGE GENERATORS, GAS FIRED, FORCED DRAFT, PACKAGE FIRETUBE TYPE WITH COMBINATION GAS/OIL BURNERS, PUMPS, WATER HEATERS, WATER SOFTENER
 - TRANE MODEL ABSC01H3LG1S3 EAEP1 ABSORPTION COLD GENERATOR 175 TON CAPACITY, #L89J03175
- 1 - LENNOX LGA-240HSIY PACKAGED ROOFTOP AIR CONDITIONING UNIT (DX COIL)
- 1 - STERLING RT35C3 INDIRECT GAS FIRED ROOFTOP MAKEUP AIR UNIT
- 1 - STERLING RT30A3 INDIRECT GAS FIRED ROOFTOP MAKEUP AIR UNIT
- 4 - ACME 1-1/2 HORSEPOWER EXHAUST FANS
- 1 - ACME 1 HORSEPOWER EXHAUST FAN
- 1 - ACME 1/4 HORSEPOWER EXHAUST FAN
- 1 - ACME 3/4 HORSEPOWER EXHAUST FAN

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12";
- PRECAST CONCRETE PANELS ON STEEL OR BLOCK
- H.R.G. TYPE GLASS
- PIERCED BRICK

ELEVATOR - DOVER PASSENGER ELEVATOR, SERIAL NO. 12857, 6,000 LB. CAPACITY, WITH 2-STOPS

BUILT: 1968 - 1978 - 1988

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: TECHNOLOGY
REAL ESTATE - BUILDING BUTLER BLDG.

Description	11/1/12
FOUNDATION:	4,325.00
SUPERSTRUCTURE:	
FRAME	12,300.00
FLOORS	8,850.00
ROOF STRUCTURE	8,000.00
ROOF COVER	8,200.00
EXTERIOR WALLS	21,325.00
TOTAL LABOR AND MATERIALS	<u>63,000.00</u>
ARCHITECT'S PLANS AND SUPERVISION	6%

Replacement Value New	66,800.00
Depreciation %	45%
Sound Valuation	<u>36,700.00</u>

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: TECHNOLOGY BUTLER BUILDING

QUALITY OF CONSTRUCTION: AVERAGE

TYPE OF BUILDING: CLASS S

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 1,830

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL

ROOF COVER - STEEL WITH INSULATION

EXTERIOR WALLS - STEEL - 1 - STEEL OVERHEAD DOOR, 12 X 12'

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: WEST TECHNOLOGY
REAL ESTATE - BUILDING

Description	11/1/12
BASEMENT:	
FLOOR	61,000.00
EXTERIOR WALLS	265,900.00
ELECTRICAL	131,300.00
FOUNDATION:	155,000.00
SUPERSTRUCTURE:	
FRAME	365,000.00
FLOORS	269,300.00
FLOOR COVERINGS	113,600.00
CEILINGS	120,800.00
ROOF STRUCTURE	338,500.00
ROOF COVER	244,500.00
INTERIOR CONSTRUCTION	1,119,200.00
BUILT-IN FIXTURES	67,200.00
ELECTRICAL	506,000.00
PLUMBING	301,700.00
HEATING AND AIR CONDITIONING	717,600.00
EXTERIOR WALLS	481,300.00
TOTAL LABOR AND MATERIALS	5,257,900.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	5,626,000.00
Depreciation %	37%
Sound Valuation	3,544,400.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WEST TECHNOLOGY

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

SIZE: BASEMENT - 9,076 SQUARE FEET
1ST FLOOR - 23,104 SQUARE FEET

TOTAL 32,180 SQUARE FEET

BASEMENT:

FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND;
- PRECAST CONCRETE

FLOOR COVERINGS - TERRAZZO; CERAMIC TILE; CARPET; VINYL TILE

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES - CHALKBOARDS, CABINETS AS REQUIRED
- WOODEN LAB CASEWORK
20 - STEEL WELDING BOOTHS WITH ROOF VENTILATION

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY RECEPTACLES, OUTLETS, ETC.
- BUSS DUCT POWER WIRING FOR MACHINE SHOP
- FIRE ALARM SYSTEM

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

WEST TECHNOLOGY BUILDING: continued

SUPERSTRUCTURE: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 5 - WATER CLOSETS
- 5 - LAVATORIES
- 2 - URINALS
- 1 - SERVICE SINK
- 1 - DRINKING FOUNTAINS
- 7 - WASH FOUNTAINS

HEATING -

- CARRIER HEATING, VENTILATION AND AIR CONDITIONING UNIT
- AMERICAN STANDARD MODEL 2V20 HEATING AND VENTILATION UNIT
- TRANE MODEL 41 CENTRIFUGAL FAN
- TRANE HEATING AND VENTILATION UNIT
- FROM BOILER AND POWER PLANT
- 1 - TRANE MODEL 17 HORIZONTAL MODULAR CLIMATE CHANGER
- 1 - TRANE MODEL RAUC-C25 ROOFTOP CONDENSING UNIT
- 1 - TRANE MODEL TSCX-2 ROOFTOP MAKE-UP UNIT
- 1 - TRANE MODEL 38-S UNIT HEATER
- 2 - TRANE MODEL VSWE IIII VAV FAN POWERED VARIABLE VOLUME TERMINALS
- 4 - TRANE MODEL VSWE 2430 VAV FAN POWERED VARIABLE VOLUME TERMINALS

EXTERIOR WALLS -

- FACE BRICK, BLOCK BACKUP, 12"
- PRECAST CONCRETE PANELS
- ROLLING OVERHEAD DOOR, METAL, 9 X 9'

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: WHITMAN CENTER
REAL ESTATE - BUILDING

Description	11/1/12
FOUNDATION:	86,000.00
SUPERSTRUCTURE:	
FRAME	264,000.00
FLOORS	147,500.00
FLOOR COVERINGS	71,500.00
CEILINGS	157,400.00
ROOF STRUCTURE	205,200.00
ROOF COVER	87,000.00
INTERIOR CONSTRUCTION	857,500.00
BUILT-IN FIXTURES	35,000.00
ELECTRICAL	423,200.00
PLUMBING	267,900.00
HEATING AND AIR CONDITIONING	473,900.00
EXTERIOR WALLS	339,000.00
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TOTAL LABOR AND MATERIALS	3,415,100.00
ARCHITECT'S PLANS AND SUPERVISION	7%
	<hr/>
Replacement Value New	3,654,200.00
Depreciation %	20%
Sound Valuation	2,923,300.00

R. A. SCHESSLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WHITMAN CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 17,650, MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; VAPOR BARRIER

FLOOR COVERINGS - VINYL COMPOSITION TILE; CARPET; CERAMIC TILE;

CEILINGS - GYPSUM WALL BOARD, 12" R-30 BATT INSULATION
- 2 X 2 ACOUSTICAL LAY-IN TILE SUSPENDED

ROOF STRUCTURE - STEEL JOISTS/BEAMS, METAL DECK
- WOOD TRUSS, WOOD DECK, GABLE

ROOF COVER - COMPOSITION SHINGLES, FELT, SINGLE PLY MEMBRANE
WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS
- FRAME PARTITIONS

BUILT-IN FIXTURES - LAB LAMINATE CASEWORK
- LAMINATE CASEWORK IN OFFICES
11 - ALUMINUM FRAME MARKER BOARDS, 20' X 4'
- VERTICAL BLINDS IN WINDOW OPENINGS
1 - 17 LINEAR FEET LAMINATE SCIENCE COUNTER, WITH
2-STAINLESS STEEL SINKS, UPPER CUPBOARD,
DOORS AND DRAWERS IN BASE
2 - 10 LINEAR FEET LAMINATE SCIENCE COUNTERS,
DOORS AND DRAWERS IN BASE
1 - 14 LINEAR FEET LAMINATE SCIENCE COUNTER WITH
1-STAINLESS STEEL SINK
1 - FOLDING PARTITION WALL, 27' X 9'

ROOM 2 - 1 - INSTRUCTOR MEDIA WORK STATION, LAMINATE
96" X 30" X 34"

R. A. SCHESSLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

page 2

WHITMAN CENTER: continued

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES
1 - SIMPLEX FIRE ALARM SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:
8 - LAVATORIES
8 - WATER CLOSETS
2 - URINALS
2 - SANITARY SINKS
2 - DRINKING FOUNTAINS
1 - WATER HEATER, GAS FIRED, 75 GALLON

HEATING -
1 - TRANE MODEL SLHLF75E4B56 PACKAGED ROOFTOP AIR
CONDITIONING UNIT, #C10E02338
2 - WEIL-McLAIN 776 GAS FIRED HOT WATER BOILERS
- PUMPS AS REQUIRED

EXTERIOR WALLS - STEEL STUD WALLS, FACE BLOCK
- WINDOWS IN ALUMINUM SASH

MISCELLANEOUS -

1 - WELDED STEEL DECORATIVE CUPOLA
1 - CONCRETE BLOCK TRANSFORMER ENCLOSURE

BUILT: 1991

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: WHITMAN CENTER GARAGE
REAL ESTATE - BUILDING

Description	11/1/12
FOUNDATION:	1,100.00
SUPERSTRUCTURE:	
FLOORS	2,520.00
CEILINGS	1,080.00
ROOF STRUCTURE	3,100.00
ROOF COVER	1,440.00
ELECTRICAL	1,250.00
HEATING	1,110.00
EXTERIOR WALLS	8,300.00
MISCELLANEOUS CONSTRUCTION	3,600.00
Replacement Value New	23,500.00
Depreciation %	20%
Sound Valuation	18,800.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WHITMAN CENTER GARAGE

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 540, MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - WOOD JOISTS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - GYPSUM BOARD

ELECTRICAL - AN APPROVED SYSTEM OF WIRING WITH NECESSARY WALL PLUGS
AND SWITCH BOXES, FLOURESCENT TUBE FIXTURES

HEATING - 2 - TPI ELECTRIC WALL HEATERS

EXTERIOR WALLS - WOOD STUD, WOOD SIDING, CLOPAY OVERHEAD ROLLING DOOR

MISCELLANEOUS CONSTRUCTION: SHED, WOOD CONSTRUCTION, AMISH STYLE ROOF,
18 X 12 X 4 - 8'

YEAR BUILT: 1991

QUALITY OF CONSTRUCTION: AVERAGE

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: SALT STORAGE
REAL ESTATE - BUILDING

Description	11/1/12
FOUNDATION:	875.00
SUPERSTRUCTURE:	
FLOORS	1,850.00
ROOF STRUCTURE	2,760.00
ROOF COVER	1,290.00
ELECTRICAL	1,510.00
EXTERIOR WALLS	7,815.00
Replacement Value New	16,100.00
Depreciation %	14%
Sound Valuation	13,800.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: SALT STORAGE

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

DIMENSIONS: SECTION A WIDTH 20', LENGTH 20', HEIGHT 9/14'
TOTAL SQUARE FEET = 400

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - WOOD RAFTERS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - GYPSUM BOARD

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT

EXTERIOR WALLS - PLYWOOD ON WOOD FRAME
- METAL OVERHEAD DOOR, 16 X 8'

YEAR BUILT: 1999

QUALITY OF CONSTRUCTION: AVERAGE

R. A. SCHESSLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: SAE/CONSTRUCTION LAB
REAL ESTATE - BUILDING

Description	11/1/12
FOUNDATION:	4,925.00
SUPERSTRUCTURE:	
FLOORS	8,825.00
CEILINGS	6,950.00
ROOF STRUCTURE	10,600.00
ROOF COVER	4,600.00
INTERIOR CONSTRUCTION	6,650.00
ELECTRICAL	27,000.00
HEATING	31,750.00
EXTERIOR WALLS	64,200.00
Replacement Value New	165,500.00
Depreciation %	10%
Sound Valuation	149,000.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: SAE/CONSTRUCTION LAB

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

SIZE: WIDTH 26'8", LENGTH 40', HEIGHT 10'

TOTAL SQUARE FEET = 1,067

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON SAND FILL; WITH VAPOR BARRIER

ROOF STRUCTURE - WOOD TRUSSES, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - PLYWOOD WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCHES.
- FIRE ALARM SYSTEM

HEATING - 2 - REZNOR, GAS, SUSPENDED

EXTERIOR WALLS - COMPOSITE REINFORCED SPLIT FACE BLOCK, 8" WITH
FOAM INSULATION

2 - OVERHEAD SECTIONAL METAL DOORS WITH ELECTRIC OPERATOR, 8 X 10'

YEAR BUILT: 2001

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: LA-Z-BOY CENTER
REAL ESTATE - BUILDING

Description	11/1/12
BASEMENT:	
FLOOR	9,250.00
EXTERIOR WALLS	58,800.00
INTERIOR PARTITION	18,100.00
FOUNDATION:	608,100.00
SUPERSTRUCTURE:	
FRAME	761,600.00
FLOORS	598,800.00
FLOOR COVERINGS	437,100.00
CEILINGS	86,200.00
ROOF STRUCTURE	605,800.00
ROOF COVER	364,900.00
INTERIOR CONSTRUCTION	2,562,000.00
BUILT-IN FIXTURES	802,400.00
ELECTRICAL	2,225,400.00
PLUMBING	821,000.00
HEATING AND AIR CONDITIONING	3,239,000.00
MISCELLANEOUS CONSTRUCTION	236,400.00
EXTERIOR WALLS	1,509,400.00
TOTAL LABOR AND MATERIALS	14,944,250.00
ARCHITECT'S PLANS AND SUPERVISION	7%
<hr/>	
Replacement Value New	15,990,400.00
Depreciation %	8%
Sound Valuation	14,711,200.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LA-Z-BOY CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: TWO

SIZE: BASEMENT - 1,225 SQUARE FEET
1ST FLOOR - 41,420 SQUARE FEET
2ND FLOOR - 10,684 SQUARE FEET

TOTAL SQUARE FEET + 53,329

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - 5" CONCRETE SLAB ON VAPOR BARRIER, 2' PERIMETER
INSULATION
- 2" CONCRETE TOPPING ON 10" PRECAST CONCRETE PLANK
- 5-1/2" CONCRETE SLAB ON STEEL FRAMING
- CATWALK, STEEL, 625 LINEAR FEET

FLOOR COVER - CARPET
- CERAMIC TILE
- VCT, VIYL COMPOSITION TILE

ROOF STRUCTURE - STEEL TRUSS, CONCRETE ON METAL DECK, STEEL
JOISTS, METAL DECK

ROOF COVER - SINGLE PLY MEMBRANE ROOF WITH INSULATION

CEILINGS - LAY-IN CEILING SUSPENDED; SUSPENDED GYPSUM BOARD

INTERIOR CONSTRUCTION - MASONRY AND FRAME PARTITIONS

BUILT-IN FIXTURES -

- AUDITORIUM SEATING
- 1 - OPERABLE PARTITION, 53 X 8'
- 1 - OPERABLE PARTITION, 64 X 8'
- 1 - OPERABLE PARTITION, 30 X 8'
- 1 - OPERABLE PARTITION. 14 X 8'
- PIT COVER
- PROJECTION SCREENS
- TOILET PARTITIONS
- DIRECTORIES
- EXTINGUISHERS

- DISPLAY BOARDS

R. A. SCHETTLER, INC.
Appraisal Engineers

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REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

LA-Z-BOY CENTER: continued

BUILT-IN FIXTURES - continued

- 1 - COUNTER TOP, LAMINATE, 16 LINEAR FEET
- 1 - COUNTER TOP, LAMINATE, STAINLESS STEEL SINK, . 16 LINEAR FEET
- 2 - ROLLING DOORS WITH ELECTRIC OPERATOR
- 1 - COUNTER TOP, LAMINATE, 11 LINEAR FEET
- 1 - WALL CABINET, 8'
- 1 - BASE CABINET, STAINLESS STEEL SINK, 8'
- 1 - BASE CABINET, 9'
- 1 - BASE CABINET, STAINLESS STEEL SINK, 4'
- 1 - OTIS PASSENGER ELEVATOR, 2 STOPS, 2,100 LB. CAPACITY, SERIAL NO. 41036
- 1 - ROLLING DOOR, 84 X 48"
- 1 - ROLLING DOOR, 84 X 48" WITH ELECTRIC OPERATOR
- 1 - 3-COMPARTMENT STAINLESS STEEL SINK
- 3 - HAND SINKS, STAINLESS STEEL
- 1 - BEVERAGE SERVER COUNTER, STAINLESS STEEL SINK, 144"
- 3 - SHELVES, WALL MOUNTED, STAINLESS STEEL, 102 X 14"
- 1 - EVS EXHAUST HOOD, STAINLESS STEEL, LIGHTS, FIRE SUPPRESSION SYSTEM, 96 X 60"
- 1 - WORK TABLE, STAINLESS STEEL, SHELF OVER, 120 X 36"
- 1 - BFLD WHEELCHAIR ELEVATOR, 2 STOPS, 700 LB. CAPACITY SERIAL NO. 41256
- 26 - LOCKERS, 1 DOOR
- 7 - DISPLAY CASES, 72 X 17 X 62"

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 26 - WATER CLOSETS
- 16 - LAVATORIES
- 5 - URINALS
- 6 - SANITARY SINKS
- 5 - DRINKING FOUNTAINS
- 1 - SHOWER
- 1 - WATER HEATER
- 1 - UTILITY SINK

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES
- THEATRICAL LIGHTING AND DIMMING

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

LA-Z-BOY CENTER: continued

ELECTRICAL - continued

- LIGHTING
- FIRE ALARM
- DATA CABLING
- AUDIO VISUAL
- SOUND SYSTEM

HEATING AND AIR CONDITIONING -

- 1 - TRANE MODEL MCCB021 AIR HANDLING UNIT, #AHU-2
- 1 - TRANE MODEL MCCB050 AIR HANDLING UNIT, #AHU-1
- 1 - TRANE MODEL MCCB030 AIR HANDLING UNIT, #AHU-3
- 1 - CLEAVER BROOKS FLX-700-600-160HW GAS FIRED BOILER,
SERIAL NO. BT-8798
- 1 - CLEAVER BROOKS FLX-700-600-160HW GAS FIRED BOILER,
SERIAL NO. BT-8797
- PUMPS AS REQUIRED
- 1 - TRANE MODEL TSCA040 ROOFTOP AIR HANDLING UNIT, SERIAL
NO. K03K52935A, RTU-2
- 1 - TRANE TSCA035 ROOFTOP AIR HANDLING UNIT, SERIAL NO.
K03K52949A, RTU-3
- 1 - TRANE RTAC1404UHON CHILLER, #U04004541
- 1 - TRANE RTAC1404UHON 133 TON CHILLER, #U04004540
- 1 - LIEBERT AIR CONDITIONER WITH ROOFTOP UNIT
- 1 - TRANE TSCA014 ROOFTOP AIR HANDLING UNIT, SERIAL NO.
K03K52921A, RTU-1

EXTERIOR WALLS - SPLIT-FACE MASONRY VENEER BLOCK BACKUP, 12"

- UTILITY BRICK, BLOCK BACKUP, 12"
- PREFINISHED ALUMINUM PANELS
- ALUMINUM AND GLASS CURTAIN WALL FRAMING
- 1" PREFINISHED INSULATED ALUMINUM PANELS GLAZED IN
ALUMINUM FRAMING
- 1 - ROLLING DOOR, METAL, ELECTRIC OPERATOR, 12 X 14'

MISCELLANEOUS: FULLY AUTOMATIC FIRE SUPPRESSION SPRINKLERS

- STAGE RIGGING
- CURTAINS
- ORCHESTRA ENCLOSURE

YEAR BUILT: 2004

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHELLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: WELDING TECHNOLOGY
REAL ESTATE - BUILDING CENTER

Description	11/1/12
FOUNDATION:	58,100.00
SUPERSTRUCTURE:	
FRAME	102,500.00
FLOORS	104,300.00
FLOOR COVERINGS	19,700.00
CEILINGS	5,500.00
ROOF STRUCTURE	81,500.00
ROOF COVER	99,700.00
INTERIOR CONSTRUCTION	97,700.00
BUILT-IN FIXTURES	66,200.00
ELECTRICAL	223,100.00
PLUMBING	73,600.00
HEATING AND AIR CONDITIONING	75,400.00
MISCELLANEOUS CONSTRUCTION	13,400.00
EXTERIOR WALLS	172,500.00
TOTAL LABOR AND MATERIALS	1,193,200.00
ARCHITECT'S PLANS AND SUPERVISION	6%
Replacement Value New	1,264,800.00
Depreciation %	20%
Sound Valuation	1,011,800.00

R. A. SCETTLE, INC.
Appraisal Engineers

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WELDING TECHNOLOGY CENTER

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

TOTAL SQUARE FEET 18,910

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - WOOD

FLOORS - CONCRETE SLAB ON GROUND

FLOOR COVER - CARPET
- CERAMIC TILE

ROOF STRUCTURE - WOOD TRUSSES, WOOD JOISTS

ROOF COVER - METAL PANEL WITH INSULATION

CEILINGS - GYPSUM BOARD

INTERIOR CONSTRUCTION - WOOD FRAME PARTITIONS

BUILT-IN FIXTURES - 20 - WELDING STATIONS, 6' WIDE
1 - WELDING STATION, 11' 10" WIDE
1 - BASE CABINET WITH STAINLESS STEEL
SINK, 7'

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING
OF:

3 - WATER CLOSETS
3 - LAVATORIES
1 - URINALS
1 - SHOWER
1 - WATER HEATER
1 - UTILITY SINK

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

WELDING TECHNOLOGY CENTER: continued

- ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH
NECESSARY WALL PLUGS AND SWITCH BOXES
- FIRE ALARM SYSTEM
 - 225 KVA TRANSFORMER

HEATING AND AIR CONDITIONING -

- 1 - TRANE MODEL XL90 GAS FIRED FORCED AIR FURANCE WITH
AIR CONDITIONING
- 1 - TRANE MODEL BLU162F960B1 GAS FIRED FORCED AIR
FURANCE
- 5 - CEILING CIRCULATING AIR FANS
- 3 - MODINE GAS FIRED UNIT HEATER
- GAS LINES

EXTERIOR WALLS - PREFINISHED METAL SIDING ON EXPOSED WOOD
WOOD FRAME WITH INSULATION FULL HEIGHT OF
WELDING STATION WALL

- 2 - OVERHEAD DOORS, METAL, 12' X 14'
- 2 - OVERHEAD DOORS, METAL WITH ELECTRIC OPERATOR
12' X 14'
- 1 - OVERHEAD DOOR, METAL, 10' X 10'

- MISCELLANEOUS: - COMPRESSED AIR PIPING
- PROPYLENE GAS PIPING

YEAR BUILT: 1992

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: CAREER TECHNOLOGY
REAL ESTATE - BUILDING CENTER

Description	11/1/12
FOUNDATION:	215,700.00
SUPERSTRUCTURE:	
FRAME	375,700.00
FLOORS	473,100.00
FLOOR COVERINGS	119,100.00
CEILINGS	258,000.00
ROOF STRUCTURE	549,400.00
ROOF COVER	594,000.00
INTERIOR CONSTRUCTION	1,448,600.00
BUILT-IN FIXTURES	361,300.00
ELECTRICAL	2,345,500.00
PLUMBING	595,000.00
HEATING AND AIR CONDITIONING	4,022,500.00
FIRE PROTECTION	127,600.00
EXTERIOR WALLS	1,097,800.00
TOTAL LABOR AND MATERIALS	<u>12,583,500.00</u>
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	13,464,300.00
Depreciation %	0%
Sound Valuation	<u>13,464,300.00</u>

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: CAREER TECHNOLOGY CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET - 60,377

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND 4"-6" OVER 2X4' PERIMETER INSULATION,
VAPOR BARRIER
- 3" CONCRETE TOPPING ON PRECAST HOLLOW CORE PLANKS

FLOOR COVERINGS - SEALED CONCRETE, CARPORT, WOOD TRIM

CEILINGS - SUSPENDED ACOUSTICAL TILE, GYPSUM BOARD, ACOUSTIC CLOUDS

ROOF STRUCTURE - STEEL JOISTS, METAL DECK

ROOF COVER - SINGLE PLYMEMBRANE ROOF SYSTEM OVER INSULATION
- STANDING SEAM METAL WITH SNOW GUARDS OVER SELF PEDHERING
UNDERLAYMENT OVERINSULATION, METAL DECK OVER CURVED
STEEL BEAM

INTERIOR CONSTRUCTION - MASONRY AND FRAME PARTITIONS

BUILT-IN FIXTURES -

LOBBY

3 - DISPLAY CASES, 10' WIDE X 6' 10" HEIGHT

ROOM 115

1 - BASE CABINET, LAMINATE WITH SINK, 9'
1 - BASE CABINET, LAMINATE, 4.5'
1 - BASE CABINET, LAMINATE, 4.5'
1 - WALL CABINET, LAMINATE, 18'

ROOM 116

1 - INSTRUCTORS BENCH, WOOD, 9'
1 - BENCH, WOOD, 2.5'
1 - WALL CABINET, WOOD, 6'
1 - MOTOR BENCH, 3.5'
4 - TALL CABINETS, WOOD, 3' WIDE
1 - TALL CABINET, WOOD, 4' WIDE

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: continued

ROOM 120

- 1 - WALL CABINET, WOOD, 3.4'
- 2 - TALL CABINETS, WOOD, 30" WIDE
- 1 - EPOXY COUNTER TOP, 14'

ROOM 122

- 1 - INSTRUCTORS BENCH, WOOD, 9'
- 1 - BASE CABINET, WOOD, 12'
- 4 - TALL CABINETS, WOOD, 3' WIDE
- 1 - TALL CABINET, WOOD, 4' WIDE

ROOM 145

- 1 - BASE CABINET, LAMINATE, 11'
- 1 - WALL CABINET, LAMINATE, 11'

ROOM 156A

- 1 - BASE CABINET, LAMINATE WITH SINK, 12'
- 1 - WALL CABINET, LAMINATE, 12'

ROOM 159

- 1 - OPEN BASE CABINET, LAMINATE, 12'

ROOM 161

- 1 - BASE CABINET, METAL, EPOXY TOP, 16.5'
- 1 - BASE CABINET, METAL, EPOXY TOP, 18'

ROOM 167

- 1 - MICROSCOPE BENCH, DOUBLE FACE, METAL, EPOXY TOP, 24'
- 2 - MICROSCOPE BENCH, DOUBLE FACE, METAL, EPOXY TOP, 18'
- 1 - HARDNESS TEST BENCH, METAL, EPOXY TOP, 12'
- 1 - HARDNESS TEST BENCH, METAL, EPOXY TOP, 18'
- 1 - METAL GRAPHIC BENCH, METAL, EPOXY TOP, 19.5'
- 1 - SAMPLE PREP BENCH WITH 2 SINKS, METAL, EPOXY TOP, 18'
- 1 - SAMPLE PREP BENCH, METAL, EPOXY TOP, 15'

ROOM 169

- 30 - LOCKERS, DOUBLE TIER

RESTROOMS

- 16 - TOILET PARTITIONS
- 4 - URINAL PARTITIONS

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 3

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: CONTINUED

ROOM 168B

- 1 - BASE CABINET, SOLID TOP, 15'
- 1 - SOLID SURFACE COUNTER TOP, 9'

ROOM 173

- 1 - WIRE MESH PARTITION, 14' X 10' HEIGHT

ROOM 178

- 1 - COUNTER TOP, LAMINATE, 20'

- ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES
- 1 - CUMMINS MODEL GGHF-1207536, NATURAL GAS STANDBY GENERATOR, 47 KW, #G120367183
 - LIGHTING
 - FIRE ALARM SYSTEM
 - DATA WIRING

- PLUMBING - AN APPROVED SYSTEM OF MODERN SANITARY FIXTURES CONSISTING OF:
- 20 - LAVATORIES
 - 19 - WATER CLOSETS
 - 7 - URINALS
 - 1 - SANITARY SINK
 - 4 - DRINKING FOUNTAINS
 - 3 - HAND WASH SINKS
 - 2 - LOCHINVAR WATER HEATERS

- HEATING AND AIR CONDITIONING -
- 1 - TRANE MODEL #RTWD080F, HELICAL ROTARY LIQUID CHILLER #U12H04407
 - 1 - TRANE MODEL #RTWD080F, HELICAL ROTARY LIQUID CHILLER #U12H04406
 - PUMPS AS REQUIRED
 - 1 - GEOTHERMAL SYSTEM WITH 60 WELLS 400' DEEP
 - 1 - TRANE MODEL CSAA025UBC, PERFORMANCE CLIMATE CHANGER AIR HANDLER WITH ENERGY RECOVERY WHEEL, #K12F63820, AHU-2
 - 1 - TRANE MODEL CSAA040UBC, PERFORMANCE CLIMATE CHANGER AIR HANDLER WITH ENERGY RECOVERY WHEEL, #K12F63780, AHU-2

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 4

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

HEATING AND AIR CONDITIONING: continued

- 1 - TRANE MODEL CSA012UBC, PERFORMANCE CLIMATE CHANGER AIR HANDLER WITH ENERGY RECOVERY WHEEL, #K12F63800, AHU-3
- 1 - TRANE MODEL DF0118HRB, DIRECT GAS FIRED OUTDOOR MAKE-UP AIR UNIT, #F12F03263, #MUA-1
- 1 - TRANE MODEL DF0118HRB, DIRECT GAS FIRED OUTDOOR MAKE-UP AIR UNIT, #F12F03263, #MUA-2
- 1 - TRANE MODEL DF0118HRB, DIRECT GAS FIRED OUTDOOR MAKE-UP AIR UNIT, #F12F03264, #MUA-3
- 1 - TRANE MODEL DF0215HRB, DIRECT GAS FIRED OUTDOOR MAKE-UP AIR UNIT, #F12F03265, #MUA-4
- 1 - SOUNDEX MODEL S64-1S-149, HEAT EXCHANGER, #14742
- 12 - TRANE MODEL TR200, VFD

- EXTERIOR WALLS - BRICK VENEER WITH ACCENT BAND OVER AIR INFILTRATION BARRIER OVER PLYWOOD SHEATHING OVER 4" COLD FORMED FRAMING
- PRECAST CONCRETE PIERS
 - PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
 - HORIZONTAL METAL SIDING ON "Z" SUBGIRT WITH INSULATION OVER 8" CONCRETE BLOCK
 - 3" WIDE PREFINISHED VERTICAL INSULATED METAL PANELS
 - PREFINISHED HORIZONTAL UNINSULATED METAL SIDING
 - CLERESTORY GLAZING
 - PRECAST CONCRETE SPANDREL PANEL
 - 8 - ROLLING OVERHEAD METAL DOORS WITH ELECTRIC OPERATOR, 10' X 12'
 - 1 - ROLLING OVERHEAD METAL DOORS WITH ELECTRIC OPERATOR, 14' X 13'
 - 2 - ROLLING OVERHEAD METAL DOORS WITH ELECTRIC OPERATOR, 8' X 12'

FIRE PROTECTION - SPRINKLERS THROUGHTOUT

YEAR BUILT - 2012

QUALITY OF CONSTRUCTION - GOOD

R.A. Schettler, Inc.

24634 W. FIVE MILE RD.
REDFORD, MI. 48239

**Certified
Appraisal Service**

(313) 532-6220

Industrial - Commercial



Residential - Institutional

DECEMBER 1, 2012

ASSOCIATED GROUP UNDERWRITERS, INC.
39111 W. SIX MILE ROAD
LIVONIA, MICHIGAN 48152

TO WHOM IT MAY CONCERN:

AS REQUESTED BY THE MICHIGAN COMMUNITY COLLEGE RISK MANAGEMENT AUTHORITY, WE SUBMIT HERewith OUR CERTIFIED APPRAISAL OF LIBRARY HOLDINGS BELONGING TO MONROE COUNTY COMMUNITY COLLEGE, 1555 S. RAISINVILLE ROAD, MONROE, MICHIGAN. THIS APPRAISAL INCLUDES MEDIA CENTER COLLECTIONS ONLY.

THIS APPRAISAL IS REPORTED IN A NUMBER OF CATEGORIES AND FURNISHES AN UNBIASED STATEMENT OF VALUES. VALUES STATED ARE REPLACEMENT VALUE NEW, WHICH ARE DEFINED AS THE COST THAT WOULD BE INCURRED IN ACQUIRING AN EQUALLY DESIRABLE SUBSTITUTE FOR PROPERTY, WHICH IS DETERMINED IN ACCORDANCE WITH MARKET PRICES PREVAILING AT THE DATE OF THIS APPRAISAL AND REPRESENTS THE COST TO REPLACE NEW, THE PROPERTY IN LIKE KIND.

IN THIS ANALYSIS, WE HAVE RELIED ON THE BOWKERS ANNUAL GUIDE TO PROVIDE AVERAGE UNIT PRICES FOR COMMUNITY COLLEGE LIBRARY COLLECTIONS. WE HAVE MET WITH YOUR MEDIA DIRECTOR OR OTHER STAFF TO DISCUSS THESE VALUES AND TO MAKE ADJUSTMENTS FOR ANY SPECIAL CIRCUMSTANCES OR COLLECTIONS.

WE HAVE NOT EXAMINED THE LEGAL TITLES OF PROPERTY. THEREFORE WE DO NOT ASSUME RESPONSIBILITY REGARDING THE OWNERSHIP OF PROPERTY IN THIS APPRAISAL.

VERY TRULY YOURS,

R.A. SCHETTLER, INC.

R.A. Schettler, Inc.

24634 W. FIVE MILE RD.
REDFORD, MI. 48239

**Certified
Appraisal Service**

(313) 532-6220

Industrial - Commercial



Residential - Institutional

DECEMBER 1, 2012

MONROE COUNTY COMMUNITY COLLEGE
1555 S. RAISINVILLE ROAD
MONROE, MICHIGAN 48161

TO WHOM IT MAY CONCERN,

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R.A. SCHETTLER, INC.

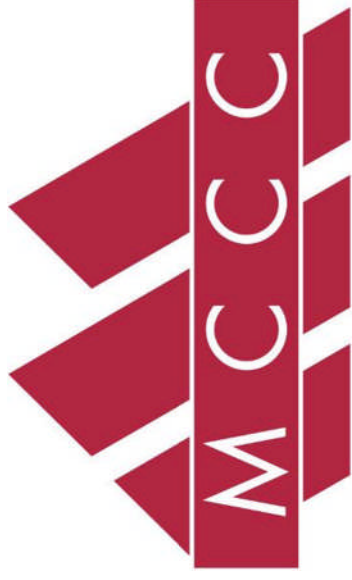
R. A. Schettler, Inc.
Appraisal Engineers

Monroe County Community College
Library Holdings by Building

DATE: NOVEMBER 2012

Building Name	Circulating Books	Reference Books	Periodicals	Videotape	CD Rom	Sound Recordings	Other Holdings	Building Total
LRC	2,345,200	617,400	795,432	521,680	0	0	0	\$4,279,712
TOTAL	\$2,345,200	\$617,400	\$795,432	\$521,680	\$0	\$0	\$0	\$4,279,712

Facilities Capital Planning Report



**MONROE COUNTY COMMUNITY COLLEGE
FACILITIES ASSESSMENT AND DEFERRED MAINTENANCE
CAPITAL PLANNING REPORT
2011 UPDATE**

SHWGROUP

ARCHITECTS | ENGINEERS | PLANNERS



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Purpose of the Study

This Facilities Assessment and Deferred Maintenance Capital Planning Study, developed through a combination of personnel interviews, facility walk-throughs and building system analysis, was performed to accomplish the following objectives:

- Provide an inventory of the College's facilities in a database format to be easily updated and maintained by Monroe County Community College personnel and allow for quick access to facilities information.
- Determine the general condition of the facilities owned by Monroe County Community College and provide the data in a concise format, allowing quick determination of the current replacement value and condition of each facility.
- Determine a Facilities Condition Index (FCI) for each assessed building and an aggregate FCI for all facilities at Monroe County Community College. The FCI is a benchmark index that rates the condition of existing College buildings and used by facilities managers nationwide to quantify and prioritize deferred maintenance projects for capital planning purposes.
- Assist Monroe County Community College in meeting its Mission Statement, Strategic Goals, and Institutional Vision through timely maintenance of the physical backbone of the College – the buildings of MCCC.

Glossary

Vital Statistics

Basic building information– building use types (classroom, library, and administration), year built, building area in square feet, and number of floors.

Observation Highlights

This is a focused list of field observations, highlighting major repair/replacement items and recently completed work. For a more complete list of field observations, see the individual building data sheets in the appendix.

Current Replacement Value (CRV)

The CRV is the cost to construct a typical replacement building in today's dollars. The figure is based on the square footage of the current structure and the estimated current construction cost for that type of structure. Since some buildings are conglomerations of different uses (i.e.: classroom, library, administration) the CRV is based on estimated proportions of use types in each building. By the nature of the calculations and square foot construction costs, the current replacement value has a ±20% margin of error and will increase annually due to inflation.

Priority Issues/One Year Deferred Maintenance Backlog (1YR DMB)

The 1YR DMB is the value of projects that is deferred and requiring completion in order to maintain facilities and related infrastructure for safe use. The 1YR DMB amounts shown are for items requiring immediate attention to fix critical problems. ***A long-term investment strategy should also include items that require repair or replacement within 5 years, thus avoiding the increased repair costs resulting from deferred repairs (i.e. leaky roof damaging interior finishes).***

Facilities Condition Index (FCI)

Simply put, the FCI is the current DMB divided by the CRV. The resulting number is compared against nationally accepted standards and used to determine the condition of the building, campus or college.

The Association of Higher Education Facilities Officers (APPA) recommends that the FCI for any given building should not exceed 5% for the building to be considered in “Good” condition. The rating of “Fair” indicates that the building requires some attention to bring it up to standard, with some problems areas potentially requiring immediate attention. The rating of “Poor” indicates that the building needs urgent attention to prevent the existing problems from affecting other building systems and compounding future repair costs.

The APPA FCI Ratings, indicating the general condition of the building, are shown here along with the corresponding “traffic signals” that give a quick visual indication of the FCI rating.

Priority Issues/One Year DMB Excess

This represents the amount the DMB exceeds the APPA benchmark of a building with a 5% FCI – essentially the dollar amount to be spent immediately to reduce the DMB to attain the APPA rating of “Good”. In situations where a building is in better than “Good” condition (FCI<5%), the one year DMB excess is shown as zero.

For example, if a building has a CRV of \$1,000,000 and an FCI of 10%, the DMB would be \$100,000. This would leave a DMB excess of \$50,000 – the amount to be spent to reduce the FCI to within the APPA 5% benchmark



Zero-Five Year Cumulative Deferred Maintenance Backlog (5YR DMB)

Similar to the One Year DMB, the Five Year DMB represents the total value of projects that will require attention within the next five years, including those that fall under the One Year DMB. This value is included to help determine the investment required over the next five years to repair and/or replace problem items before they become critical.

The Zero-Five Year DMB is often more telling of a buildings' condition than the One Year DMB, since the first year number focuses primarily on life safety, code compliance and collateral damage. Most maintenance issues are not so critical as to fall into this category but often become so within 5 years.

Looking at the previous example, if the building condition survey indicated an additional \$250,000 in repairs from years 1-5, then the 0-5 Year DMB would total \$350,000 (including \$100,000 from the first year).

Zero-Five Year DMB Excess

Similar to the One Year DMB Excess value, this amount represents the investment to bring the DMB in line with the APPA benchmark of 5% of the Current Replacement Value. In situations where a building is in better than “Good” condition – a bit more difficult over a five year span, the five year DMB excess is shown as zero.

This number is a good starting point for determining budgets – it allows the college to see what to spend to bring buildings into the APPA “Good” range – with the understanding that complete elimination of the Deferred Maintenance Backlog is not a likely scenario.

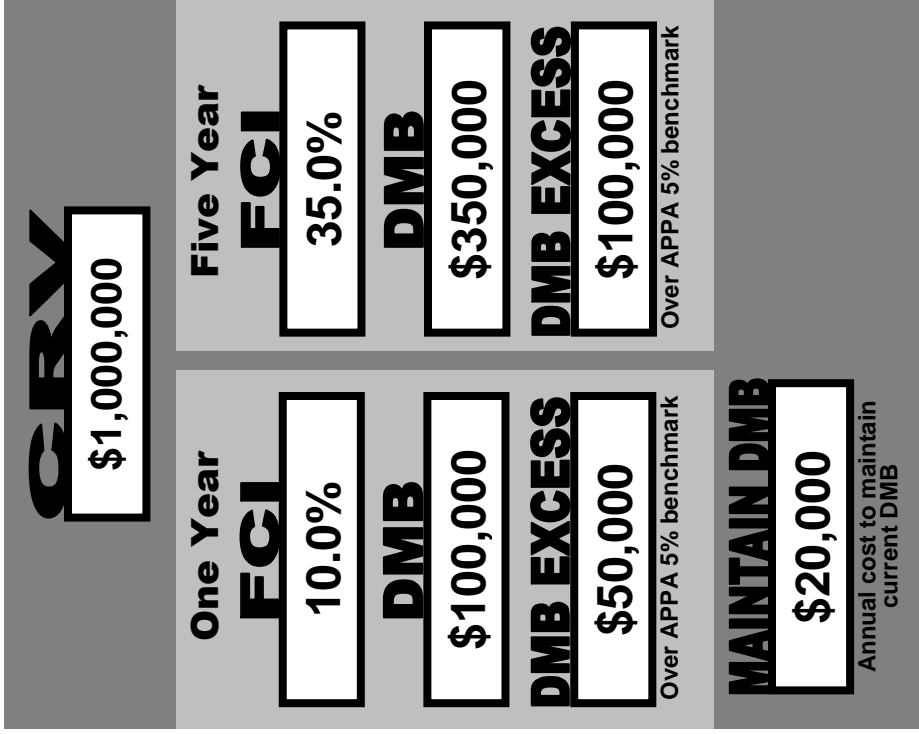
DMB Equilibrium (Annual cost to maintain current DMB)

This is the dollar amount to be invested annually to keep the FCI (and DMB) from deteriorating – regardless of the current condition of the building.

Reusing the previous example, the amount required to maintain the FCI at current levels would be \$20,000 annually (2% of \$1,000,000).

The number is based on a nationally accepted rule of 2% of the CRV and assumes that building components have a 50-year renewal cycle and depreciate along a straight line. The assumptions were made to simplify calculations; in reality, building components DO NOT expire according to straight-line depreciation, and most components will require replacement within 30-40 years (excluding structure and foundation).

To restate – this annual investment will only maintain the existing FCI and do little or nothing to reduce any existing backlog.



Generic Example of how the aforementioned data appears in this report

Building Use Types

The tables below shows building Use Types and their respective current construction costs per square foot used to develop this database. As some of these use types are not found on all campuses, not all Use Types are used in the database. These costs, based on regionally weighted, preliminary construction cost data provided by contractors, historical cost databases and data from RS Means and Marshall and Swift, are for typical college and university buildings.

Use Type	Cost/SF
Administration	\$175
Athletic	\$190
Auditorium	\$290
Boiler House	\$215
Classroom	\$185
Kitchen/Food Service	205
Lab	\$245
Library	\$190
Storage/Maintenance	\$115
Student Union	175
Vocational Lab	175

Building Components

The table below shows the building components used in the report. These are the basic components having a major influence on the replacement value of a building. The buildings were evaluated during walkthroughs with the facility personnel to determine how much of each component made up the CRV. It was then determined what percentage of each component required repair or replacement within one year, five years, ten years, and beyond. This data is used to determine the investment required to reduce the current and future deferred maintenance backlog.

Category	Component Name
Structure	Structure
Envelope	Roof
	Glazing
	Cladding
Mechanical	HVAC Equipment
	Plumbing
Electrical	Primary/Secondary
	Distribution
	Lighting
	Voice/Data
Finishes	Ceilings
	Walls
	Doors
	Floors
Safety/Code	Building, Fire, ADA
Other	Site Repair, Ext. Light, etc

Deferred Maintenance Backlog

A Brief Background

The problem of deferred maintenance at colleges and universities has been studied and better understood over the last decade. From an article by Dan Hounsell, in the magazine Maintenance Solutions, discussing how universities are addressing the issue of deferred maintenance:

“Maintenance management professionals, who once seemed to be one of the few parties giving serious thought to the issue, now have been joined in the debate by growing numbers of sympathetic voters and far-sighted facility decision makers.”

The Association of Higher Education Facilities Officers (APPA) concluded in a 1995 report titled “A Foundation to Uphold: A Preliminary Report” that the national backlog of deferred maintenance at colleges and universities exceeds \$26 billion, up 27 percent from estimates made in a similar report from 1988.

\$5.7 billion of that \$26 billion backlog is classified as “urgent deferred maintenance” – projects that require immediate attention and that will cost far more if they are not completed within a year. Although spending this sum will eliminate current urgent needs, in only a few years there will be a new roster of items to replace them – if future budget planning is not undertaken. According to the APPA report, the current backlog “represents a threat to the capability of higher education facilities to support college and university missions.”

Other conclusions from the report include:

- More than 50 percent of all college types reported that deferred maintenance increased or stayed the same since 1988; only 25 percent reported decreases.
- 20 percent of the colleges in the study accounted for nearly 60 percent of the accumulated deferred maintenance.

- Public colleges typically have a greater deferred maintenance backlog than private universities, with 78 percent of the public research universities reporting an increase in deferred maintenance backlogs.
- By assuming that deferred maintenance of the infrastructure – site repairs, road and parking lot maintenance, exterior lighting, etc. – was not included in the figures provided by the campuses in the study, the estimated cost to eliminate accumulated deferred maintenance increases to \$32.5 billion – with urgent needs increasing to \$7.1 billion.
- When senior school administrators made deferred maintenance a priority, the institution made progress in reducing its backlog.

The most important point to remember is that even if universities and colleges spend these amounts, this will only eliminate the existing deferred maintenance backlog. There needs to be a coordinated, funded plan put into place at colleges and universities to maintain the condition of the facilities once they have been repaired – or time will again take its toll.

Vital Statistics:

This updated assessment for Monroe County Community College (MCCC), focuses on 18 buildings totaling almost 390,000 square feet at the Monroe main campus, Whitman Center campus, and Hurd Road Center campus. The estimated Current Replacement Value for these facilities is approximately \$80.7 million.

The date of completion for the assessed facilities ranges from 1968 to 2004. While almost all mission critical buildings are currently in good condition, the buildings contributing most significantly to overall long-term deferred maintenance and end-of-life issues are the original academic buildings. Factors contributing to the condition of these buildings include the age and condition of plumbing and mechanical systems, typical wear and tear on high-use items such as doors, and building use.

By APPA standards, short-term critical issues (those considered critical to operation, safety-related or having potential for collateral damage) are minimal. This situation is typical for most institutions, but MCCC has done a particularly good job containing these issues. Few items of great cost are likely to fail or significantly impact building viability within the next year. When looking forward five years, however, long-term conditions for several buildings quickly become rated fair to poor. This is also common, as over this longer timeframe, systems in older buildings become critical due to age or failure. The significantly higher five-year Facility Condition Index (FCI) for these buildings is predictive of these failures and based on two assumptions: that everything anticipated to fail will do so, and nothing is invested to correct the problem proactively.

Issues found across campus include:

- Several roofs are near the middle of their service life, with leaks and other issues typical for roofs of this age. A roof condition assessment was performed by Professional Services Inc. prior to this assessment.

- HVAC systems near or past the end of their service life indicate a need to budget for replacement in the next few years. Valves on some systems are also failing.
- Original window systems are showing air infiltration, failed hardware, and deteriorated glazing compound.
- Doors are past the end of their service life on older buildings, especially exterior main entrance doors. Hardware is failing, thresholds are deteriorating, and hinges are wearing out. All require increasing levels of maintenance.
- ADA compliance issues in older buildings include knob-style door hardware, non-compliant dimensions of entrance vestibules, and some toilet rooms limited by available space. To meet current accessibility codes, any significant renovations will trigger modifications to meet current ADA requirements.

Summary:

The jump from the “Priority Issues FCI” of 1.6% to the long-term “0-5 Year FCI” of 7.3% is typical for older campuses and, at a campus the size of MCCC, represents a sizeable capital investment, even to maintain conditions in their current state. These numbers also represent an increase from the 2008 Assessment, primarily driven by long-term issues that are becoming more urgent.

This potential FCI increase, while driven by many buildings, is most attributed to a few older facilities facing equipment end-of-life issues, including significant HVAC equipment in the Physical Plant Building. As an example, the 5-year FCI numbers for the CLRC and the two Technology Buildings contribute almost 50 percent of the total deferred maintenance backlog although they comprise less than 30 percent of the College’s square footage.

As stated in the Deferred Maintenance Backlog background, the investment solution has two facets:

- The funds needed for immediate repair projects – repairs and/or replacements that will prevent further deterioration of the buildings and infrastructure and help the college stay ahead of life-safety concerns.
- The funds required to maintain and/or improve the condition of the buildings. These funds need to be budgeted in advance to

allow for repairs at the appropriate time - before items become critical or cause additional damage.

The following pages of this report break this data down into a building-by-building review to clarify where attention is most needed.

Recommendations:

Short Term Recommendation:

Monroe County Community College should review the items that comprise the One Year Deferred Maintenance Backlog of approximately \$1,258,000 and address those affecting life/safety issues, those having the greatest potential for future damage to other building components, and those that are code compliance issues.

In addition to the first year issues that will carry over into the next five years, the College should also immediately begin budgeting for the projected \$5.89 million in deferred maintenance issues over the next five years and evaluate alternative solutions where the cost of repairs outweighs the benefits.

Long Term Recommendation:

The College should budget as much as possible of the industry recommended “2% of CRV” maintenance fund of \$1.6 million annually for ongoing repairs to maintain the buildings once they are upgraded. While this benchmark is difficult for most institutions to attain, the goal of setting aside as close to this amount annually as possible is to ensure the buildings remain in stable condition and that funds are available in advance when systems reach the end of their lives.

*Note: The DMB Excess value listed on the summary table to the right is the sum of all individual building excess values, not calculated at the campus-wide level. Therefore, a College DMB Excess number is present even though the College-wide FCI number is well below the APPA 5% threshold value.



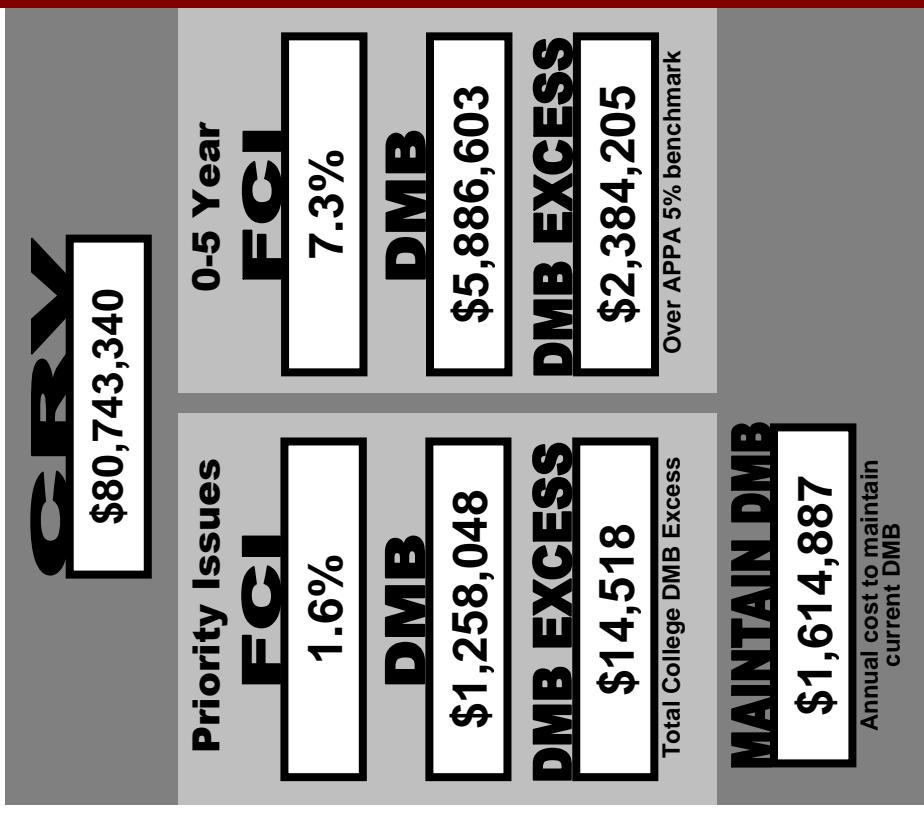
1 YEAR



5 YEAR

College-wide Condition

Monroe County Community College



Campus Condition Examples

The following images are indicative of some of the deferred maintenance issues present across the campus.



Whitman Center – breach in fire-rated ceiling assembly.



Whitman Center – water infiltration along exterior wall has caused deterioration of the plastic-laminated windowsills.



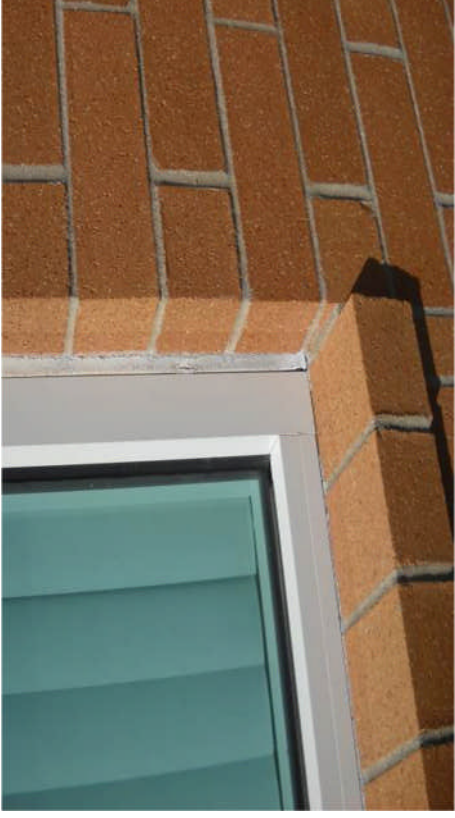
Whitman Center – settlement/heaving of exterior concrete slab (at main entrance) presents a tripping hazard.



Student Services/Administration - Aluminum entrance doors and hardware at end of life.



La-Z-Boy Center – It appears there is a void within the exterior aluminum, curtain wall assembly allowing the environment to enter the interior.



Health Education Building – Typical sealant joint is at end of life.



Physical Plant – Cooling tower and basins are near end of life.



Health Education Building – Daylighting controls for the Atrium would save energy.

Vital Statistics:

Campbell Learning Resources Center

Use Type(s): Library, Classroom, Lab

Built: 1968

Area: 52,369 SF

Floors: 3

Observation Highlights:

- Moisture problem in basement in Room C-3 requires additional investigation and remediation.
- Professional Services Inc. (PSI) rates the roof condition as "generally fair to good, no current roof leaks were reported." Roof perimeter at the gravel stop edges was repaired in 2010.
- Windows (glazing and frames) on levels 1 and 2 are due for replacement. Some window units are fogged at the first floor.
- Minor amount of brick tuck-pointing required at north elevation. Sealant joints at fascia panel joints were replaced in 2010.
- Level 2 ductwork and selective ceiling replacement is scheduled for rework as part of 2009 classroom renovations.
- Chilled water valves are at end of life and due for replacement.
- Reduced voltage starter for 40HP fan motor is at end of life.
- Electrical Room areaway floor drain is either too small or partially plugged. Damage has occurred to ventilation dampers.
- PRV is needed for elevated City Water pressure issue.
- Domestic water piping will need epoxy lining or replacement.
- Wireless equipment is at end of life and requires replacement.
- Investigate and remediate why battery-backup for digital PBX is not connected and in use.
- Minor cracking observed in brick walls at main stairwell. Recommend monitoring condition.



1 YEAR



5 YEAR



CRV
\$9,793,003

Priority Issues

FCI

2.3%

DMB

\$206,632

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

10.9%

DMB

\$1,069,396

DMB EXCESS

\$579,746

Over APPA 5% benchmark

MAINTAIN DMB

\$195,860

Annual cost to maintain
current DMB

Campbell Learning Resources Center

- Original exterior aluminum doors, frames, and hardware are nearing end of life.
- Stairwell doors are in poor condition and at end of life.
- Rear double doors at Learning Assistance Lab - hinges damaged, doors stick, doors swing into corridor.

Vital Statistics:

Student Services / Administration

Use Type(s): Kitchen/Food Service, Classroom, Classroom, Student Union, Administration

Built: 1968, additions in 1978, 1988

Area: 72,219 SF

Floors: 1

Observation Highlights:

- PSI rates the roof condition as "generally in fair condition." Minor leaking reported.
- Previous infrared images indicate areas of moisture within the insulation. Leaks at penetrations will require corrective action. Some repairs made in 2010.
- Original anodized aluminum window framing with non-insulated glazing not energy efficient.
- Sealant joints at fascia panel joints were replaced in 2010.
- Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement.
- Outside air damper for main air handler is not bolted to concrete wall.
- Galvanized piping throughout is near or at end of life. Assume replacement or epoxy lining within 10 years.
- PRV is needed for elevated City Water pressure issue.
- Wireless equipment is at end of life and requires replacement.
- Original exterior aluminum doors, frames, and hardware are nearing end of life.
- East entry concrete steps poorly constructed - risers vary in height, treads are too shallow and uneven. Creates tripping hazard.
- Glass covered walkway between this and East Technology Building leaks in multiple locations. Repaired repeatedly, but steel rusting, paint peeling.



1 YEAR



5 YEAR

CRV
\$12,927,201

Priority Issues

FCI

1.6%

DMB

\$204,250

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

6.4%

DMB

\$823,463

DMB EXCESS

\$177,103

Over APPA 5% benchmark

MAINTAIN DMB

\$258,544

Annual cost to maintain
current DMB

Vital Statistics:

Life Science

Use Type(s): Classroom, Lab

Built: 1972

Area: 54,905 SF

Floors: 2

Observation Highlights:

- Foundation cracking was present along west end of the building. No evidence of further movement noted.
- PSI rates the roof condition as “generally in fair to good condition.” Minor leaking reported. Minor roof repairs done in 2010.
- Walls in west stairwell in poor condition, interior walls in northeast corner chemistry labs on 2nd floor cracked. Condition stabilized several years ago, will require routine monitoring.
- Window system was replaced in 2010.
- Greenhouse window operators are non-functioning and are due for replacement.
- Sealant joints at fascia panel joints were replaced in 2010.
- Chilled water valves are at end of life and due for replacement.
- Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement.
- PRV is needed for elevated City Water pressure issue.
- Cold domestic water piping needs epoxy lining or replacement.
- Wireless equipment is at end of life and requires replacement.
- Interior door hardware at end of life and due for replacement. Approximately 50% of door knobs replaced with lever handles.
- Office carpet at end of life and due for replacement.



1 YEAR



5 YEAR



CRV
\$12,134,005

Priority Issues

FCI

1.9%

DMB

\$235,400

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

6.7%

DMB

\$809,338

DMB EXCESS

\$202,638

Over APPA 5% benchmark

MAINTAIN DMB

\$242,680

Annual cost to maintain
current DMB

Vital Statistics:

East Technology

Use Type(s): Classroom, Lab

Built: 1968

Area: 28,523 SF

Floors: 1

Observation Highlights:

- PSI rates the roof condition as “generally in fair to poor condition.” No leaks reported. Minor roof repairs done in 2010.
- Previous roof leak at room E-125, partially repaired in 2008 and may need additional work.
- Two-part, non-insulated glazing is typical throughout with no reported problems. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life.
- Sealant joints at fascia panel joints were replaced in 2010.
- Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement
- PRV is needed for elevated City Water pressure issue.
- Domestic hot water lines are fouled and near end of life.
- Domestic water piping needs epoxy lining or replacement.
- Wireless equipment is at end of life and requires replacement.
- Exterior doors remain in poor condition, hardware worn, all at end of life and due for replacement.
- East Vestibule not ADA compliant; too shallow.



1 YEAR



5 YEAR

CRV
\$6,303,583

Priority Issues

FCI

2.8%

DMB

\$174,609

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

13.2%

DMB

\$830,182

DMB EXCESS

\$515,003

Over APPA 5% benchmark

MAINTAIN DMB

\$126,072

Annual cost to maintain
current DMB

Vital Statistics:

West Technology

Use Type(s): Classroom, Lab

Built: 1968

Area: 32,180 SF

Floors: 1

Observation Highlights:

- PSI rates the roof condition as “generally in fair to poor condition.” Minor leaks reported. Minor roof repairs done in 2010.
- Two-part, non-insulated glazing is typical throughout, nearing end of life. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life.
- Sealant joints at fascia panel joints were replaced in 2010.
- MDF room is dusty and may come from ceiling plenum. IDF Room 157 is too warm and needs ventilation.
- PRV is needed for elevated City Water pressure issue.
- Galvanized piping throughout is near or at end of life. Domestic water is fouled when first used. MCCC anticipates ongoing maintenance issues.
- Wireless equipment is at end of life and requires replacement.
- Cracking was observed in a corridor wall within Room 164. The cause of the cracking is unknown. Recommend annual monitoring.
- Original exterior aluminum doors remain in poor condition, hardware worn, all at end of life and due for replacement.
- East Vestibule not ADA compliant; too shallow.
- Floor in Room 164 is cracked, damaged, and due for replacement.



1 YEAR



5 YEAR



CRV
\$7,208,320

Priority Issues

FCI

1.4%

DMB

\$101,637

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

11.8%

DMB

\$866,440

DMB EXCESS

\$506,024

Over APPA 5% benchmark

MAINTAIN DMB

\$144,166

Annual cost to maintain
current DMB

Vital Statistics:

Health Education

Use Type(s): Athletic, Classroom, Lab

Built: 1997

Area: 50,700 SF

Floors: 1

Observation Highlights:

- Interior expansion joints are not continuous from floor to walls and present potential future problems
- PSI rates the roof condition as "generally in fair condition, several leaks were reported." Minor roof repairs done in 2010.
- Storefront curtain wall and second story windows (Clerestory) were replaced in 2009. Minor leaks still occur in system.
- Masonry veneer was apparently installed with insufficient expansion / movement control joints. As a result the building experienced some masonry failures. The installation of movement joints has addressed the problem. Some building control joints and some gaskets at the metal panels are at the end of their life.
- Noise problems with gymnasium air handling unit, system can't run at high speed when noise is a concern, causing space to be too hot.
- PRV is needed for elevated City Water pressure issue.
- A permanent solution to the Electrical Vault flooding issue is needed to remediate the problem.
- Daylighting control of the Atrium fluorescent fixtures should be considered for energy savings.
- Wireless equipment is at end of life and requires replacement.



1 YEAR



5 YEAR

CRV

\$10,013,250

Priority Issues

FCI

1.3%

DMB

\$125,166

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

4.1%

DMB

\$412,546

DMB EXCESS

\$0

Over APPA 5% benchmark

MAINTAIN DMB

\$200,265

Annual cost to maintain
current DMB

Vital Statistics:

Physical Plant

Use Type(s): Power House

Built: 1968

Area: 9,394 SF

Floors: 2 (partial basement)

Observation Highlights:

- Incidental cracking noted within CMU walls at a number of locations including the director's office. Cracking appears to be stabilized but should be monitored.
- PSI rates the roof condition as "generally in fair condition, no roof leaks were reported." Minor roof repairs done in 2010.
- Minimal glazing, original single pane, nearing end of life.
- Sealant joints at pre-cast concrete panel joints at end of life; due for replacement.
- Absorption Chiller - Cooling Tower and tank: nearing end of life and will require replacement.
- PRV is needed for elevated City Water pressure issue.
- Building houses utility tie-in and is the 13,200V distribution source for the campus. No problems were reported.
- Wireless equipment is at end of life and requires replacement.
- Office space and toilet room not ADA compliant.



CRV
\$2,019,710

Priority Issues

FCI

1.0%

DMB

\$20,399

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

21.4%

DMB

\$431,814

DMB EXCESS

\$330,829

Over APPA 5% benchmark

MAINTAIN DMB

\$40,394

Annual cost to maintain
current DMB



1 YEAR



5 YEAR

Vital Statistics:

Boiler House 100

Use Type(s): Power House

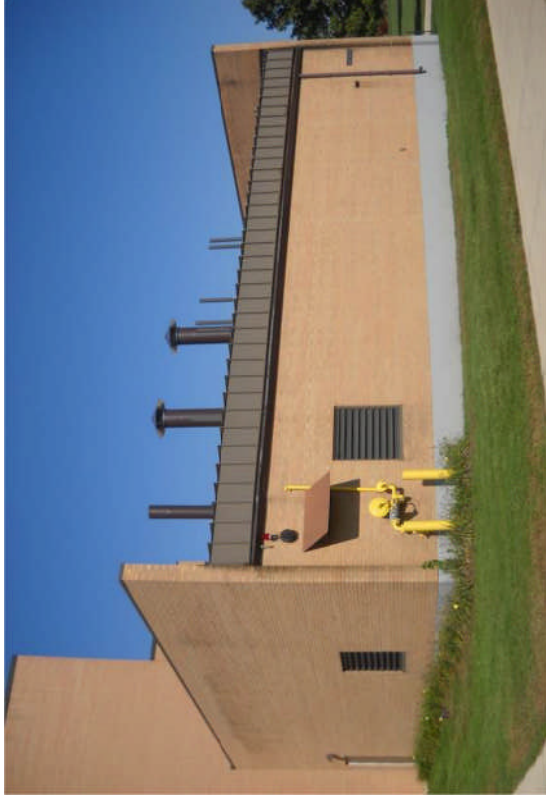
Built: 1978

Area: 2,184 SF

Floors: 1

Observation Highlights:

- Original standing seam metal roof is regularly inspected and has no reported problems. PSI rates the roof condition as “generally in fair condition.”
- Sealant joints for building at end of life.
- Two (2) original Cleaver Brooks boilers: 1978-79. Boilers are annually inspected and maintained: Fire tubes show pitting on exterior. Tubes will require replacement in near future (3-5 years). College anticipates full boiler replacement by 2020.
- PRV is needed for elevated City Water pressure issue.
- Galvanized piping failing, main lines replaced. Balance of piping requires replacement of long sections when failure occurs. Entire piping system due for replacement.



1 YEAR



5 YEAR

CRV
\$469,560

Priority Issues

FCI

0.6%

DMB

\$2,583

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

8.9%

DMB

\$41,744

DMB EXCESS

\$18,266

Over APPA 5% benchmark

MAINTAIN DMB

\$9,391

Annual cost to maintain current DMB

Vital Statistics:

Boiler House 200

Use Type(s): Power House

Built: 1978

Area: 2,184 SF

Floors: 1

Observation Highlights:

- Original standing seam metal roof. Roof is regularly inspected and has no reported problems. PSI rates the roof condition as “generally in fair condition.”
- Two (2) original Cleaver Brooks boilers - 1978-79. Boilers are annually inspected and maintained; Fire tubes show pitting on exterior. Tubes will require replacement in near future (3-5 years) College anticipates replacement by 2020.
- PRV is needed for elevated City Water pressure issue.
- Two (2) hot water tanks; one replaced in 2004 and a second tank added in 2005.
- Large double door (original) is rusting and requires cleaning and repainting.
- Fire alarm is pull station only (no detection).



CRV
\$469,560

Priority Issues

FCI

0.8%

DMB

\$3,522

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

6.3%

DMB

\$29,394

DMB EXCESS

\$5,916

Over APPA 5% benchmark

MAINTAIN DMB

\$9,391

Annual cost to maintain
current DMB



1 YEAR



5 YEAR

Vital Statistics:

Boiler House 300

Use Type(s): Power House

Built: 1978

Area: 1,924 SF

Floors: 1

Observation Highlights:

- Original standing seam metal roof is regularly inspected and has no reported problems. PSI rates the roof condition as "generally in fair to poor condition." Minor leaks reported.
- Two (2) original Cleaver Brooks boilers (1978-1979). Fire tubes are showing age are nearing end of life. Anticipated boiler replacement within 5 to 10 years.
- PRV is needed for elevated City Water pressure issue.
- Galvanized piping failing, requires replacement of long sections when failure occurs. Entire piping system due for replacement.
- Two (2) hot water tanks - 1 replaced in 1999, other replaced in 2002. New hot water tank added for kitchen in 2003.
- Large double door (original) is rusting and requires cleaning and repainting.



CRV
\$413,660

Priority Issues

FCI

0.8%

DMB

\$3,102

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

8.9%

DMB

\$36,857

DMB EXCESS

\$16,174

Over APPA 5% benchmark

MAINTAIN DMB

\$8,273

Annual cost to maintain current DMB



1 YEAR



5 YEAR

Boiler House 300

Monroe County Community College

Vital Statistics:

Maintenance Butler Building

Use Type(s): Storage

Built: 1978

Area: 1,500 SF

Floors: 1

Observation Highlights:

- Metal siding has cosmetic damage from vehicle / equipment impacts. The resulting damage will allow water to enter the building. Condition should be corrected.



1 YEAR



5 YEAR

CRV
\$172,500

Priority Issues

FCI

2.5%

DMB

\$4,382

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

4.4%

DMB

\$7,504

DMB EXCESS

\$0

Over APPA 5% benchmark

MAINTAIN DMB

\$3,450

Annual cost to maintain current DMB

Vital Statistics:

Technology Butler Building

Use Type(s): Storage

Built: 1983

Area: 1,830 SF

Floors: 1

Observation Highlights:

- Corrugated metal roofing panels and wall panels with exposed, gasketed fasteners. Roof regularly inspected; can see daylight in some locations. Corrugated metal siding panels appear to have original, factory finish; nearing end of life.
- Gutters were full of debris and non-functional. Correct gutter condition and replace and/or repair missing downspouts.
- Aluminum-framed window, exterior screen assemblies are in need of repair.
- Natural gas line installed from SAE Building to the Technology Building was run above grade and is protected from damage by a large steel pipe. This installation is not code compliant and needs remediation.



1 YEAR



5 YEAR



CRV
\$210,450

Priority Issues

FCI

2.1%

DMB

\$4,462

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

6.6%

DMB

\$13,848

DMB EXCESS

\$3,326

Over APPA 5% benchmark

MAINTAIN DMB

\$4,209

Annual cost to maintain
current DMB

Technology Butler Building

Monroe County Community College

Vital Statistics:

Salt Storage

Use Type(s): Storage

Built: 1999

Area: 400 SF

Floors: 1

Observation Highlights:

- Salt has pushed the rear wall of the building out of plane. Currently the wall is restrained using a series of wooden braces. Wall should be restored to plumb and level condition once the salt supply is emptied.
- No reported roofing problems. Roof evaluation was not included in PSI's roofing condition report. No visual defects were noted.
- Overhead door tracks and associated door hardware are failing due to the corrosive nature of the salt and are nearing end of useful life.
- No visual inspection of floor surface was possible.

CRV
\$46,000

Priority Issues

FCI

14.0%

DMB

\$6,440

DMB EXCESS

\$4,140

Over APPA 5% benchmark

0-5 Year

FCI

21.5%

DMB

\$9,890

DMB EXCESS

\$7,590

Over APPA 5% benchmark

MAINTAIN DMB

\$920

Annual cost to maintain
current DMB



1 YEAR



5 YEAR

Salt Storage



Vital Statistics:

La-Z-Boy Center

Use Type(s): Auditorium, Classroom, Administration

Built: 2004

Area: 53,329 SF

Floors: 1 with mechanical mezzanine & balcony

Observation Highlights:

- Coping metal at metal panel system does not properly slope back to the roof. A line of sealant was added to keep water from streaking the visible face of the metal panels. Condition should be carefully monitored for evidence of water infiltration into and behind the metal panel system
- PSI rates the roof condition as "generally in fair to good condition." Roof to wall transitions may need to be repaired as they are identified.
- Sealant where window frames abut metal panel system is failing and is due for replacement.
- Exterior soffit: Synthetic stucco on cementitious backer panels is cracking at panel joints.
- Exterior masonry joints are beginning to age and will require tuck-pointing in the near future. Masonry expansion / control joint sealants are likewise nearing end of life and will require general repair and replacement. Slight efflorescence was returning in selected areas.
- IT Room H143 needs a door grille added to provide proper ventilation.
- PRV is needed for elevated City Water pressure issue.
- Wireless equipment is at end of life and requires replacement.



1 YEAR



5 YEAR



CRV
\$13,732,218

Priority Issues

FCI

0.6%

DMB

\$85,140

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

2.1%

DMB

\$282,884

DMB EXCESS

\$0

Over APPA 5% benchmark

MAINTAIN DMB

\$274,644

Annual cost to maintain
current DMB

Vital Statistics:

SAE Building

Use Type(s): Storage

Built: 2005

Area: 768 SF

Floors: 1

Observation Highlights:

- Cracks in CMU exterior wall, primarily at the ends of steel lintels over the overhead sectional doors should be monitored.
- No reported roofing problems. Roof evaluation was not included in PSI's roofing condition report. No visual defects were noted.
- Gutters currently drain to immediate grade. Splash blocks should be installed to limit splash onto the building
- Doors and frames are protected with primer only. Doors and frames should be painted to protect them from moisture damage.



1 YEAR



5 YEAR

CRV
\$124,200

Priority Issues

FCI

1.8%

DMB

\$2,236

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

3.0%

DMB

\$3,726

DMB EXCESS

\$0

Over APPA 5% benchmark

MAINTAIN DMB

\$2,484

Annual cost to maintain
current DMB

Vital Statistics:

Whitman Center

Use Type(s): Lab, Classroom

Built: 1991

Area: 17,650 SF

Floors: 1

Observation Highlights:

- PSI rates the flat roof condition as “generally in fair to good condition” and the sloped roof is in “generally good condition.” Flat roof over Main Entry is in generally poor condition.
- Plastic laminate windowsills are failing and due for replacement. Evidence of moisture infiltration at and around windows.
- Monitor moisture levels within CMU veneer masonry. Topical sealer may aid in limiting moisture infiltration and reduce evidence of moss/mildew on the north side of the building.
- IT closet near the Lobby requires ventilation to remove heat build-up.
- Repair 12” x 12” hole in closet fire-rated ceiling near Lobby.
- Repair small hole in Maintenance Room fire-rated wall near Lobby.
- Wireless equipment is at end of life and requires replacement.
- Corrections to cracking and moisture damage at Lobby were performed, recommend that condition is monitored. Isolation joints were installed to reduce the appearance of future cracking in some locations. This may prove to be a temporary correction.
- College has replaced fire alarm panel.
- Student Lounge Area exterior concrete slab joint material between sections needs replacing.



1 YEAR



5 YEAR



CRV

\$3,459,400

Priority Issues

FCI

1.6%

DMB

\$62,615

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

6.1%

DMB

\$210,677

DMB EXCESS

\$37,707

Over APPA 5% benchmark

MAINTAIN DMB

\$69,188

Annual cost to maintain
current DMB

Vital Statistics:

Whitman Center Garage

Use Type(s): Storage

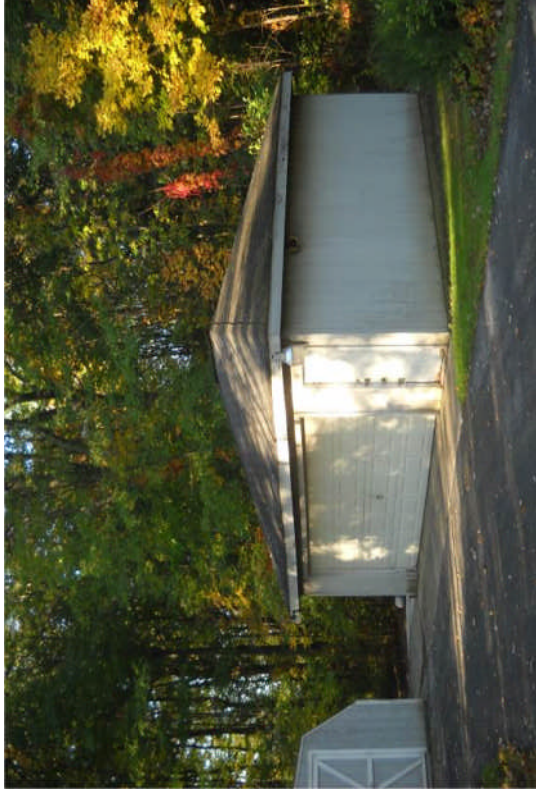
Built: 1991

Area: 480 SF

Floors: 1

Observation Highlights:

- Roofing was not replaced during the 2006 re-roof of the main building. Roofing is at end of life and due for replacement.
- Plywood siding is in good condition, needs repainting. Wood trim, in some areas, needs replacement. All wood trim needs repainting.
- Overhead sectional door and man door are at end of life and due for replacement.



CRV
\$55,200

Priority Issues

FCI

23.8%

DMB

\$13,138

DMB EXCESS

\$10,378

Over APPA 5% benchmark

0-5 Year

FCI

24.8%

DMB

\$13,690

DMB EXCESS

\$10,930

Over APPA 5% benchmark

MAINTAIN DMB

\$1,104

Annual cost to maintain
current DMB

Whitman Center Garage

Monroe County Community College

1 YEAR

5 YEAR



Vital Statistics:

Hurd Road Center

Use Type(s): Classroom, Vocational Space

Built: 1993

Area: 6,770 SF (of renovated space)

Floors: 1

Observation Highlights:

- Man door at southern end of building is prime-coated, needs painting.
- Toilet room is not ADA compliant.

CRV
\$1,191,520

Priority Issues

FCI

0.0%

DMB

\$0

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

0.3%

DMB

\$20,256

DMB EXCESS

\$0

Over APPA 5% benchmark

MAINTAIN DMB

\$23,830

Annual cost to maintain
current DMB



1 YEAR



5 YEAR

Hurd Road Center

Monroe County Community College

Building/Campus/All Assessed Facilities Comparison Report Monroe County Community College

Facility	Year Built	Building Area (S.F.)	Pct. of Total S.F.	CRV	Percent of Total CRV	Priority Issues Data			0-5 Year Cumulative Data				
						DMB	Percent of Total DMB	FCI	Rating	DMB	Percent of Total DMB	FCI	Rating
All assessed facilities	389,621	\$80,743,340		\$1,272,359		1.6%	GOOD	1.6%	GOOD	\$5,913,648		7.3%	FAIR
Hurd Road	6,770	1.7%	1.5%	\$0	0.0%	0.0%	GOOD	0.0%	GOOD	\$20,256	100.0%	1.7%	GOOD
Welding Center	1993	6,770	1.7%	\$0	0.0%	0.0%	GOOD	0.0%	GOOD	\$20,256	0.3%	1.7%	GOOD
Main Campus	364,721	93.6%	94.2%	\$1,196,606	94.0%	1.6%	GOOD	1.6%	GOOD	\$5,669,025	100.0%	7.5%	FAIR
Campbell Learning Resources Ctr.	1968	52,369	13.4%	\$9,793,003	12.1%	2.3%	GOOD	2.3%	GOOD	\$1,069,396	18.1%	10.9%	POOR
Student Services/Admin.	1968	72,219	18.5%	\$12,927,201	16.0%	1.6%	GOOD	1.6%	GOOD	\$823,463	13.9%	6.4%	FAIR
Life Science	1972	54,905	14.1%	\$12,134,005	15.0%	1.9%	GOOD	1.9%	GOOD	\$809,338	13.7%	6.7%	FAIR
East Technology	1968	28,523	7.3%	\$6,303,583	7.8%	2.8%	GOOD	2.8%	GOOD	\$830,182	14.0%	13.2%	POOR
West Technology	1968	32,180	8.3%	\$7,208,320	8.9%	1.4%	GOOD	1.4%	GOOD	\$866,440	14.7%	12.0%	POOR
Health Education	1997	50,700	13.0%	\$10,013,250	12.4%	1.3%	GOOD	1.3%	GOOD	\$412,546	7.0%	4.1%	GOOD
Physical Plant	1968	9,394	2.4%	\$2,019,710	2.5%	1.0%	GOOD	1.0%	GOOD	\$431,814	7.3%	21.4%	POOR
Boiler House 100 (Life Science)	1978	2,184	0.6%	\$469,560	0.6%	0.6%	GOOD	0.6%	GOOD	\$41,744	0.7%	8.9%	FAIR
Boiler House 200 (Library/Tech)	1978	2,184	0.6%	\$469,560	0.6%	0.8%	GOOD	0.8%	GOOD	\$29,394	0.5%	6.3%	FAIR
Boiler House 300 (SSA)	1978	1,924	0.5%	\$413,660	0.5%	0.8%	GOOD	0.8%	GOOD	\$36,857	0.6%	8.9%	FAIR
Maintenance Butler Bldg.	1978	1,500	0.4%	\$172,500	0.2%	2.5%	GOOD	2.5%	GOOD	\$7,504	0.1%	4.4%	GOOD
Technology Butler Bldg.	1983	1,830	0.5%	\$210,450	0.3%	2.1%	GOOD	2.1%	GOOD	\$13,848	0.2%	6.6%	FAIR
Salt Storage	1999	400	0.1%	\$46,000	0.1%	14.0%	POOR	14.0%	POOR	\$9,890	0.2%	21.5%	POOR
La-Z-Boy Center	2004	53,329	13.7%	\$13,732,218	17.0%	0.6%	GOOD	0.6%	GOOD	\$282,884	4.8%	2.1%	GOOD
SAE Building	2001	1,080	0.3%	\$124,200	0.2%	1.8%	GOOD	1.8%	GOOD	\$3,726	0.1%	3.0%	GOOD
Whitman Center	18,130	4.7%	4.4%	\$75,753	6.0%	2.2%	GOOD	2.2%	GOOD	\$224,367	100.0%	6.4%	FAIR
Whitman Center	1991	17,650	4.5%	\$3,459,400	4.3%	1.8%	GOOD	1.8%	GOOD	\$210,677	3.6%	6.1%	FAIR
Whitman Center Garage	1991	480	0.1%	\$55,200	0.1%	23.8%	POOR	23.8%	POOR	\$13,690	0.2%	24.8%	POOR

Deferred Maintenance Report - All assessed facilities Monroe County Community College

Facility Stats

Number of Building	18
Oldest Building	1968
Newest Building	2004
Avg. Year Built	1982
Avg. Cost per S.F.	\$207

Facilities Condition Index - All assessed facilities

389,621	PRIORITY ISSUES DATA		0-5 Year Cumulative Data				
TOTAL S.F.	\$80,743,340	\$1,272,359	\$14,518	\$2,411,250	\$5,913,648	\$1,614,867	
	CRV	DMB	EXCESS	FCI	EXCESS	FCI	\$/YR MAINTAIN
				1.6%		7.3%	
				RATING			RATING
				GOOD			FAIR

**Deferred Maintenance Detail Report - by Building
Monroe Community College**

Campus: Main Campus **Use Types:** **Notes:** lower level below grade.
Bldg. No: 01 40 % Library
Building: Campbell Learning Resources Ctr. 60 % Classroom
Area: 52,369sf **Yr Built:** 1968 **Floors:** 3

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Structure	20	\$1,958,601	0	2	5	93
Description: Poured concrete basement with slab on grade foundation. Concrete frame with concrete masonry block infill. Priority 1: None observed / reported Priority 2: Moisture problem in basement (at room C-3) requires additional investigation and remediation 2011: It was reported that problem in Room C-3 still exists, the problem in Room C-16 appears to have been corrected. 2008: -Ongoing water / moisture infiltration through the foundation walls. The moisture appears to be the result of underground or hydrostatic sources; minimal leaking is associated with heavy rains. Efflorescence / evidence of moisture was specifically noted in the small theatre and within IT storage area. Problem is on-going. -Limited masonry cracking observed at main stairwell. The fractures appear to be stabilized. Previous Comments: -Room C-3 leaked from cracks, room C-10 leaked at roof conductor exit. In-house team excavated, waterproofed and backfilled in 2001						

Campus: Main Campus
Bldg. No: 01
Building: Campbell Learning Resources Ctr.
Area: 52,369sf Yr Built: 1968 Floors: 3

Use Types:

40 % Library
 60 % Classroom

Notes: lower level below grade.

System	CRV of System %	\$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 2		11+ Years Priority 2
Roof	2	\$195,860	2	3	70	25	Description: Built-up roof; replaced in 1997 Priority 1: None observed / reported Priority 2: None observed / reported 2011: Sealant joints and flashings were replaced in 2010. 2008: Structure Tek rating is 70 out of 100 for the roof. Correct failing sealant joints and replace aging flashings Previous Comments: Roof regularly inspected
Glazing	4	\$391,720	5	75	10	10	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: None observed / reported Priority 2: Windows (glazing and frames) on level I and II are due for replacement 2011: No changes reported. 2008: Windows are largely original to the building and are nearing end of life. Previous Comments: Second floor - second layer of glass added to interior, approximately 20% are showing attachment problems North and west windows recaulked, some leaking at the seals/frames. First floor newer double pane units - 39 units are fogged.

Campus: Main Campus **Use Types:** **Notes:** lower level below grade.
Bldg. No: 01 40 % Library
Building: Campbell Learning Resources Ctr. 60 % Classroom
Area: 52,369sf **Yr Built: 1968** **Floors: 3**

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Cladding	7	\$685,510	0	3	5	92
Description: Brick with concrete panel fascia panels Priority 1: None observed / reported Priority 2: Minor brick joint tuck-pointing required at North elevation 2011: Sealant joints at fascia panel joints were replaced in 2010. 2008: Brick cladding - no reported problems Soffit and fascia require minor repair and repaint - all sides.						

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

Area: 52,369sf Yr Built: 1968 Floors:3

Use Types:

40 % Library

60 % Classroom

Notes:lower level below grade.

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 3	75	Description:	System/Component Notes

HVAC	17	\$1,664,811	2	3	20	75	<p>Description:</p> <ul style="list-style-type: none"> - Steam provided from Boiler House 200 and shared with East/West Technology Buildings - Physical Plant provides chilled water - Independent heat pump split-system installed to cool Server Room C-12 (2005) - Independent split Acsystem serves IT in basement - Pneumatic terminal controls on an Apogee DDC framework <p>Priority 1: Replace ventilation dampers in Electrical Room. Replace chilled water valves. Replace reduced voltage starter for main AHU.</p> <p>Priority 2: None observed / reported</p> <p>2011: -Chilled water valves are due for replacement. -Reduced voltage starter for main AHU 40-HP fan motor at end of useful service life.</p> <p>2008: -Building has a new condensate return system to address failing components (pumps, vacuum breaker, valves, etc.). Work completed in 2007 -Level 2 ductwork is scheduled for rework as part of 2009 classroom renovations. -Controls air compressors were rebuilt (2004); no reported problems -Perimeter FTR is set up on two centrally controlled loops; one for perimeter and one for the interior re-heat coils. Siemens controls renovation linked the two loops resulting in reduced operating efficiency. -Secondary AHU (lower capacity) maintains humidity levels during unoccupied mode; No reported problems. -A sump and pump were installed within the AHU to remove moisture correcting the problem. Correction has reduced ongoing building humidity problems. -Ductwork was cleaned following correction of AHU moisture problem. -Rolled filters were upgraded to pleated media -Chilled water valves are at end of life and are due for replacement.</p>
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Previous Comments:

Campus: Main Campus
Bldg. No: 01
Building: Campbell Learning Resources Ctr.
Area: 52,369sf **Yr Built:** 1968 **Floors:** 3

Use Types:
 40 % Library
 60 % Classroom

Notes: lower level below grade.

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes		
						\$	
Plumbing	8	\$ 783,440	2	23	5	70	<p>Description: Galvanized piping throughout building.</p> <p>Priority 1: Electrical Room Areaway draining needs remediation. Provide PRV for City Water pressure issues. Provide domestic water piping replacement or epoxy lining.</p> <p>Priority 2: Domestic hot water piping is assumed to be fouled and nearing end of life.</p> <p>2011: -Electrical Room Areaway floor drain is allowing water to corrode and damage ventilation damper. -PRV for city water pressure issue noted in 2008 is not installed. -Domestic water piping will need epoxy lining or replacement.</p> <p>2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. MCCC has started a program to install new pressure reducing valves to address pressure levels throughout campus -New domestic water heaters installed (2005) -Plumbing fixtures were replaced. (2007) -Flush valves, lavatory faucets were replaced. (2007) -Waste lines were cleared of blockage (2007)</p> <p>Previous Comments: Original fixtures, newer faucets (10 years)</p>

Campus: Main Campus **Use Types:** **Notes:** lower level below grade.
Bldg. No: 01 40 % Library
Building: Campbell Learning Resources Ctr. 60 % Classroom
Area: 52,369sf **Yr Built: 1968** **Floors: 3**

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Primary/Secondary	6	\$587,580	0	5	10	85
Description: Main distribution is from the power house. Power is distributed via a loop system at 13,200V. CLRC is stepped down to 208 / 240 V Priority 1: None observed / reported Priority 2: None observed / reported 2011: -During interview and walk-through inspection, no significant issues were noted. -Building is below capacity. No reported problems. -Secondary: Building is below capacity. No reported problems. Previous Comments: -Newer transformer - installed in the 1980's. -At maximum capacity, due to equipment load.						
Distribution	4	\$391,720	0	10	20	70
Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -MCCC conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. Demand for additional capacity is handled through the installation of new panels. Previous Comments: At maximum capacity						

Campus: Main Campus **Use Types:** **Notes:** lower level below grade.
Bldg. No: 01 40 % Library
Building: Campbell Learning Resources Ctr. 60 % Classroom
Area: 52,369sf **Yr Built:** 1968 **Floors:** 3

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Lighting	4	\$391,720	0	0	5	95
Description: Recessed fluorescent fixtures with T-8 lamps Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: -Level 2 fixtures are now being upgraded to T5 fixtures with multi-level ballasts. College noted that light levels are perceived to be low in renovated areas. 1999: Building was upgraded to T-8 fixtures.						

Campus: Main Campus **Use Types:** **Notes:** lower level below grade.
Bldg. No: 01 40 % Library
Building: Campbell Learning Resources Ctr. 60 % Classroom
Area: 52,369sf **Yr Built: 1968** **Floors: 3**

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Voice/Data	4	\$391,720	20	0	5	75	Description: Priority 1: Wireless is failing and replacements are not obtainable. Provide new wireless head-end PCs and equipment. Investigate and remediate why battery-backup for digital PBX is not connected and in use. Priority 2: No reported problems 2011: Voice/data/wireless -Recommend a campus-wide, all inclusive study for future direction of voice/data/wireless systems. 2008: Previous Comments: College has not converted to VoIP phones systems Campus servers are located in this building No central clock system is in place (including a wireless system)
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Campus: Main Campus **Use Types:** **Notes:** lower level below grade.
Bldg. No: 01 40 % Library
Building: Campbell Learning Resources Ctr. 60 % Classroom
Area: 52,369sf **Yr Built:** 1968 **Floors:** 3

System	CRV of System %	\$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Ceilings	3	\$293,790	0	0	15	85	Description: 12x12 spline tile (Basement and Level 2) 2x2 Acoustical ceiling tile (Level 1 and updated Classrooms) Priority 1: No reported problems Priority 2: Basement ceilings due for replacement due to past damage 2011: No changes reported. 2008: Funded plans are in place to replace upper level ceilings with 2x2 acoustical ceiling tile. Previous Comments: Level 1: New tile installed prior to 2005 report. Basement and Level 2: Original 12x12 spline tile -Ceiling damage in corridors from above-ceiling work. -2x2 ceilings in classrooms showing dirt near supply outlets.
Walls	6	\$587,580	0	5	0	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Some minor settlement cracking in the block walls - basement/second floor. Stress cracking observed in brick walls at main stairwell. Recommend monitoring condition. 2001: Basement and second floor repainted.

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

Area: 52,369sf Yr Built: 1968 Floors:3

Use Types:

40 % Library

60 % Classroom

Notes:lower level below grade.

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Doors	4	\$391,720	10	15	5	70
Description: Aluminum exterior doors and frames						
Priority 1: No reported problems						
Priority 2: Aluminum doors and frames original. Doors cleaned and thresholds repaired, but doors and hardware nearing end of life. Stair tower doors - wood is in poor condition and at end of life-Double doors at Learning Assistance Lab - hinges damaged, doors stick, doors swing too far into corridor for safety.						
2011: No changes reported.						
2008: -Exterior door threshold heaved and cracked.						
Previous Comments: -Second floor/basement are original, hardware not ADA compliant. -Interior library doors new in 2001.						

Campus: Main Campus **Use Types:** **Notes:** lower level below grade.
Bldg. No: 01 40 % Library
Building: Campbell Learning Resources Ctr. 60 % Classroom
Area: 52,369sf **Yr Built: 1968** **Floors: 3**

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes	
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Floors	4	\$391,720	5	10	30	55	Description: Priority 1: No reported problems Priority 2: -Carpet in C-3 is due for replacement -Schedule removal of VAT 2011: No changes reported. 2008: -Carpet in 2nd floor offices replaced (2001) -Ceramic tile in toilet rooms replaced (2007) Previous Comments: -Room C-3 carpeted floor showing water damage. -Basement and Level 2: VAT with no reported problems

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

Area: 52,369sf Yr Built: 1968 Floors:3

Use Types:

40 % Library

60 % Classroom

Notes:lower level below grade.

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Bldg., Fire, ADA, Elevators	4	\$391,720	2	8	10	80 2008: Priority 1: No reported problems Priority 2: -Learning Assistance Lab rear access door swings into corridor reducing clear width -Theatre seating in room C-3 is due for replacement 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: -Learning Assistance Lab (for disabled students) on 2nd floor: rear access door has been modified to be accessible. Door swings into the exit access corridor. -Fire alarm updated - Horns and strobes -Stairwell railings have acrylic infill panels to meet current openness requirements. -Fire sprinklers are installed in the mechanical and storage rooms only. -Elevators under service contract. Equipment upgraded due to cylinder leak. 2001: Elevator controls were updated to ADA compliance 2007: Toilet rooms were upgraded to meet current ADA requirements 2008: Not all door hardware is ADA compliant. 2008: Theater seating in room C-3 at end of life.

Campus: Main Campus **Use Types:** **Notes:** lower level below grade.
Bldg. No: 01 40 % Library
Building: Campbell Learning Resources Ctr. 60 % Classroom
Area: 52,369sf **Yr Built:** 1968 **Floors:** 3

System	CRV of System %	Pet. of system value to budget for repair/replacement:	System/Component Notes		
			Immed. Priority 1	6-10 Years	11+ Years

System	CRV of System %	Pet. of system value to budget for repair/replacement:	Immed. Priority 1	6-10 Years	11+ Years	Description:
Immed. Site, Ext. Lig., etc	3	\$293,790	2	10	5	83
			Priority 1:			No reported problems.
			Priority 2:			No reported problems.
			2011:			Voice/data conduit water issue still ongoing. Plan to remediate and budget is needed.
			2008:			-Paving ok, some replaced recently. -Site lighting: Conduit presents some maintenance issue. No reported problems with lighting or lighting levels. -Voice and data conduit are leaking and fill with water that in some cases comes into the building.

CRV Totals: \$9,793,003 \$223,280 \$846,115 \$1,091,920 \$7,631,687

CRV	\$9,793,003	DMB	\$223,280	EXCESS	\$0	FCI	2.3%	RATING	GOOD
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DMB	\$1,069,396	EXCESS	\$579,746	FCI	10.9%	RATING	POOR
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Campus: Main Campus
Bldg. No: 02
Building: Student Services/Admin.
Area: 72,219sf **Yr Built: 1968** **Floors: 1**

Use Types:
 10 % Classroom
 10 % Kitchen/Food Service
 15 % Student Union
 65 % Administration

Notes: additions: 1978, 1988.
 kitchen and servery renovated: 2002
 original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Structure	20	\$2,585,440	0	0	5	95	Description: Slab on grade foundation. Basement at southern end of the original structure. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Water leaks at entry sealed, no reported problems.
Roof	5	\$646,360	2	5	93	0	Description: Granular surfaced SBS modified bitumen roof system - 1999. Priority 1: Built-up roofing is due for repairs - refer to comments below. Priority 2: No reported problems 2011: Minor roof system repairs made in 2010. 2008: Structure Tek rating is 30 out of 100 for the roof (Section A). Structure Tek rating is 50 out of 100 for the roof (Sections B, C, and D). -Infrared images indicate areas of moisture within the insulation. Leaks at penetrations will require corrective action. Repairs are not currently funded.

Campus: Main Campus
Bldg. No: 02
Building: Student Services/Admin.
Area: 72,219sf **Yr Built: 1968** **Floors: 1**

Use Types:
 10 % Classroom
 10 % Kitchen/Food Service
 15 % Student Union
 65 % Administration

Notes: additions: 1978, 1988.
 kitchen and servery renovated: 2002
 original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Glazing	5	\$646,360	2	5	8	85	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: -Original single pane; no reported problems. -Double paned glazing (primarily located within the addition) was resealed along the south wall.
Cladding	6	\$775,632	0	0	5	95	Description: Brick with concrete panel fascia panels; No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems

Campus: Main Campus **Use Types:**
Bldg. No: 02 10 % Classroom
Building: Student Services/Admin. 10 % Kitchen/Food Service
Area: 72,219sf 15 % Student Union
Yr Built: 1968 65 % Administration
Floors: 1

Notes: additions: 1978, 1988.
 kitchen and servery renovated: 2002
 original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
HVAC	16	\$2,068,352	2	3	15	80	Description: - Steam from Boiler House 300 and Power Plant (Chilled Water) - The 100-ton absorption chiller is off-line. Chiller could be a "shoulder season" unit but requires significant investment and is nearing end of life. - Two (2) AHU in the original building. (1) unit serving cafeteria only. (1) AHU serves the addition - One (1) 30-ton DX RTU serves the culinary arts area - One (1) Make up air unit for the kitchen Priority 1: Reheat coil valves are at end of life and due for replacement. Outside air damper section not bolted to wall in basement Mechanical Equipment Room. Priority 2: Food odors in central corridor (upon entering) suggest air balance issue or not enough kitchen exhaust. Data Room A173A is too warm. 2011: During interview and walk-through inspection, no significant issues were noted.

Campus: Main Campus
Bldg. No: 02
Building: Student Services/Admin.
Area: 72,219sf **Yr Built: 1968** **Floors: 1**

Use Types:
 10 % Classroom
 10 % Kitchen/Food Service
 15 % Student Union
 65 % Administration

Notes: additions: 1978, 1988.
 kitchen and servery renovated: 2002
 original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Plumbing	9	\$1,163,448	1	19	10	70	Description: Galvanized domestic piping (1968) Copper domestic piping within 1978 addition Priority 1: Install City Water PRV to address pressure control issues. Priority 2: Galvanized piping is near or at end of life and due for replacement. 2011: -PRV for city water pressure issue noted in 2008 is not installed. -No changes yet reported. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -Replaced main building supply (2004) -Toilet fixtures were replaced (2007) Previous Comments: -Basement floor drains require on-going maintenance; clean-out scheduled every three years. -Galvanized piping throughout is near or at end of life. Assume replacement or epoxy lining within 10 years (1968).

Campus: Main Campus
Bldg. No: 02
Building: Student Services/Admin.
Area: 72,219sf Yr Built: 1968 Floors: 1

Use Types:
 10 % Classroom
 10 % Kitchen/Food Service
 15 % Student Union
 65 % Administration

Notes: additions: 1978, 1988.
 kitchen and servery renovated: 2002
 original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	\$ 646,360				Description: Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Transformer supplies power to the building from campus loop power. No reported problems. Secondary: Switchgear has blanks available for expansion.
Distribution	4	\$ 517,088				Description: Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power.

Campus: Main Campus
Bldg. No: 02
Building: Student Services/Admin.
Area: 72,219sf **Yr Built: 1968** **Floors: 1**

Use Types:
 10 % Classroom
 10 % Kitchen/Food Service
 15 % Student Union
 65 % Administration

Notes: additions: 1978, 1988.
 kitchen and servery renovated: 2002
 original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Lighting	4	\$517,088	0	0	5	95	Description: Original fixtures - upgraded to T-8 lamps where appropriate Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Upgraded to T8 lamps - no reported problems

System	CRV of System %	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	\$517,088	3	0	5	92	Description: Priority 1: Replace wireless equipment. Priority 2: No reported problems 2011: Wireless system is failing and replacements are not obtainable.

Campus: Main Campus
Bldg. No: 02
Building: Student Services/Admin.
Area: 72,219sf **Yr Built: 1968** **Floors: 1**

Use Types:
 10 % Classroom
 10 % Kitchen/Food Service
 15 % Student Union
 65 % Administration

Notes: additions: 1978, 1988.
 kitchen and servery renovated: 2002
 original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Ceilings	4	\$517,088	0	10	5	85	Description: Original 12x12 spline tile in corridor in good condition for age 2x4 tile in office areas; no reported problems Priority 1: No reported problems Priority 2: 12x12 nearing end of life, replace as required. 2011: No changes reported. 2008: Cafeteria ceiling replaced with new 2x2 tile (2008).
Walls	5	\$646,360	0	0	5	95	Previous Comments: New 2x2 ceiling during kitchen / server renovation (2002). Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Brick and block original partition construction; No reported problems

Campus: Main Campus
Bldg. No: 02
Building: Student Services/Admin.
Area: 72,219sf **Yr Built: 1968** **Floors: 1**

Use Types:
 10 % Classroom
 10 % Kitchen/Food Service
 15 % Student Union
 65 % Administration

Notes: additions: 1978, 1988.
 kitchen and servery renovated: 2002
 original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Doors	2	\$258,544	5	20	10	65	Description: Original exterior aluminum doors Interior - Wood doors Priority 1: No reported problems Priority 2: Exterior doors and hardware are at end of life and are due for replacement 2011: No changes reported. 2008: -Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, at end of life and due for replacement. -Doors on 1988 addition in good condition. -Interior - Wood doors OK, hardware not ADA compliant
Floors	4	\$517,088	0	5	10	85	Description: Terrazzo has hairline cracks throughout, condition stabilized VCT in cafeteria; No reported problems. VAT in mailroom and non-renovated classrooms Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

Campus: Main Campus
Bldg. No: 02
Building: Student Services/Admin.
Area: 72,219sf **Yr Built: 1968** **Floors: 1**
Use Types:
 10 % Classroom
 10 % Kitchen/Food Service
 15 % Student Union
 65 % Administration

Notes: additions: 1978, 1988. kitchen and servery renovated: 2002 original building 59,126 s.f. Partial basement Partial basement

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Bldg., Fire, ADA, Elevators	4	\$517,088	0	5	10	85	Description: -Original toilet rooms upgraded for ADA to extent possible. 1988 addition toilet rooms are accessible. Fire suppression systems in good condition, cafeteria kitchen system new with renovation. -Culinary Arts Kitchen renovated (2003). -Original hydraulic elevator Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: Elevator jack and shaft replaced
Immed. Site, Ext. Lig., etc	3	\$387,816	25	15	10	50	Description: Concrete paving at exits replaced in 2006 Priority 1: -East entry concrete steps poorly constructed - risers vary in height, treads are too shallow and uneven. Creates tripping hazard Priority 2: Glass covered walkway between this and East Technology Building leaks in multiple locations. Repaired repeatedly, but steel rusting, paint peeling. 2011: South entry steps, slab and site walls were replaced 2009.

Campus: Main Campus

Bldg. No: 02

Building: Student Services/Admin.

Area: 72,219sf Yr Built: 1968 Floors: 1

Use Types:

- 10 % Classroom
- 10 % Kitchen/Food Service
- 15 % Student Union
- 65 % Administration

Notes:

additions: 1978, 1988.
 kitchen and servery renovated: 2002
 original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System % \$	Pct. of system value to budget for repair/replacement:			System/Component Notes
		Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

CRV Totals: \$12,927,201 \$204,250 \$619,213 \$1,641,755 \$10,461,984

Priority Issues Data

\$12,927,201	\$204,250	\$0	1.6%	GOOD	RATING
CRV	DMB	EXCESS	FCI	FCI	RATING

0-5 Year Cumulative Data

\$823,463	\$177,103	6.4%	\$258,544	FAIR
DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf **Yr Built: 1972** **Floors: 2**

Use Types:
 40 % Classroom
 60 % Lab

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Structure	19	\$2,305,461	2	2	10	86
Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: Annually monitor settlement @ west wall Priority 2: No reported problems 2011: No changes reported. 2008: Foundation cracking is present along west end of the building (not north as previously noted). No evidence of further movement. --Some water / moisture infiltration was reported in the basement. Previous Comments: -Past serious foundation problems along north wall of 2 story section left wide cracks, shifted walls, concrete deterioration. -Walls in west stairwell in poor condition, interior walls in northeast corner chemistry labs on 2nd floor cracked. Condition stabilized several years ago, will require routine monitoring. -Loading dock steps replaced in 2001.						

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf **Yr Built:** 1972 **Floors:** 2

Use Types:
 40 % Classroom
 60 % Lab

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Roof	2	\$242,680	2	10	75	13
						Description: Built-up roof - 1997
						Priority 1: No reported problems
						Priority 2: No reported problems
						2011: Replacement of the pre-cast coping stones and minor roof repairs were done in 2010.
						2008: Structure Tek rating is 50 out of 100 for the roof. -No reported leaks; staining observed on second floor is likely due to roof drains / sumps. -Some coping stones (pre-cast concrete panels) are cupping. Affected stones should be removed and replaced or covered to prevent water infiltration into the wall assembly.

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf

Yr Built: 1972 **Floors:** 2

Use Types:
 40 % Classroom
 60 % Lab

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System		Pet. of system value to budget for repair/replacement:		System/Component Notes
	%	\$	1-5 Years Priority 1	6-10 Years Priority 2	
Glazing	5	\$606,700	2	5	88
Description: Window system replaced - 2010					
Priority 1: No reported problems					
Priority 2: New window system (2010) has some water leak issues which are in the process of being corrected.					
2011: Window system replaced in 2010. Minor water leaks are in the process of being corrected. Greenhouse louvers were replaced in 2009.					
2008: -Window framing system is original to the building is at end of life. Evidence of moisture infiltration was observed at a number of locations. College has recently resealed the windows limiting the amount of water infiltration. Despite these efforts, evidence of moisture is still present. -Windows (glazing units) were replaced within the science lab areas. -Greenhouse glazing is in acceptable condition. Motorized operators have failed since their replacement as part of the Apogee controls update.					

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf

Use Types:
 40 % Classroom
 60 % Lab

Yr Built: 1972 Floors: 2

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years 11+ Years	
Cladding	8	\$970,720	2	2	5 91	Description: Brick veneer with precast concrete fascia panels. Priority 1: No reported problems Priority 2: No reported problems 2011: Sealant joints at spandrel panel joints have been replaced 2010. 2008: -Sealant joints at spandrel panels are at end of life and are due for replacement. -Fascia panels at the north wing appear to have experienced some movement. Sealant joints require replacement and coping panels should be repaired. Previous Comments: -Brick - cracks showing from foundation problems. -Some damage and cracking was noted at the foundation parging. -Soffits are due for minor repairs and repainting

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf **Yr Built:** 1972 **Floors:** 2

Use Types:
 40 % Classroom
 60 % Lab

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes		
						CRV of System \$	
HVAC	17	\$2,062,781	4	6	15	75	<p>Description: Constant volume system utilizes (3) AHU (2) AHU service east and west wings (1) AHU service the north side</p> <p>Priority 1: Chilled water valves are at end of life and are due for replacement Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement</p> <p>Priority 2: No reported problems.</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: Previous Comments: -East AHU had the original galvanized cooling coil drip pan replaced with a stainless steel unit. West AHU requires the same procedure at a cost of approximately \$20,000 -Chilled water valves no longer have a full range of motion and are due for replacement -College estimates that approximately 50% of re-heat valves no longer function correctly and are generally at end of life. -Pneumatic controls placed on Apogee energy management system. -Air compressors have no reported problems. -New fume hood systems installed as part of ongoing science lab upgrades. Hoods utilized constant volume fans.</p>

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf

Use Types:
 40 % Classroom
 60 % Lab

Yr Built: 1972 **Floors:** 2

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System %	\$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2		
Plumbing	11	\$1,334,741	3	2	5	90	<p>Description:</p> <p>Priority 1: Provide City Water PRV for pressure issues. Cold domestic water piping needs epoxy lining or replacement.</p> <p>Priority 2: No reported problems</p> <p>2011: PRV for city water pressure issue noted in 2008 is not installed. Cold domestic water piping needs epoxy lining or replacement. HW is done.</p> <p>2008: -MCCC completed a test project in 2007 using Cura-flow process of physically cleaning fouled water lines and then lining the piping with a permanent epoxy lining. Process is considered to be a 30 year solution. If this installation proves successful, other buildings may be completed using the process. -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -Ground water pumps are in constant use and require ongoing maintenance. One of the pump motors and backflow preventers have been recently replaced. MCCC maintains a gas-powered auxiliary pump for use during periods of electrical failure.</p>

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf **Yr Built: 1972** **Floors: 2**

Use Types:
 40 % Classroom
 60 % Lab

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes		
Primary/Secondary	6	\$728,040	0	5	5	90	Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site. No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Secondary: No reported problems, adequate. Transformer replaced recently
Distribution	3	\$364,020	0	5	5	90	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments:

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf **Yr Built: 1972** **Floors: 2**

Use Types:
 40 % Classroom
 60 % Lab

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Lighting	4	\$485,360	0	5	5	90
						Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: T8 lamp upgrade completed; no reported problems
Voice/Data	3	\$364,020	5	0	5	90
						Description: Priority 1: Replace wireless equipment. Priority 2: No reported problems 2011: Wireless system is failing and replacements are not obtainable.

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf

Use Types:
 40 % Classroom
 60 % Lab

Yr Built: 1972 Floors: 2

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes	
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Ceilings	4	\$485,360	0	10	10	80	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: Metal ceiling tiles within classrooms and 12 x 12 ceiling tile system within the main corridor, have been replaced. 2008: Minimal remaining metal ceiling tiles in classrooms and side corridors due for replacement. Main corridors - 12x12 tiles on gypsum board backer in fair condition, but discolored.
Walls	5	\$606,700	0	10	10	80	Previous Comments: Ceilings in labs replaced as part of renovations. Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Primarily masonry interior walls. In good condition except for structural cracking at north face of building (see structural note).

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf **Yr Built:** 1972 **Floors:** 2

Use Types:
 40 % Classroom
 60 % Lab

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes	
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Doors	2	\$242,680	5	10	15	70	Description: Exterior: Doors in fair condition, but original hardware wearing out. Interior Doors in good condition, but hardware wearing out. Priority 1: No reported problems Priority 2: Doors in fair condition, but original hardware wearing out. Doors in good condition, but hardware wearing out. 2011: Exterior door hardware was replaced in 2010.
Floors	4	\$485,360	0	5	10	85	Description: Terrazzo in halls and vestibules VAT in classrooms Office carpet Priority 1: No reported problems Priority 2: Replace office carpet. 2011: No changes reported. 2008: Terrazzo in halls and vestibules - cracking, worn, recently refinished. VAT in classrooms OK Office carpet at end of life

Campus: Main Campus
Bldg. No: 03
Building: Life Science
Area: 54,905sf **Yr Built: 1972** **Floors: 2**

Use Types:
 40 % Classroom
 60 % Lab

Notes: with penthouse MER, partial basement, and greenhouse.

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Bldg., Fire, ADA, Elevators	4	\$485,360	0	10	5	85
Description:						
Priority 1: No reported problems						
Priority 2: No reported problems						
2011: Approximately 50% of door "knobs" have been replaced with "lever handles". Fire Alarm - During interview and walk-through inspection, no significant issues were noted.						
2008: ADA - toilet rooms and fixtures updated as much as structure allows, entries to toilet rooms not accessible. Knob hardware typical throughout. Asbestos fire proofing above non-renovated ceilings - being removed as part of renovations.						
Immed. Site, Ext. Ltg., etc	3	\$364,020	0	5	10	85
Description:						
Priority 1: No reported problems						
Priority 2: No reported problems						
2011: Some additional sub-grade drainage work was done in 2010 to resolve the standing water issue around the building.						
2008: Northwest entry slab replaced. Drainage system installed around building to remove standing water - 2004.						

Campus: Main Campus **Use Types:** **Notes:** with penthouse MER, partial basement, and greenhouse.
Bldg. No: 03 40 % Classroom
Building: Life Science 60 % Lab
Area: 54,905sf **Yr Built:** 1972 **Floors:** 2

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years 6-10 Years 11+ Years	Priority 1	Priority 2	System/Component Notes

CRV Totals: \$12,134,005 \$235,400 \$573,938 \$1,219,468 \$10,105,199

Priority Issues Data

\$12,134,005	\$235,400	\$0	1.9%	GOOD	RATING
CRV	DMB	EXCESS	FCI	FCI	RATING

0-5 Year Cumulative Data

\$809,338	\$202,638	6.7%	\$242,680	FAIR	RATING
DMB	EXCESS	FCI	\$/YR MAINTAIN	FCI	RATING

Campus: Main Campus
Bldg. No: 04
Building: East Technology
Area: 28,523sf **Yr Built: 1968** **Floors: 1**

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Structure	20	\$1,260,717	0	5	5	90
Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2011: It is reported that the previous leak above E125 has been repaired, but may need further work. 2008: Building structure leaks at room E-125, not traced to roof, may be from newer canopy connection. Previous Comments: Canopy between East and West Tech buildings leaked, repaired.						
Roof	4	\$252,143	2	80	2	16
Description: Built-up roof; replaced in 1997. Priority 1: Sealant joints failing, flashings are nearing end of life and due for replacement Priority 2: Replace failing sealant joints, and flashings. 2011: Reported - sealant joints failing, flashing near end of life, repairs needed. Areas of wet insulation have been identified. Partial repair work has been completed 2010. 2008: Structure Tek rating is 50 out of 100 for the roof. Previous Comments: 1997 built up roof, no reported problems Roof regularly inspected						

Campus: Main Campus
Bldg. No: 04
Building: East Technology
Area: 28,523sf **Yr Built: 1968** **Floors: 1**

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	11+ Years Priority 2	System/Component Notes	
				6-10 Years	15

Glazing	5	\$315,179	5	40	40	15	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: No reported problems Priority 2: Windows are nearing end of life and are due for replacement 2011: No changes reported. 2008: Two-part, non-insulated glazing is typical throughout with no reported problems. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life. Previous Comments: Original single pane glazing with exterior storms No reported problems
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Cladding	7	\$441,251	2	5	5	88	Description: Brick veneer with precast concrete fascia panels. Priority 1: No reported problems Priority 2: No reported problems 2011: Sealant joints at fascia panel joints were replaced in 2010. 2008: -Shifting fascia panels result in on-going sealant issues and misalignment. Recommend on-going monitoring. Previous Comments: -Brick. Good condition, except where building leaks at the canopy connection. -Underside of covered walkway canopy between East Tech and West Tech needs repainting (from water damage) - leak repaired, problem has returned.
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Campus: Main Campus
Bldg. No: 04
Building: East Technology
Area: 28,523sf **Yr Built:** 1968 **Floors:** 1

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
HVAC	16	\$1,008,573	5	10	70	15	Description: One (1) AHU located in the basement Steam is from Boiler House 200 Chilled Water is from the Physical Plant Priority 1: Replace reheat control valves, isolation valves, and thermostats. Priority 2: No reported problems. 2011: Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement. 2008: -Air handling units are original and operational. -Ceramics tab shares return air with the remainder of the building. -Stand alone Liebert A/C in server room, 10 years old; no reported problems. -MCCC replaced the rolled filters with pleated media. -Main steam coil on AHU is funded for replacement -Approximately 50% of reheat coil valves are at end of life and are due for replacement. 2001: Air leaks from air plenum above corridor ceiling sealed. 2003: Air compressors rebuilt 2008: Steam flow recorders are inoperative

Campus: Main Campus
Bldg. No: 04
Building: East Technology
Area: 28,523sf **Yr Built: 1968** **Floors: 1**

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Plumbing	8	\$504,287	10	5	15	70	Description: Galvanized supply piping; Cast iron waste piping Priority 1: Provide PRV for City Water pressure issues. Domestic water piping needs epoxy lining or replacement. Priority 2: -Domestic hot water lines are fouled and near end of life. 2011: -PRV for city water pressure issue noted in 2008 is not installed. -Domestic water piping needs epoxy lining or replacement. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Toilet Rooms - upgraded in 2007. -Clay traps are now maintained on an on-going basis to address long-term concerns Previous Comments: -Toilet rooms - plumbing fixtures in fair condition -Ceramics Lab - Clay traps not working , floor drawings plug often, drain lines cleaned annually, but problem getting worse.

Campus: Main Campus
Bldg. No: 04
Building: East Technology
Area: 28,523sf Yr Built: 1968 Floors: 1

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

System	CRV of System %	\$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Primary/Secondary	6	\$378,215	0	5	5	90 Description: Transformer supplies 208V to the building from campus loop power. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Secondary: Switchgear has blanks available for expansion.
Distribution	4	\$252,143	0	5	5	90 Description: 120/208V Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power.
Previous Comments: At maximum capacity						

Campus: Main Campus
Bldg. No: 04
Building: East Technology
Area: 28,523sf Yr Built: 1968 Floors: 1

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Lighting	4	\$252,143	0	0	5	95 Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. Previous Comments: T-8 Upgraded
Voice/Data	3	\$189,107	5	0	5	90 Description: Priority 1: Provide replacement wireless equipment. Priority 2: No problems noted. 2011: - Wireless system is failing and replacements are not obtainable. - Current phone lines are all being used.

Campus: Main Campus
Bldg. No: 04
Building: East Technology
Area: 28,523sf **Yr Built: 1968** **Floors: 1**

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Ceilings	4	\$252,143	0	5	15	80
Description: Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001. 2x4 ceilings in non-technical classrooms, no reported problems. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.						
Walls	5	\$315,179	0	5	10	85
Description: -Brick and block original partition construction -Gypsum board on metal studs at areas of new construction Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Block - OK Brick in corridor is OK						

Campus: Main Campus
Bldg. No: 04
Building: East Technology
Area: 28,523sf **Yr Built: 1968** **Floors: 1**

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes	
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Doors	2	\$126,072	10	15	5	70	Description: Exterior: Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement. Doors and frames non-ADA compliant - east vestibule too shallow. Interior Doors in good condition, but hardware not ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Floors	5	\$315,179	0	5	5	90	Description: Terrazzo in public areas Ceramic tile in toilets Carpet in computer labs Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Toilet room floors replaced as part of renovations.

Campus: Main Campus
Bldg. No: 04
Building: East Technology
Area: 28,523sf Yr Built: 1968 Floors: 1

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:		System/Component Notes
			Immed. Priority 1	11+ Years Priority 2	

Bldg., Fire, ADA, Elevators	4	\$252,143	5	10	80	Description: -Fire alarm upgraded to include horns and strobes -Toilet rooms - minor ADA upgrades 1990 +/-/. Toilet rooms are not ADA adaptable, but wider entry and removal of one stall required. -Emergency lighting and exit signs on battery backup, no reported problems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No changes reported.
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Immed. Site, Ext. Ltg., etc	3	\$189,107	5	10	80	-Walk between East and West Tech buildings heaving, potential trip hazard. -Masonry screen wall on east side of building requires tuck-pointing on cap. -See Student Services/Admin. building for notes about glass covered walkway. -Parking lot replaced (2006) -Lighting on exterior is functioning with no reported problems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Walk between East and West Tech Buildings has been replaced in 2010.
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CRV Totals: \$6,303,583 \$174,609 \$655,573 \$1,186,965 \$4,286,436

Priority Issues Data		0-5 Year Cumulative Data	
CRV	\$6,303,583	DMB	\$830,182
EXCESS	\$0	EXCESS	\$515,003
FCI	2.8%	FCI	13.2%
RATING	GOOD	\$/YR MAINTAIN	\$126,072
		RATING	POOR

Campus: Main Campus
Bldg. No: 05
Building: West Technology
Area: 32,180sf **Yr Built:** 1968 **Floors:** 1

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Structure	20	\$1,441,664	0	5	5	90
Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill.						
Priority 1: No reported problems						
Priority 2: No reported problems						
2011: Water/moisture infiltration at basement wall penetrations have been repaired. At the North elevation, (Room No. 169) a hairline crack was observed from the foundation to the underside of the soffit. Note, at the same location on the inside of the building there is a building control joint.						
2008: Minor water / moisture infiltration within basement at wall penetrations.						
Previous Comments: Canopy between East and West Tech buildings leaked, repaired.						

Campus: Main Campus
Bldg. No: 05
Building: West Technology
Area: 32,180sf **Yr Built:** 1968 **Floors:** 1

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Roof	4	\$288,333	2	80	2	16	<p>Description: Built-up roof; replaced in 1998.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Reported - sealant joints failing, flashing near end of life, repairs needed. Areas of wet insulation have been identified. Partial repair work has been completed 2010.</p> <p>2008: Structure Tek rating is 50 out of 100 for the roof. Infrared images indicate areas of moisture within the insulation at the SW corner of the roof. Leaks will require corrective action.</p> <p>Previous Comments: 1997 built up roof, no reported problems Roof regularly inspected</p>
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Campus: Main Campus
Bldg. No: 05
Building: West Technology
Area: 32,180sf **Yr Built:** 1968 **Floors:** 1

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Glazing	5	\$360,416	5	40	40	15 Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: Weather-stripping at end of life, due for replacement. Priority 2: Windows are nearing end of life. 2011: No changes reported. 2008: Two-part, non-insulated glazing is typical throughout, nearing end of life. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life. Previous Comments: Original single pane. No reported problems.
Cladding	7	\$504,582	2	5	5	88 Description: Brick veneer with precast concrete fascia panels. Priority 1: No reported problems Priority 2: No reported problems 2011: Sealant joints at fascia panel joints were replaced in 2010. 2008: Precast concrete fascia panels shifting, causing sealant failure (see photo), repaired, but problem returning. Underside of covered walkway canopy needs repainting (from water damage).

Campus: Main Campus
Bldg. No: 05
Building: West Technology
Area: 32,180sf **Yr Built:** 1968 **Floors:** 1

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes		
						CRV of System %	\$
HVAC	16	\$1,153,331	1	4	25	70	<p>Description: One (1) AHU is located in the basement and one (1) make-up air unit on the roof services the welding area (1) DX unit for computer lab is on a dedicated VAV system with no reported problems. Steam is from Boiler House 200 Chilled Water is from the Physical Plant</p> <p>Priority 1: -MDF room is dusty - may be coming from ceiling plenum. -IDF in 157 is too warm - needs ventilation</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: -New make-up unit installed in welding area; no reported problems. -Computer Lab has new HVAC on DDC controls, independent from rest of building - no reported problems -MCCC replaced the rolled filters with pleated media. -Weather stripping was added to the supply air plenum to address leak concerns. -College has replaced a majority of the system steam traps following the 2005 assessment. -Pneumatic terminal controls on an Apogee DDC framework. Pneumatic control compressors were rebuilt and have no reported problems. -New air compressor installed -Chilled water valves are being replaced as-needed 2005: Steam to Water exchanger tube bundle was replaced.</p> <p>Previous Comments: Original building system - no reported problems Steam to hot water converter tube bundle failed, requires immediate replacement (\$30,000) Welding lab - new make-up unit, warranty repairs performed, currently</p>

Campus: Main Campus
Bldg. No: 05
Building: West Technology
Area: 32,180sf **Yr Built:** 1968 **Floors:** 1

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Plumbing	8	\$576,666	1	14	15	70	Description: Galvanized supply piping. Priority 1: Provide PRV for City Water pressure issue. Priority 2: -Galvanized piping throughout is near or at end of life. Water is fouled when first used. MCCC anticipates ongoing maintenance issues. 2011: -PRV for city water pressure issue noted in 2008 is not installed. -Domestic water piping needs epoxy lining or replacement. 2008: -Toilet rooms are upgraded in 2007 -Copper domestic hot water lines are replaced as leaks are found. MCCC anticipates ongoing maintenance issues. -One lift station was recently replaced (sanitary?) and has no reported problems for either unit. Previous Comments: Fixtures - no reported problems Toilet partitions pulling off wall repaired in 2001
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Campus: Main Campus
Bldg. No: 05
Building: West Technology
Area: 32,180sf **Yr Built:** 1968 **Floors:** 1

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes		
						\$	
Primary/Secondary	6	\$432,499	0	5	10	85	Description: Transformer supplies 208V to the building from campus loop power. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Reaching maximum capacity (comment was refuted in 2008 walk-through) Secondary: Switchgear has blanks available for expansion.
Distribution	4	\$288,333	0	5	10	85	Description: 120/208V Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments: At maximum capacity

Campus: Main Campus
Bldg. No: 05
Building: West Technology
Area: 32,180sf **Yr Built:** 1968 **Floors:** 1

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Lighting	4	\$288,333	0	5	10	85	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. Previous Comments: T-8 Upgraded
Voice/Data	3	\$216,250	5	0	5	90	Description: Priority 1: Provide replace wireless equipment. Priority 2: No reported problems. 2011: -Wireless systems is failing and replacements are not obtainable. -Current phone lines are all being used.

Campus: Main Campus
Bldg. No: 05
Building: West Technology
Area: 32,180sf **Yr Built:** 1968 **Floors:** 1

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Ceilings	4	\$288,333	0	5	15	80	Description: Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001. 2x4 ceilings in non-technical classrooms, no reported problems. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Walls	5	\$360,416	0	5	10	85	Description: -Brick and block original partition construction -Gypsum board on metal studs at areas of new construction Priority 1: No reported problems Priority 2: Annually monitor wall cracking in room 164. 2011: No changes reported. 2008: -Extensive cracking was observed in an exterior wall within room 164. The cause of the cracking is unknown; source could be vibration from the adjacent AHU.

Campus: Main Campus
Bldg. No: 05
Building: West Technology
Area: 32,180sf **Yr Built:** 1968 **Floors:** 1

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Doors	2	\$144,166	10	15	5	70	Description: Exterior: Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement. Doors and frames non-ADA compliant - east vestibule too shallow. Interior Doors in good condition, but hardware not ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Floors	5	\$360,416	0	10	5	85	Description: Terrazzo flooring within public areas, VAT within classrooms, and Ceramic Tile Priority 1: No reported problems Priority 2: Floor in hydraulics lab is cracked, damaged, and due for replacement. 2011: No changes reported. 2008: -Cracked terrazzo throughout, appears stabilized. -Ceramic tile - some replacement work completed -New CT installed in toilet rooms -VAT within classrooms; noted slab cracking in Hydraulics Lab resulting in VAT failure.

Campus: Main Campus **Use Types:** **Notes:** with partial mechanical basement
Bldg. No: 05 35 % Classroom
Building: West Technology 65 % Lab
Area: 32,180sf **Yr Built:** 1968 **Floors:** 1

System	CRV of System %	System \$	Pet. of system value to budget for repair/replacement:		System/Component Notes
			Immed. Priority 1	11+ Years Priority 2	

Bldg., Fire, ADA, Elevators	4	\$288,333	5	5	10	80	Description: -Fire alarm upgraded. -Emergency lighting and exit signs on battery backup, no reported problems. -Entry vestibules are too shallow to meet current accessibility guidelines. Priority 1: Vestibules due for reconfiguration to meet current accessibility guidelines. Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted.
Immed. Site, Ext. Lig., etc	3	\$216,250	5	5	10	80	Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: -Concrete lot (#7) between West Tech and adjacent boiler building funded for replacement. Replace with asphalt. -Drainage not installed properly, pavement floods, new parking lot planned for 2005 to resolve problem.

CRV Totals: \$7,208,320 \$101,637 \$764,803 \$888,786 \$5,453,094

Priority Issues Data			0-5 Year Cumulative Data				
CRV	DMB	EXCESS	FCI	DMB	EXCESS	FCI	RATING
\$7,208,320	\$101,637	\$0	1.4%	\$866,440	\$506,024	12.0%	POOR
							\$/YR MAINTAIN RATING

Campus: Main Campus **Use Types:** **Notes:**with mechanical penthouse
Bldg. No: 06 15 % Lab
Building: Health Education 15 % Classroom
Area: 50,700sf **Yr Built:** 1997 **Floors:** 1 70 % Athletic

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 1	
Structure	20	\$2,002,650	0	5	5	90
Description: Slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: -Interior expansion joints not continuous from floor to walls, potential for future problems. 2011: No changes reported. 2008: No reported problems. Previous Comments: -Frozen pipes at entrance vestibule - repaired under warranty.						

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf **Yr Built:** 1997 **Floors:** 1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: with mechanical penthouse

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 2		11+ Years Priority 2
Roof	5	\$500,663	2	2	80	16	<p>Description: EPDM fully-adhered, single-ply membrane roof (1997). EPDM mechanically fastened, single-ply membrane roof (1997)</p> <p>Priority 1: Repair known leaks. Sealant joints failing, flashings are nearing end of life and due for replacement</p> <p>Priority 2: No reported problems.</p> <p>2011: Several known leaks require repair. Sealant joints failing, flashings are nearing end of life and due for replacement. Minor roofing repairs made in 2010.</p> <p>2008: Structure Tek rating is 70 out of 100 for the roof. Infrared images indicate a few areas of wet insulation. These areas are marked on the roof and will be repaired.</p> <p>Previous Comments: 1997 - EPDM at flat roof portions leaded in multiple spots since new. Recently repaired, still showing 2-3 leaks in 2004 (may be from intake louvers). Roof regularly inspected.</p>

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf **Yr Built: 1997** **Floors: 1**

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes:with mechanical penthouse

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes
Glazing	4	5	5	10	80
Description: Aluminum storefront and curtain wall glazing					
Priority 1: No reported problems					
Priority 2: Minor leaking still occurring in the system.					
2011: Failed flashings at storefront system and second floor level windows were replaced in 2009. Failed (fogging) glass units were replaced in 2009.					
2008: -Clerestory windows have a number of failed glazing units; seals have failed trapping moisture within the unit. On-going failure may be due to excessive system deflection. -Window framing (Tubelite 1400 Series) has a number of water handling / weep problems resulting in moisture problems within the building. Structure Tek has conducted field-testing to identify sources of leaks. The College continues to address this ongoing concern.					
Previous Comments: Clerestory windows at entry leaked - repaired seal problem.					

Campus: Main Campus **Use Types:** **Notes:**with mechanical penthouse
Bldg. No: 06 15 % Lab
Building: Health Education 15 % Classroom
Area: 50,700sf **Yr Built:** 1997 **Floors:** 1 70 % Athletic

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes	
						5
Cladding	6	\$600,795	5	10	80	Description: Concrete masonry block, composite metal panels, and aluminum framed storefront / curtain wall glazing systems. Priority 1: No reported problems Priority 2: Some building control joints and some gaskets at the metal panels are at the end of life. 2011: It has been reported that the installation of new building control joints has occurred. It was observed that some building control joints and some gaskets at the metal panels are at the end of useful life. Masonry veneer repairs have been made. 2008: -Masonry veneer was apparently installed with insufficient expansion / movement control joints. As a result the building experienced some masonry failures. The installation of movement joints have addressed the problem. Previous Comments: -Mechanical room louvers are re-sealed; minor water infiltration will require ongoing monitoring. -Felt wick weeps failing, falling out of brick joints (above windows and doors and at grade) -Base course of brick adjacent to rear entry slabs cracking from foundation movement

Campus: Main Campus **Use Types:** Notes:with mechanical penthouse
Bldg. No: 06 15 % Lab
Building: Health Education 15 % Classroom
Area: 50,700sf **Yr Built:** 1997 **Floors:** 1 70 % Athletic

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 1	6-10 Years	11+ Years	System/Component Notes
HVAC	17	\$1,702,253				Description: (3) AHU units mounted within the building; (2) serving the wings of the building and (1) serving the gymnasium. (1) screw chiller dedicated to the facility 1998-1999: (2) Weil-McLain Steam boilers installed - building was originally tied to Boiler Room 100 and subsequently removed from the system when a buried steam pipe failed. Priority 1: No reported problems. Priority 2: No reported problems. 2011: -No changes reported. -Noise level of gymnasium AHU-2 still too loud. 2008: Previous Comments: -VAV system throughout except gymnasium and corridor that are served by a constant volume system -Fans do not have variable frequency drives -Noise problems with gymnasium air handling unit, system can't be run at high speed when noise is a concern, causing space to be too hot. DDC controls: Controls switched to Apogee energy management system in 2004.

Campus: Main Campus **Use Types:** **Notes:**with mechanical penthouse
Bldg. No: 06 15 % Lab
Building: Health Education 15 % Classroom
Area: 50,700sf **Yr Built:** 1997 **Floors:**1 70 % Athletic

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes
Plumbing	8	\$801,060			Description: Supply piping is predominantly copper. Waste piping is cast iron and plastic Priority 1: Provide permanent solution to Electrical Vault flooding issue. Provide PRV for City Water issue. Priority 2: No reported problems 2011: -PRV for city water issue noted in 2008 is not installed. -Permanent solution to Electrical Vault flooding is needed. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Previous Comments: -Showers - mixing valves repaired. -Sanitary sewer plug was corrected.

Campus: Main Campus **Use Types:** **Notes:**with mechanical penthouse
Bldg. No: 06 15 % Lab
Building: Health Education 15 % Classroom
Area: 50,700sf **Yr Built:** 1997 **Floors:**1 70 % Athletic

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Primary/Secondary	5	\$500,663	1	3	5	91	Description: -Building is on the campus primary loop with an onsite transformer providing 480V and 277V to the building. Priority 1: Annually monitor water drainage issue at electrical vault. Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.
Distribution	4	\$400,530	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.

Campus: Main Campus **Use Types:** **Notes:**with mechanical penthouse
Bldg. No: 06 15 % Lab
Building: Health Education 15 % Classroom
Area: 50,700sf **Yr Built:** 1997 **Floors:** 1 70 % Athletic

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. Priority 1	Pct. of system value to budget for repair/replacement:			System/Component Notes
			1-5 Years Priority 1	6-10 Years	11+ Years	

Lighting	4	\$400,530	1	0	4	95	Description: Lighting is original throughout with T8 lamping typical. Emergency lighting is provided using battery back-up packs. Priority 1: Provide daylighting sensing and control for Atrium lighting for energy savings. Priority 2: No reported problems 2011: -Recommend that atrium lighting use daylighting sensors. -During interview and walk-through inspection, no significant issues were noted. 2008: -Ballasts in emergency battery backup units failing (very few fixtures), otherwise OK. -Original high bay lighting may be replaced with T5 fixtures in the future
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Voice/Data	4	\$400,530	0	0	5	95	Previous Comments: Description: Priority 1: Wireless equipment needs replacement. Priority 2: No reported problems 2011: - Wireless equipment is at end of life. - During interview and walk-through inspection, no significant issues were noted for voice/data. 2008: No reported problems
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Campus: Main Campus **Use Types:** **Notes:**with mechanical penthouse
Bldg. No: 06 15 % Lab
Building: Health Education 15 % Classroom
Area: 50,700sf **Yr Built:** 1997 **Floors:**1 70 % Athletic

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 2	
Ceilings	3	\$300,398	0	2	3	95 Description: 2x2 acoustical ceiling tile within public spaces and classrooms. Exposed wood structure and decking within gymnasium. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Previous Comments: Limited damage due to corrected roof leaks.
Walls	5	\$500,663	0	5	5	90 Description: Painted gypsum board, painted CMU and burnished block. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Some incidental cracking was observed.

Campus: Main Campus **Use Types:** **Notes:**with mechanical penthouse
Bldg. No: 06 15 % Lab
Building: Health Education 15 % Classroom
Area: 50,700sf **Yr Built:** 1997 **Floors:**1 70 % Athletic

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Doors	3	\$300,398	0	2	3	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: Exterior - no reported problems. Interior - no reported problems. 2008: Some incidental cracking was observed.
Floors	5	\$500,663	2	3	10	85	Description: Ceramic tile (public areas and locker areas), vinyl composition tile (classrooms), and hardwood maple (gymnasium) Priority 1: No reported problems Priority 2: No reported problems 2011: Repair work to tile grout joints has been done. 2008: College pressure cleaned existing ceramic tile flooring reducing staining / soiling, but increasing the quantity and size of voids within the grout. Tile is telegraphing slab movement in some locations resulting in open joints. Previous Comments: -Grout in corridors discolored, cracking and crazing throughout, especially along atrium wall. Grout replaced where failed. Condition should continue to be monitored. -Minimal floor tile replaced as part of grout replacement

Campus: Main Campus **Use Types:** Notes:with mechanical penthouse
Bldg. No: 06 15 % Lab
Building: Health Education 15 % Classroom
Area: 50,700sf **Yr Built:** 1997 **Floors:** 1 70 % Athletic

System	CRV of System %	Pct. of system value to budget for repair/replacement:	Pct. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Bldg., Fire, ADA, Elevators 4 \$400,530 0 0 5 95 Description:
Fire Alarm system recently upgraded.

Priority 1:
No reported problems

Priority 2:
No reported problems

2011:
No reported problems..

2008:

Immed. Site, Ext. Ltg., etc 3 \$300,398 2 3 5 90 Description:

Priority 1:
No reported problems.

Priority 2:
No reported problems.

2011:
Entry slab has been removed and replaced.

2008:
-Entry slabs are settling; up to 1". To date the settlement has been even and has not resulted in trip hazards. Sealant line at expansion joints has failed and is due for replacement.

Previous Comments:
Water pools behind building after rain.

CRV Totals: \$10,013,250 \$125,166 \$287,380 \$1,020,350 \$8,580,354

Priority Issues Data				0-5 Year Cumulative Data				
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	RATING
\$10,013,250	\$125,166	\$0	1.3%	GOOD	\$412,546	\$0	4.1%	GOOD

Campus: Main Campus **Use Types:** 100% Boiler House **Notes:** equipment included partial basement
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2	
Structure	17	\$343,351	2	3	5	90 Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Incidental cracking noted within CMU walls at a number of locations including the director's office. Cracking appears to be stabilized but should be monitored. Previous Comments: No reported problems
Roof	4	\$80,788	2	3	80	15 Description: Granular surfaced SBS modified bitumen roof system; replaced in 1988. Priority 1: No reported problems. Priority 2: No reported problems 2011: Minor roof system repairs made in 2010. 2008: Structure Tek rating is 70 out of 100 for the roof. Previous Comments: 1988 - Granular surfaced SBS modified bitumen roof system, no reported problems. Roof regularly inspected

Campus: Main Campus **Use Types:** 100% Boiler House **Notes:** equipment included partial basement
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 1

System	CRV of System %	System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Glazing	1	\$20,197	0	90	10	0	Description: Single pane glazing in metal frames. Priority 1: No reported problems Priority 2: Windows are nearing end of life 2011: No changes reported. 2008: No reported problems. Previous Comments: Minimal glazing, original single pane.
Cladding	7	\$141,380	2	3	5	90	Description: Brick veneer masonry and pre-cast concrete panels. Priority 1: No reported problems Priority 2: Sealant joints at pre-cast concrete panel joints at end of life, due for replacement. 2011: No changes reported. 2008: No reported problems Previous Comments: None

Campus: Main Campus **Use Types:** 100% Boiler House **Notes:** equipment included partial basement
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	Description:	System/Component Notes
HVAC	35	\$706,899	0	50	35	<p>Central Plant - Steam Boiler: (1) Cleaver Brooks boiler provides steam for central absorption chiller only. No co-generation function. Boiler has newer burners and is regularly maintained.</p> <p>Central Plant - Absorption Chiller: No reported problems.</p> <p>Absorption Chiller - Cooling Tower and tank: Nearing end of life and will require replacement.</p> <p>Controls: Delta 21 control system obsolete and replaced with Siemens Apogee building management system. System computers malfunction, problems being resolved with manufacturer.</p> <p>Local Cooling: A large, portable AC unit has been retrofitted to cooling offices areas.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Cooling Tower and tank: Nearing end of life and will require replacement.</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted. -Boiler tube repair/replacement completed.</p> <p>2008: No reported problems</p> <p>Previous Comments: Delta 21 control system obsolete replaced with Siemens Apogee building management system. System computers malfunction, problems being resolved with manufacturer. AC Boiler OK - has newer burners Steam flow recorders replaced as part of control system upgrade. Air conditioning system - no reported problems. Gas space heaters and cabinet heaters - no reported problems.</p>

Campus: Main Campus
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf

Use Types:
 100% Boiler House

Notes: equipment included
 partial basement

Yr Built: 1968 **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2	
Plumbing	6	\$121,183	2	3	10	85
						Description: Mix of galvanized and copper supply piping. Cast iron waste piping. Priority 1: Provide PRV for City Water pressure issue. Priority 2: No reported problems 2011: -PRV for city water pressure issue noted in 2008 is not installed. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Previous Comments: Fixtures not ADA Only one toilet room in locker room. No reported problems.

Campus: Main Campus **Use Types:** 100% Boiler House **Notes:** equipment included partial basement
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes	
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Primary/Secondary	11	\$222,168	0	5	5	90	Description: Site of Utility tie-in. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Building houses utility tie-in and is the 13,200V distribution source for the campus. Newer on-site transformer provides power to facility. Previous Comments: Transformer newer, but main primary from power grid at maximum capacity - 13,200V.
Distribution	3	\$60,591	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: At maximum capacity, some spares in 480V panels.

Campus: Main Campus **Use Types:** 100% Boiler House **Notes:** equipment included partial basement
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes			
Lighting	2	\$40,394	0	0	5	95	Description: Fluorescent (T8 lamps typical) fixtures throughout. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems. Previous Comments: Fluorescent upgraded to T-8	
Voice/Data	1	\$20,197	13	0	0	5	82	Description: Priority 1: Replace wireless equipment. Priority 2: No reported problems. 2011: -Wireless equipment is failing with no replacements available.
Ceilings	1	\$20,197	0	0	0	5	95	Description: N/A Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: Mostly open, no reported problems

Campus: Main Campus **Use Types:** 100% Boiler House **Notes:** equipment included partial basement
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes	
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Walls	2	\$40,394	0	0	5	95	Description: Painted CMU block typical throughout service areas. Offices are a combination of paneling and painted CMU. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: No reported problems
Doors	2	\$40,394	5	5	5	85	Description: (3) Sectional steel doors; remainder are HM man doors. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: Manual doors - new. 3 Rolling doors, original - OK

Campus: Main Campus **Use Types:** 100% Boiler House **Notes:** equipment included partial basement
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes	
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Floors	3	\$60,591	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Bldg., Fire, ADA, Elevators	2	\$40,394	2	3	5	90	Description: Simplex Alarm panel (upgraded) with horn and strobe. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems Previous Comments: Fire alarm upgraded. Office space and toilet room not ADA compliant.

Campus: Main Campus **Use Types:** 100% Boiler House **Notes:** equipment included partial basement
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 1

System	CRV of System %	System Value	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Immed. Site, Ext. Lig., etc	3	\$60,591	2	3	5	90	Description:
							Priority 1: No reported problems
							Priority 2: No reported problems
							2011: No changes reported.
							2008: No reported problems.
							Previous Comments: Parking lot replaced. Walks - no reported problems. Site lighting - no reported problems

CRV Totals: \$2,019,710 \$20,399 \$411,415 \$242,365 \$1,345,531

Priority Issues Data

\$2,019,710	\$20,399	\$0	1.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

\$431,814	\$330,828	21.4%	\$40,394
DMB	EXCESS	FCI	\$/YR MAINTAIN

RATING

Campus: Main Campus **Use Types:** **Notes:**equipment included
Bldg. No: 08 100% Boiler House
Building: Boiler House 100 (Life Science)
Area: 2,184sf **Yr Built: 1978** **Floors:1**

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes		
						18	\$84,521
Structure					Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems		
Roof	7	\$32,869	0	5	10	85	Description: Standing seam, metal roofing; Original Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: Roofing penetrations may need sealing. Roof regularly inspected. Hood added over gas meters to protect from ice.
Glazing	0	\$0	0	0	0	100	N/A

Campus: Main Campus
Bldg. No: 08
Building: Boiler House 100 (Life Science)
Area: 2,184sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Cladding	8	\$37,565	0	3	4	93 Description: Brick masonry. Priority 1: No reported problems Priority 2: Sealant joints at end of life and due for replacement. 2011: No changes reported. Sealant joints at end of life and are due for replacement. 2008: Brick - No reported problems
HVAC	36	\$169,042	0	10	75	15 Description: (2) original boilers: 1978-79. Boilers are annually inspected and maintained. Fire tubes show pitting on exterior. Tubes will require replacement in near future (3-5 years). College anticipates full replacement by 2020. Priority 1: No reported problems Priority 2: Fire tubes will require replacement in near future (3-5 years). 2011: -During interview and walk-through inspection, no significant issues were noted. -Boiler tube repair/replacement underway. Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders, replaced as part of Apogee system upgrade.

Campus: Main Campus
Bldg. No: 08
Building: Boiler House 100 (Life Science)
Area: 2,184sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Boiler House

Notes: equipment included

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	Description:	System/Component Notes
Plumbing	11	\$51,652	5	35	25	35
					Priority 1: Provide PRV for City Water pressure issue. Remediate remainder of domestic water piping issues.	
					Priority 2: No reported problems.	
					2011: - PRV for city water pressure issue noted in 2008 is not installed. - Boiler make-up water piping replaced. Recommended boiler tubing cleaning/replacement is under way. - Galvanized piping failing, main lines replaced. Balance of piping requires replacement of long sections when failure occurs. Entire piping system due for replacement.	
					Previous Comments: -Water pressure to campus increased to 80 psi by utility, beginning to damage backflow preventers, valves and galvanized piping. Pressure reducing valves needed for entire campus. 2 hot water tanks, one replaced in 1995 one replaced in 2000.	
Primary/Secondary	3	\$14,087	0	0	0	100
					Description: Power from elsewhere - No reported problems	
					Priority 1: No reported problems.	
					Priority 2: No reported problems.	
					2011: -During interview and walk-through inspection, no significant issues were noted.	

Campus: Main Campus
Bldg. No: 08
Building: Boiler House 100 (Life Science)
Area: 2,184sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Boiler House

Notes: equipment included

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes		
						11+ Years	
Distribution	5	\$23,478	0	0	5	95	Description: Priority 1: No reported problems. Priority 2: No reported problems.
Lighting	2	\$9,391	0	0	5	95	2011: -During interview and walk-through inspection, no significant issues were noted. Description: T8 lamps - No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A

Campus: Main Campus **Use Types:** **Notes:**equipment included
Bldg. No: 08 100% Boiler House
Building: Boiler House 100 (Life Science)
Area: 2,184sf **Yr Built: 1978** **Floors:1**

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Doors	2	\$9,391	0	10	10	80	Description: (2) man doors, (1) large double door, no reported problems. Doors are beginning to age and require repainting. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Doors have been painted.
Floors	3	\$14,087	0	0	10	90	Description: Sealed concrete floors. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Some cracking observed.
Bldg., Fire, ADA, Elevators	3	\$14,087	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted.
Immed. Site, Ext. Lig., etc	2	\$9,391	0	5	5	90	No reported problems

Campus: Main Campus **Use Types:** Notes:equipment included
Bldg. No: 08 100% Boiler House
Building: Boiler House 100 (Life Science)
Area: 2,184sf Yr Built: 1978 Floors:1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes

CRV Totals: \$469,560 \$2,583 \$39,161 \$153,875 \$273,941

Priority Issues Data					
\$469,560	\$2,583	\$0	0.6%	GOOD	
CRV	DMB	EXCESS	FCI	RATING	
0-5 Year Cumulative Data					
\$41,744	\$18,266	8.9%	FCI	\$9,391	FAIR
DMB	EXCESS	FCI	RATING	\$/YR MAINTAIN	RATING

Campus: Main Campus **Use Types:** **Notes:** equipment included
Bldg. No: 09 100% Boiler House
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf **Yr Built:** 1978 **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Structure	18	\$84,521	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems 2 tunnels - OK
Roof	7	\$32,869	0	5	10	85	Description: Standing seam, metal roofing; Original Priority 1: No reported problems Priority 2: Repair/replace damaged gutter on west elevation. 2011: Gutter is damaged on west elevation. In need of minor roof repairs and flashing of penetrations. 2008: Original metal roof - penetrations may need sealing. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	Description: N/A

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Boiler House

Notes: equipment included

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Cladding	8	\$37,565	0	2	5	93
						Description: Brick Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Masonry was recently tuck-pointed correcting previously noted damage. Previous Comments: Salt damage and deterioration of brick abutting sidewalk, needs tuck pointing
HVAC	36	\$169,042	0	10	75	15
						Description: (2) original Cleaver Brooks boilers - 1978-79. Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted. -Tube maintenance/replacement underway. 2008: -Boilers are annually inspected and maintained: Fire tubes show pitting on exterior. Tubes will require replacement in near future (3-5 years) College anticipates replacement by 2020. Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders replaced as part of Apogee system upgrade.

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Boiler House

Notes: equipment included

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes		
					Description:	Priority 1: / Priority 2:	
Plumbing	11	\$51,652	5	10	20	65	Description: Priority 1: Provide PRV for city water issue. Priority 2: Galvanized piping, no serious problems, but condition should be monitored. 2011: PRV for city water issue noted in 2008 is not installed. 2008: Previous Comments: Water pressure to campus increased to 80 psi by utility, beginning to damage backflow preventers, valves and galvanized piping. Pressure reducing valves needed for entire campus.
Primary/Secondary	3	\$14,087	0	0	0	100	(2) hot water tanks; one replaced in 2004 and a second tank added in 2005. Description: Power from elsewhere - No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Boiler House

Notes:equipment included

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes						
						11+ Years					
Distribution	5	\$23,478	0	0	5	95	No reported problems	Priority 1: No reported problems.	Priority 2: No reported problems.	2011: -During interview and walk-through inspection, no significant issues were noted.	
Lighting	2	\$9,391	0	0	0	5	95	Description: T8 lamps - No reported problems	Priority 1: No reported problems	Priority 2: No reported problems	2011: -During interview and walk-through inspection, no significant issues were noted.
Voice/Data	0	\$0	0	0	0	0	100	Description: N/A	Priority 1: No reported problems	Priority 2: No reported problems	2011: -During interview and walk-through inspection, no significant issues were noted.

Campus: Main Campus **Use Types:** **Notes:** equipment included
Bldg. No: 09 100% Boiler House
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf **Yr Built:** 1978 **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes
Ceilings	0	\$0	0	0	100 Description: N/A
Walls	0	\$0	0	0	100 Description: N/A
Doors	2	\$9,391	10	10	70 Description: (1) man door, OK (1) Large double door - original, rusting at bottom and hinges. Due for clean and repaint. Priority 1: Prep and re-paint large double door Priority 2: No reported problems. 2011: Large double door requires to be prepped and re-painted.
Floors	3	\$14,087	0	0	10 Description: Sealed concrete: Some cracking - does not appear to be a problem 2011: No reported problems.
Bldg., Fire, ADA, Elevators	3	\$14,087	0	0	5 Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: -Boiler 200: Fire alarm is pull station only (no detection)

Campus: Main Campus **Use Types:** **Notes:** equipment included
Bldg. No: 09 100% Boiler House
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf **Yr Built:** 1978 **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:		System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	

Immed. Site, Ext. Lig., etc	2	\$9,391	0	5	5	90	Description: Short brick landscape wall extending from boiler building removed (had leaked through flashing at top, leaning 2" from vertical at building). Exterior lighting ok. Paved walks in fair condition, grass in poor condition.
							Priority 1: No reported problems
							Priority 2: No reported problems
							2011: No reported problems.

CRV Totals: \$469,560 \$3,522 \$25,873 \$151,668 \$288,498

Priority Issues Data			0-5 Year Cumulative Data		
\$469,560	\$3,522	\$0	\$29,394	\$5,916	\$9,391
CRV	DMB	EXCESS	DMB	EXCESS	\$/YR MAINTAIN
					RATING
					FAIR
					6.3%
					FCI
					RATING
					GOOD
					0.8%
					FCI
					RATING
					GOOD

Campus: Main Campus **Use Types:** **Notes:**equipment included
Bldg. No: 10 100% Boiler House
Building: Boiler House 300 (SSA)
Area: 1,924sf **Yr Built: 1978** **Floors:1**

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Structure	18	\$74,459	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems
Roof	7	\$28,956	0	5	10	85	Description: Original metal roof Priority 1: No reported problems Priority 2: Repair/replace damaged gutter on North elevation 2011: Gutter is damaged on North elevation. In need of minor repairs and flashings of penetrations. 2008: Penetrations may need sealing. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	N/A

Campus: Main Campus **Use Types:** Notes: equipment included
Bldg. No: 10 100% Boiler House
Building: Boiler House 300 (SSA)
Area: 1,924sf Yr Built: 1978 Floors: 1

System	CRV of System %	\$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Cladding	8	\$33,093	0	2	5	93 Description: Brick masonry. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Brick - No reported problems
HVAC	36	\$148,918	0	10	40	50 Description: -(2) Cleaver Brooks Boilers (1978-1979) utilizing a lead / lag configuration. Fire tubes are showing age are nearing end of life. Anticipated boiler replacement within 5 to 10 years. College would likely replace with hot water boilers. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. -Boiler tube repair/replacement underway. Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders replaced as part of Apogee system upgrade. Trane absorption unit installed in 1989, recently repaired, no reported problems. 2 cooling tower pumps, 2 chilled water pumps, no reported problems. Cooling tower motors repaired 2004.

Campus: Main Campus
Bldg. No: 10
Building: Boiler House 300 (SSA)
Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: equipment included

System	CRV of System %	\$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Plumbing	11	\$45,503	5	35	25	35	Description: Galvanized domestic piping Priority 1: Provide PRV for city water pressure issue. Priority 2: -Galvanized piping failing, requires replacement of long sections when failure occurs. Entire piping system due for replacement. 2011: -PRV for city water pressure issue noted in 2008 is not installed. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -2 hot water tanks - 1 replaced in 1999, other replaced in 2002. -New hot water tank added for kitchen in 2003.
Primary/Secondary	3	\$12,410	0	0	0	100	Description: Power from elsewhere - No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

Campus: Main Campus
Bldg. No: 10
Building: Boiler House 300 (SSA)
Area: 1,924sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Boiler House

Notes: equipment included

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes			
						95	5	0
Distribution	5	\$20,683	0	0	0	5	95	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Lighting	2	\$8,273	0	0	0	5	95	Description: T8 lamps Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Voice/Data	0	\$0	0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	0	100	Description: N/A

Campus: Main Campus **Use Types:** Notes: equipment included
Bldg. No: 10 100% Boiler House
Building: Boiler House 300 (SSA)
Area: 1,924sf Yr Built: 1978 Floors: 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Doors	2	\$8,273	10	10	10	70	Description: (1) man door, (1) large double door, no reported problems. Doors are beginning to age and require repainting. Priority 1: Prep and repaint large double door. Priority 2: No reported problems. 2011: Large double door requires to be prepped and repainted.
Floors	3	\$12,410	0	0	10	90	Description: Sealed concrete: Some cracking - does not appear to be a problem Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems
Bldg., Fire, ADA, Elevators	3	\$12,410	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2011: No change reported.

Campus: Main Campus **Use Types:** **Notes:** equipment included
Bldg. No: 10 100% Boiler House
Building: Boiler House 300 (SSA)
Area: 1,924sf **Yr Built:** 1978 **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Immed. Site, Ext. Lig., etc	2	\$8,273	0	0	5	95	No reported problems
Priority 1:							No reported problems
Priority 2:							No reported problems
2011:							No change reported.

CRV Totals: \$413,660 \$3,102 \$33,755 \$83,766 \$293,037

Priority Issues Data				0-5 Year Cumulative Data			
CRV	DMB	EXCESS	RATING	DMB	EXCESS	FCI	RATING
\$413,660	\$3,102	\$0	GOOD	\$36,857	\$16,174	8.9%	FAIR
							\$/YR MAINTAIN

Campus: Main Campus
Bldg. No: 11
Building: Maintenance Butler Bldg.
Area: 1,500sf **Yr Built:** 1978 **Floors:** 1

Use Types: Storage/Maintenance
 100%

Notes:

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 2	
Structure	40	\$69,000	0	0	5	95 Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems
Roof	17	\$29,325	2	3	5	90 Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems Previous Comments: Metal - No reported problems Roof regularly inspected.
Glazing	0	\$0	0	0	0	100 None

Campus: Main Campus **Use Types:** **Notes:**
Bldg. No: 11 100% Storage/Maintenance
Building: Maintenance Butler Bldg.
Area: 1,500sf **Yr Built: 1978** **Floors: 1**

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Cladding	20	\$34,500	10	5	5	80	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Replace damaged siding noted below. 2011: No changes reported 2008: Metal siding; cosmetic damage from vehicle / equipment impact. The resulting damage will allow water to enter the building. Condition should be corrected. Previous Comments: Metal - No reported problems
HVAC	0	\$0	0	0	0	100	Description: N/A
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	0	100	Description: N/A
Distribution	0	\$0	0	0	0	100	Description: N/A
Lighting	0	\$0	0	0	0	100	Description: N/A
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A

Campus: Main Campus
Bldg. No: 11
Building: Maintenance Butler Bldg.
Area: 1,500sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 1	
Doors	10	\$17,250	2	3	5	90 Description: (2) Overhead sectional doors (2) Man doors Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: 2 overhead roller doors replaced. 2 Man Doors - OK
Floors	10	\$17,250	0	0	5	95 Description: Sealed concrete floor. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No changes reported.
Bldg., Fire, ADA, Elevators	0	\$0	0	0	0	100 Description: N/A

Campus: Main Campus **Use Types:** **Notes:**
Bldg. No: 11 100% Storage/Maintenance
Building: Maintenance Butler Bldg.
Area: 1,500sf **Yr Built:** 1978 **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Immed. Site, Ext. Lig., etc	3	\$5,175	0	0	5	95	Description:
							Priority 1: No reported problems
							Priority 2: No reported problems
							2011: No changes reported.

CRV Totals: \$172,500 \$4,382 \$3,122 \$8,625 \$156,371

Priority Issues Data				0-5 Year Cumulative Data				
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	RATING
\$172,500	\$4,382	\$0	2.5%	GOOD	\$7,504	\$0	4.4%	GOOD
								\$/YR MAINTAIN

Campus: Main Campus
Bldg. No: 12
Building: Technology Butler Bldg.
Area: 1,830sf **Yr Built:** 1983 **Floors:** 1

Use Types: **Notes:**
100% Storage/Maintenance

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes	
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Structure	37	\$77,867	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems.
Roof	14	\$29,463	2	3	5	90	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Correct gutter condition, downspouts are either missing or in dis-repair. 2011: No changes reported. In general, downspouts are either missing or in dis-repair. 2008: Gutters were full of debris and non-functional. Previous Comments: OK Roof regularly inspected.

Campus: Main Campus
Bldg. No: 12
Building: Technology Butler Bldg.
Area: 1,830sf
Yr Built: 1983
Floors: 1

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Glazing	3	\$6,314	2	3	5	90	Description: Aluminum framed windows. Priority 1: No reported problems Priority 2: Some of the screen assemblies are in need of repair. 2011: No changes reported. Some of the screen assemblies are in need of repair. 2008: No reported problems. Previous Comments: A couple of windows - no reported problems.
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Cladding	14	\$29,463	2	25	3	70	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Wall panels are due for repaint, some panels are damaged. 2011: No changes reported. 2008: Metal panels appear to have original, factory finish - nearing end of life
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HVAC	0	\$0	0	0	0	100	Previous Comments: OK Description: N/A
Plumbing	0	\$0	0	0	0	100	Description: N/A

Campus: Main Campus
Bldg. No: 12
Building: Technology Butler Bldg.
Area: 1,830sf
Yr Built: 1983
Floors: 1

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years 11+ Years	
Primary/Secondary	2	\$4,209	0	0	5	95 Description: 100 Amp Service Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: N/A Previous Comments: None 100 A service added.
Distribution	1	\$2,105	0	0	5	95 Description: Circuit breaker panel. Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

Campus: Main Campus
Bldg. No: 12
Building: Technology Butler Bldg.
Area: 1,830sf
Yr Built: 1983
Floors: 1

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Lighting	1	\$2,105	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008:
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2008: Previous Comments: Minimal

Voice/Data	0	\$0	0	0	0	100	Description: N/A
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Ceilings	0	\$0	0	0	0	100	Description: N/A
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Walls	0	\$0	0	0	0	100	Description: N/A
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Doors	15	\$31,568	2	3	5	90	Description: (1) exterior man door and (1) overhead door Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Rusted manual overhead door replaced with power operated unit.
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Floors	10	\$21,045	0	0	5	95	No reported problems
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Campus: Main Campus
Bldg. No: 12
Building: Technology Butler Bldg.
Area: 1,830sf
Yr Built: 1983
Floors: 1

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Bldg., Fire, ADA, Elevators	3	\$6,314	40	0	0	60	Description: -Natural gas line installed from SAE Building to the Technology Building was run above grade and is protected from damage by a large steel pipe. This installation is not code compliant and should be corrected.
							Priority 1: Correct surface mounted gas line as noted above.
							Priority 2: No reported problems
							2011: No changes reported. Gas pipe routing not remediated.

Immed. Site, Ext. Ltg., etc	0	\$0	0	0	0	100	Description: Included with SAE Building
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CRV Totals: \$210,450 \$4,462 \$9,386 \$9,618 \$186,985

CRV	DMB	EXCESS	FCI	RATING
\$210,450	\$4,462	\$0	2.1%	GOOD

DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING
\$13,848	\$3,325	6.6%	\$4,209	FAIR

CRV	DMB	EXCESS	FCI	RATING
\$210,450	\$4,462	\$0	2.1%	GOOD

Campus: Main Campus **Use Types:** **Notes:**
Bldg. No: 13 100% Storage/Maintenance
Building: Salt Storage
Area: 400sf **Yr Built:** 1999 **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2	
Structure	40	\$18,400	35	0	0	65 Description: Wood frame structure over slab on grade foundation Priority 1: Correct failing sidewalls. Priority 2: Out of plumb bearing wall should be corrected. Refer to note below. 2011: No changes reported. 2008: -Salt has pushed the rear wall of the building out of plane. Currently the wall is restrained using a series of wooden braces. Wall should be restored to plumb and level condition once the salt supply is emptied. Previous Comments: No reported problems.
Roof	15	\$6,900	0	0	5	95 Description: Composition shingles on plywood sheathing. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Roof was not included in Structure Tek's review of campus roofing condition. Previous Comments: No reported problems. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100 Description: N/A

Campus: Main Campus **Use Types:** **Notes:**
Bldg. No: 13 100% Storage/Maintenance
Building: Salt Storage
Area: 400sf **Yr Built:** 1999 **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes			
						95	5	0
Cladding	20	\$9,200	0	0	0	5	95	Description: Plywood (T-111 style) combination sheathing / siding. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems (refer to structure for comments on wall deflection).
HVAC	0	\$0	0	0	0	0	100	Description: N/A
Plumbing	0	\$0	0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	0	0	100	Description: N/A
Distribution	0	\$0	0	0	0	0	100	Description: N/A
Lighting	0	\$0	0	0	0	0	100	Description: N/A
Voice/Data	0	\$0	0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	0	100	Description: N/A

Campus: Main Campus **Use Types:** **Notes:**
Bldg. No: 13 100% Storage/Maintenance
Building: Salt Storage
Area: 400sf **Yr Built:** 1999 **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:		System/Component Notes
			Immed. Priority 1	11+ Years	
Doors	15	\$6,900	0	5	45 Description: (1) overhead door Priority 1: No reported problems Priority 2: Overhead door tracks and associated door hardware are failing due to the corrosive nature of the salt and are nearing end of useful life. 2011: No changes reported.
Floors	10	\$4,600	0	0	100 No reported problems
Bldg., Fire, ADA, Elevators	0	\$0	0	0	100 Description: N/A
Immed. Site, Ext. Ltg., etc	0	\$0	0	0	100 Description: Included with Power Plant

CRV Totals: \$46,000 \$6,440 \$3,450 \$1,150 \$34,960

Priority Issues Data	CRV	DMB	EXCESS	FCI	RATING
	\$46,000	\$6,440	\$4,140	14.0%	POOR
0-5 Year Cumulative Data	DMB	EXCESS	FCI	RATING	
	\$9,890	\$7,590	21.5%	POOR	
				\$/YR MAINTAIN	

Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years 6-10 Years 11+ Years	Priority			System/Component Notes	
			Priority 1	Priority 2			
Structure	20	\$2,746,444	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Slab on grade; no reported problems Steel frame structure; no reported problems.

Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Roof	3	\$411,967	3	5	70	22	Description: EPDM (Fully-adhered) - 2004 EPDM (Ballasted) - 2007 Priority 1: A majority of the roof to wall transitions are not yet repaired and will require corrective action. Priority 2: -Coping metal at metal panel system does not properly slope back to the roof. A line of sealant was added to keep water from streaking the visible face of the metal panels. This corrective action results in small areas of ponding water. Condition should be carefully monitored for evidence of water infiltration into and behind the metal panel system 2011: No changes reported. 2008: -Structure Tek rating is 85 out of 100 score -Previously identified leaks have been repaired -Masonry removed, original failed flashing was removed and replaced with new work. Previous Comments: Original EPDM roof Multiple roof leaks since new, all repaired under warranty. Currently 6 known leaks, condition requires continued monitoring.

Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years 6-10 Years 11+ Years Priority 1 Priority 2	System/Component Notes		
			2	3	5
Glazing	4	\$549,289	90	Description: Aluminum framed glazing system Priority 1: No reported problems Priority 2: -Sealant where frames about metal panel system is failing and is due for replacement. 2011: No changes reported. 2008: Extensive aluminum framed glazing system along north wall, no reported problems.	

Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes		
Cladding	7	\$961,255	2	3	10	85	Description: Split and smooth face Concrete Masonry Units Priority 1: No reported problems Priority 2: -Exterior masonry joints are beginning to age and will require tuck-pointing in the near future. Masonry expansion / control joint sealants are likewise nearing end of life and will require general repair and replacement. 2011: Some of the synthetic stucco issues have been corrected at the north exterior soffit. Repair of exterior masonry issues, i.e.: replacement of joint sealants, correction of improperly installed wall flashings and investigation of water intrusion and failed mortar joints, is on-going. An "open gap" (to the building interior) was observed in the curtain wall system at the North elevation. 2008: -Exterior CMU masonry was cleaned to remove evidence of masonry efflorescence. At time of walk-through efflorescence was returning in selected areas. The source of the moisture within the masonry is unknown. -Exterior soffit: Synthetic stucco on cementitious backer panels is cracking at panel joints. At time of walk-through one panel had failed, fell from the building, and needed to be refinished.

Campus: Main Campus
Bldg. No: 14
Building: La-Z-Boy Center
Area: 53,329sf
Yr Built: 2004
Floors: 1

Use Types:
 10 % Administration
 20 % Classroom
 70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
HVAC	15	\$2,059,833	1	2	2	95
Description: (2) gas fired Cleaver Brooks hot water boilers (2) grade mounted, air cooled chillers Attic mounted AHU's operate with variable frequency drives. -Smaller rooftop air handling units at office areas -Theatre zone has humidification; No reported problems. -VAV boxes with terminal reheat. -Perimeter radiant heat: Belimo valves were subject to a recall and College is replacing failed units on an as-needed basis. -Controls on Trane EMS computer, connected to campus-wide Apogee system Priority 1: -IT Room H143 should have a door grille for air transfer. Priority 2: -No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems. Previous Comments: No reported problems.						

Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Plumbing	7	\$961,255	1	0	4	95	Description: Priority 1: Add PRV to city water for pressure control problems. Priority 2: No reported problems 2011: PRV for city water pressure issue noted in 2008 is not installed. 2008: Previous Comments: No reported problems.
Primary/Secondary	6	\$823,933	0	5	5	90	Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -The building has experienced a number of electronic component failures including multiple fire alarm panel boards, boiler flame sensors, VFD controllers, and CW pump starters. These could be independent failures or symptoms of a larger problem. Previous Comments: No reported problems.

Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes

Distribution	4	\$549,289	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems. Previous Comments: No reported problems.
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Lighting	4	\$549,289	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: No reported problems.
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Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 1	

Voice/Data	3	\$411,967	3	0	5	92	Description: Priority 1: Replace wireless equipment. Priority 2: No reported problems.
Ceilings	3	\$411,967	0	0	5	95	2011: -Wireless system is failing and replacements are not obtainable. -Approximately 15-18 phone/data pairs were lost during construction. Description: 2x4 suspended ceilings throughout. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Previous Comments: No reported problems.

Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Walls	8	\$1,098,577	0	2	5	93	Description: Gypsum board on metal stud framing. Priority 1: No reported problems Priority 2: No reported problems 2011: Repainting of problematic wall surfaces (was done in 2009). 2008: Public areas require annual painting due to flat sheen and color selection. Previous Comments: No reported problems.
Doors	4	\$549,289	0	0	10	90	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.

Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes
Floors	5	0	0	90	Description: -VCT flooring within corridors -Broadloom carpet within lobby and select areas of the theatres -Epoxy flooring within the auditorium seating areas; no reported problems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Replacement of failed carpet in: Atrium, Hallways, Classrooms and Boardroom was done. 2008: -Broadloom carpeting in the main lobby has a number of seam failures and has some buckling at the walls. This may be due to poor installation. Carpet in these areas will require replacement soon. -Stage flooring is scheduled and funded for sanding and regular maintenance. Previous Comments: VCT typical in corridors, no reported problems.

Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Bldg., Fire, ADA, Elevators	4	\$549,289	0	5	5	90	Description: Building is sprinkled throughout. Building alarm includes horns, strobes, detection, and pull stations. Due to date of completion, facility is assumed to meet applicable codes. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. -All fire alarm issues have been resolved. 2008: Fire alarm panel was recently replaced due to failure. At time of walk-through, building was experiencing false alarms. Previous Comments: Meets current codes, no reported problems.
Immed. Site, Ext. Lig., etc	3	\$411,967	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Previous Comments: Area upgraded as part of site development for new building, no reported problems

Campus: Main Campus **Use Types:** **Notes:** plus lobby with mezzanine access, mechanical penthouses
Bldg. No: 14 10 % Administration
Building: La-Z-Boy Center 20 % Classroom
Area: 53,329sf Yr Built: 2004 Floors: 1 70 % Auditorium

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. Priority 1	System/Component Notes		
			1-5 Years Priority 2	6-10 Years	11+ Years

CRV Totals: \$13,732,218 \$85,140 \$197,744 \$992,839 \$12,456,494

CRV	DMB	EXCESS	FCI	RATING
\$13,732,218	\$85,140	\$0	0.6%	GOOD
CRV	DMB	EXCESS	FCI	RATING
\$282,884	\$0	\$274,644	2.1%	GOOD
DMB	EXCESS	FCI	RATING	RATING

Campus: Main Campus
Bldg. No: 15
Building: SAE Building
Area: 1,080sf

Yr Built: 2001 **Floors:** 1

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 1	95	Description:	System/Component Notes
Structure	35	\$43,470	0	0	5	95	Description: Slab on grade foundation; no reported problems Split face, load bearing masonry walls (CMU); no reported problems Priority 1: No reported problems Priority 2: Cracks in the CMU exterior wall, primarily at the ends of steel lintels over the overhead sectional doors; should be remediated. 2011: Cracks through CMU exterior wall, primarily at the ends of steel lintels over the overhead sectional doors were observed.
Roof	15	\$18,630	2	3	5	90	Description: Composition shingles on plywood sheathing. Priority 1: No reported problems Priority 2: Install splash blocks as noted below. Reconnect downspout to underground pipe at North elevation. 2011: No changes reported. Downspout at North elevation has become disconnected from underground drainage pipe. 2008: -Roof was not included in Structure Tek's review of campus roofing condition. -Gutters currently drain to immediate grade. Splash blocks should be installed to limit splash onto the building
Glazing	0	\$0	0	0	0	100	Description: N/A

Campus: Main Campus **Use Types:** **Notes:**
Bldg. No: 15 100% Storage/Maintenance
Building: SAE Building
Area: 1,080sf **Yr Built:** 2001 **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Cladding	14	\$17,388	0	0	5	95	Description: Split face, concrete masonry units (see Structural) Vinyl siding at gable ends Aluminum fascia and soffit Priority 1: No reported problems Priority 2: No reported problems 2011: No change reported.
HVAC	5	\$6,210	0	0	50	50	Description: (2) ceiling mounted, gas-fired, Reznor furnaces Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	5	95	N/A

Campus: Main Campus **Use Types:** Notes: **100%** Storage/Maintenance
Bldg. No: 15
Building: SAE Building
Area: 1,080sf **Yr Built:** 2001 **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes		
						11+ Years	
Distribution	2	\$2,484	0	0	5	95	Description: 200 Amp, 3 phase service Priority 1: No reported problems Priority 2: No reported problems
Lighting	1	\$1,242	0	0	5	95	Description: Surface mounted, 1x4 T-8 Fixtures Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.
Voice/Data	0	\$0	0	0	0	100	Description: Painted gypsum board Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.
Ceilings	0	\$0	0	0	0	100	Description: Painted gypsum board Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

Campus: Main Campus **Use Types:** **Notes:**
Bldg. No: 15 100% Storage/Maintenance
Building: SAE Building
Area: 1,080sf **Yr Built:** 2001 **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes	
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Walls	0	\$0	0	0	0	100	Description: Painted CMU Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Doors	15	\$18,630	10	5	5	80	Description: (2) overhead sectional doors (4) steel man doors with integral lite Priority 1: No reported problems Priority 2: Doors and frames are protected with primer only. Doors and frames should be painted to protect them from moisture damage. 2011: No changes reported.
Floors	10	\$12,420	0	0	5	95	Description: Sealed Concrete Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

Campus: Main Campus
Bldg. No: 15
Building: SAE Building
Area: 1,080sf

Yr Built: 2001 **Floors:** 1

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Bldg., Fire, ADA, Elevators	0	\$0	0	0	0	100	Description: Dedicated alarm panel with pull stations, horn, and strobe Battery powered emergency exit lighting Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems
Immed. Site, Ext. Ltg., etc	3	\$3,726	0	0	5	95	Description: Wall mounted site lighting Concrete stoop, asphalt paving abuts concrete slab on grade Door hardware appears to be ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2011: Exposed gas line at grade between SAE Building and Technology Butler Building - condition is not compliant.

CRV Totals: \$124,200 \$2,236 \$1,490 \$9,005 \$111,470

Priority Issues Data		0-5 Year Cumulative Data	
CRV	\$124,200	DMB	\$3,726
EXCESS	\$0	EXCESS	\$0
FCI	1.8%	FCI	3.0%
RATING	GOOD	RATING	GOOD

Campus: Whitman Center **Use Types:** **Notes:**
Bldg. No: 16 10 % Administration
Building: Whitman Center 20 % Lab
Area: 17,650sf **Yr Built:** 1991 **Floors:** 1 70 % Classroom

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years 11+ Years		
Structure	19	\$657,286	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame with burnished face concrete masonry walls Priority 1: No reported problems. Priority 2: No reported problems. 2011: No changes reported.
Roof	5	\$172,970	10	5	5	80	Description: Flat EPDM (fully adhered) roof; nearing end of life. Composition shingles; replaced in 2006 Priority 1: Replace flat roofing over main entrance. Priority 2: No reported problems 2011: No changes reported. Tree limbs have been trimmed. 2008: Structure Tek rating is 70 out of 100 score 2006: Composition shingles were replaced 2005: Leaks near exhaust fan penetration repaired Previous Comments: Trees require trimming to prevent additional roof damage from falling limbs.

Campus: Whitman Center
Bldg. No: 16
Building: Whitman Center
Area: 17,650sf

Yr Built: 1991 **Floors:** 1

Use Types:
 10 % Administration
 20 % Lab
 70 % Classroom

Notes:

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 2	
Glazing	5	\$172,970	5	3	3	89
Description: Aluminum storefront glazing and windows throughout. Glazing is original and functional. Priority 1: No reported problems Priority 2: -Identify and correct sources of water infiltration. -Plastic laminate sills are failing and due for replacement 2011: No changes reported. Plastic laminated window sills are still failing. 2008: -Plastic laminate sills are failing and are due for replacement. Evidence of moisture infiltration at and around windows. Refer to Walls for additional information. Previous Comments: -Original - No reported problems						

Campus: Whitman Center
Bldg. No: 16
Building: Whitman Center
Area: 17,650sf

Yr Built: 1991 **Floors:** 1

Use Types:
 10 % Administration
 20 % Lab
 70 % Classroom

Notes:

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years 11+ Years		
Cladding	7	\$242,158	5	15	25	55	<p>Description: Burnished concrete masonry units (CMU) with 4x4 and 8x8 scored faces. Metal fascia panels along continuous, integral gutter.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Monitor moisture levels within CMU veneer masonry. Topical sealer may aid in limiting moisture infiltration and also reduce evidence of moss / mildew on the north side of the building. Exterior building ceiling joints are at the end of life, replace.</p> <p>2011: No changes reported. Exterior building sealant joints are failing and at the end of life.</p> <p>2008: Burnished CMU were cleaned in 2007 to remove efflorescence. Walls were also tuck-pointed and re-sealed. Aluminum fascia panels were replaced in 2006 when the composition roofing was replaced.</p> <p>Previous Comments: Ongoing efflorescence problem full height of walls, possibly partly due to water wicking from ground. Problems have appeared to stabilize - no recent increase in efflorescence. Anodized aluminum fascia panels pitting.</p>

Campus: Whitman Center **Use Types:** **Notes:**
Bldg. No: 16 10 % Administration
Building: Whitman Center 20 % Lab
Area: 17,650sf **Yr Built:** 1991 **Floors:** 1 70 % Classroom

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years 6-10 Years 11+ Years	Priority 1	Priority 2	System/Component Notes		
						14	2
HVAC	14	\$484,316	2	13	20	65	Description: One (1) rooftop mounted, gas-fired, AHU with on-board air-cooled DX cooling. Two (2) Weil-McLain hot water boiler supplying heating hot water to a coils for heating. Unit is original to the building and functional. Air distribution is by VAV boxes above the ceiling w/pneumatic controls. Finned-tube radiant heat under all windows. Exhaust fans with light switch control in meeting rooms. Controls: Pneumatic controls except at RTU, upgraded for remote monitoring using Siemens system. Remote access is limited to monitoring only and does not allow for remote diagnostic or operation. Priority 1: Provide ventilation for IT closet near lobby - too warm. Repair hole in other closet ceiling near Lobby; has a hole in the fire-rated ceiling gyp-board. Repair small hole through fire-rated gyp-board wall in Maintenance Office. Priority 2: No reported problems. 2011: - During interview and walk-through inspection, no significant issues were noted. - New gas-fired roof top unit installed for whole building. 2008: Previous Comments: The combination of energy inefficiency and limited capacity for expansion reduce the unit's serviceable life; the unit remains functional but is nearing end of life. Leaking condenser coil requires additional refrigerant occasionally. Previous Comments: Original rooftop unit and 2 boilers, functioning, but at capacity. No expansion capability is available. RTU operates on 208V and is inefficient. Scroll fan failed since last assessment damaging coils. Previous Comments: HVAC System at maximum capacity with computer heat loads. Fin tubes, No reported problems

Campus: Whitman Center
Bldg. No: 16
Building: Whitman Center
Area: 17,650sf

Yr Built: 1991 **Floors:** 1

Use Types:
 10 % Administration
 20 % Lab
 70 % Classroom

Notes:

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes
Plumbing	8	\$276,752	0	0	0	Description: One (1) gas fired domestic hot water heater Distribution lines are copper, sanitary lines are mostly plastic Priority 1: No reported problems Priority 2: No reported problems 2011: - During interview and walk-through inspection, no significant issues were noted. 2008: - Domestic hot water heater was replaced since last assessment; No reported problems. Previous Comments: Domestic hot water tank at end of life, due for replacement.

Campus: Whitman Center **Use Types:** **Notes:**
Bldg. No: 16 10 % Administration
Building: Whitman Center 20 % Lab
Area: 17,650sf Yr Built: 1991 Floors: 1 70 % Classroom

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Primary/Secondary	6	\$207,564	0	5	5	90	Description: Building receives 208V, 3-phase power from outside pad-mounted transformer. Transformer is owned by the power company. Priority 1: No reported problems Priority 2: No reported problems 2011: - During interview and walk-through inspection, no significant issues were noted. Power conditioning has been installed. 2008: - College has experienced on-going electrical problems with the facility. An observed power factor of .70 led the College to install a Power Conditioning Capacitors. College plans to install a new meter for monitoring and data logging to evaluate the effectiveness of the unit. Previous Comments: No reported problems.
Distribution	4	\$138,376	0	0	5	95	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: - During interview and walk-through inspection, no significant issues were noted. 2008: - High ground water levels result in water / moisture infiltration at some of the cast in place electrical boxes. College is aware of the problem and monitors the condition.

Campus: Whitman Center **Use Types:** **Notes:**
Bldg. No: 16 10 % Administration
Building: Whitman Center 20 % Lab
Area: 17,650sf **Yr Built:** 1991 **Floors:** 1 70 % Classroom

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Lighting	4	\$138,376	0	5	10	85	Description: Lighting is original throughout with a combination of fluorescent and incandescent fixtures. Fluorescent fixtures utilize T-8 lamps replaced in 2011. Priority 1: No reported problems Priority 2: No reported problems 2011: - During interview and walk-through inspection, no significant issues were noted. - All T12's were replaced with T8's in 2011. 2008: Previous Comments: Older original ballasts - typical replacements.
Voice/Data	3	\$103,782	1	0	4	95	No reported problems. Priority 1: Provide replacement wireless equipment and router to campus system. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted. -Wireless certificate (if continued to be provided) should be re-authenticated.

Campus: Whitman Center **Use Types:** **Notes:**
Bldg. No: 16 10 % Administration
Building: Whitman Center 20 % Lab
Area: 17,650sf **Yr Built:** 1991 **Floors:** 1 70 % Classroom

System	CRV of System %	System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Ceilings	4	\$138,376	5	5	10	80	Description: 2x2 Acoustical Ceiling Panels (ACP) and Gypsum Board; Priority 1: 1X1 hole in janitor closet fire-rated ceiling should be closed up. Priority 2: Investigate and correct moisture bloom noted below 2011: Gypsum board repairs were made in 2010. Moisture within the ceiling/roof assembly - not yet repaired. During interview and walk-through inspection, no significant issues were noted. 2008: College is self-performing corrections to cracking and moisture damage. College is installing isolation joints to reduce the appearance of future cracking in some location. This may prove to be a temporary correction. During walk-through evidence of a moisture 'bloom' was observed near one of the entries. Source of moisture should be identified and corrected.
Walls	7	\$242,158	2	3	5	90	Previous Comments: 2 x 2 - No reported problems Description: Gypsum board typical Priority 1: Wall in Maintenance Room has hole for wiring in fire-rated wall and should be closed up. Priority 2: No reported problems. 2011: Gypsum board "window liners" - repairs were made in 2010. Many of the gypsum board "wall cracking" - repairs were made in 2010. 2008: Drywall in corridors cracking, possibly from blower unit vibration.

Campus: Whitman Center **Use Types:** **Notes:**
Bldg. No: 16 10 % Administration
Building: Whitman Center 20 % Lab
Area: 17,650sf **Yr Built:** 1991 **Floors:** 1 70 % Classroom

System	CRV of System %	System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years 11+ Years	
Doors	3	\$103,782	0	0	5	95 Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Floors	4	\$138,376	0	0	5	95 Description: Vinyl tile and carpet, typical throughout. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Vinyl tile appears to be telegraphing slab movement near the central core of the building. Condition should be monitored. Previous Comments: All new floors.

Campus: Whitman Center
Bldg. No: 16
Building: Whitman Center
Area: 17,650sf

Yr Built: 1991 **Floors:** 1

Use Types:
 10 % Administration
 20 % Lab
 70 % Classroom

Notes:

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. Priority 1	Pct. of system value to budget for repair/replacement:			System/Component Notes
			1-5 Years Priority 1	6-10 Years	11+ Years	

Bldg., Fire, ADA, Elevators	5	\$172,970	0	0	5	95	Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: College has funded the replacement of the original alarm panel for FY 2008-2009.
Immed. Site, Ext. Ltg., etc	2	\$69,188	3	5	5	87	Previous Comments: Original fire alarm - No reported problems. ADA up to date Priority 1: Concrete slab at main entry is a trip hazard. Priority 2: No reported problems. 2011: No changes reported. At exterior slab at Student Lounge area, joint material between slab sections needs to be replaced. 2008: Sidewalks were recently replaced addressing previously noted settlement.

CRV Totals: \$3,459,400 \$62,615 \$148,062 \$317,227 \$2,931,496

Priority Issues Data		0-5 Year Cumulative Data	
CRV	\$3,459,400	DMB	\$210,677
EXCESS	\$0	EXCESS	\$37,707
FCI	1.8%	FCI	6.1%
RATING	GOOD	RATING	FAIR

Campus: Whitman Center **Use Types:** **Notes:**
Bldg. No: 17 100% Storage/Maintenance
Building: Whitman Center Garage
Area: 480sf **Yr Built:** 1991 **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Structure	35	\$19,320	0	0	5	95 Description: Wood frame. Priority 1: No reported problems Priority 2: No reported problems. 2011: No reported problems.
Roof	12	\$6,624	100	0	0	0 Description: Composition shingles on plywood sheathing. Priority 1: Roofing was not replaced during the 2006 re-roof of the main building. Roofing is at end of life and due for replacement Priority 2: No reported problems. 2011: No changes reported. 2008: Shingled, at end of life, due for replacement. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100 Description: N/A

Campus: Whitman Center
Bldg. No: 17
Building: Whitman Center Garage
Area: 480sf
Yr Built: 1991 **Floors:** 1

Use Types: 100% Storage/Maintenance
Notes:

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Cladding	14	\$7,728	20	5	5	70	Description: Plywood siding with wood trim. Priority 1: Plywood siding needs painting. Wood trim, in some areas, needs to be replaced. All wood trim needs painting. Priority 2: No reported problems. 2011: Cladding issues noted.
HVAC	3	\$1,656	0	0	50	50	Description: Two (2) electric wall heaters. Priority 1: - No reported problems. Priority 2: - No reported problems.
Plumbing	0	\$0	0	0	0	100	2011: During interview and walk-through inspection, no problems were reported. Description: N/A
Primary/Secondary	0	\$0	0	0	0	100	Description: N/A

Campus: Whitman Center **Use Types:** **Notes:**
Bldg. No: 17 100% Storage/Maintenance
Building: Whitman Center Garage
Area: 480sf **Yr Built:** 1991 **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:		System/Component Notes
			Immed. 1-5 Years Priority 1	6-10 Years 11+ Years Priority 2	
Distribution	4	\$2,208	0	0	95 Description: 60 Amp service with breaker panel. Priority 1: - No reported problems. Priority 2: - No reported problems.
Lighting	1	\$552	0	0	95 Description: Minimal lighting - fluorescent fixtures. Priority 1: - No reported problems. Priority 2: - No reported problems. 2011: During interview and walk-through inspection, no problems were reported.
Voice/Data	0	\$0	0	0	100 Description: N/A 2011: During interview and walk-through inspection, no problems were reported.
Ceilings	5	\$2,760	0	0	95 Description: Drywall ceiling - with storage above. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No changes reported.

Campus: Whitman Center **Use Types:** **Notes:**
Bldg. No: 17 100% Storage/Maintenance
Building: Whitman Center Garage
Area: 480sf **Yr Built:** 1991 **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 2	
Walls	0	\$0	0	0	0	100 Description: N/A
Doors	10	\$5,520	90	0	0	10 Description: One man door and one overhead sectional door. Priority 1: Replace overhead sectional door and man door. Priority 2: No reported problems.
Floors	10	\$5,520	0	0	5	95 Description: Concrete Priority 1: No reported problems. Priority 2: No reported problems. 2011: Exterior - overhead sectional door and man door are at end of life and due for replacement.
Bldg., Fire, ADA, Elevators	4	\$2,208	0	5	10	85 Description: No fire system, security system only.
Immed. Site, Ext. Lig., etc	2	\$1,104	0	5	10	85 Description: No reported problems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.

Campus: Whitman Center **Use Types:** **Notes:**
Bldg. No: 17 100% Storage/Maintenance
Building: Whitman Center Garage
Area: 480sf **Yr Built:** 1991 **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes

CRV Totals: \$55,200 \$13,138 \$552 \$3,064 \$38,447

CRV	\$55,200	DMB	\$13,138	EXCESS	\$10,378	FCI	23.8%	RATING	POOR
Priority Issues Data									
CRV	\$13,690	DMB	\$13,690	EXCESS	\$10,930	FCI	24.8%	RATING	POOR
0-5 Year Cumulative Data									
\$/YR MAINTAIN									
\$1,104									

Campus: Hurd Road **Use Types:** **Notes:** 6,770 sf renovated and occupied for welding. Balance unused.
Bldg. No: 18 10 % Classroom
Building: Welding Center 90 % Vocational Lab
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes	
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Structure	20	\$238,304	0	0	5	95	Description: Pole-barn construction. Slab-on-grade construction. Wood frame structure. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Roof	14	\$166,813	0	2	3	95	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Glazing	1	\$11,915	0	2	3	95	Description: Aluminum framed windows. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.

Campus: Hurd Road **Use Types:** **Notes:** 6,770 sf renovated and occupied for welding. Balance unused.
Bldg. No: 18 10 % Classroom
Building: Welding Center 90 % Vocational Lab
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 3	
Cladding	14	\$166,813	0	2	3	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
HVAC	5	\$59,576	0	10	10	Description: Welding operations served by gas-fired unit heaters and ceiling fans. Classroom served by through-wall AC unit. Priority 1: No reported problems. Priority 2: No reported problems.
Plumbing	10	\$119,152	0	5	5	2011: During interview and walk-through inspection, no issues were noted. Description: 1-year old gas-fired domestic water heater. Bathroom fixtures and shower are older, but in good condition. Large, duplex, air compressor with 200 gallon tank for process systems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.

Campus: Hurd Road **Use Types:** Notes: 6,770 sf renovated and occupied for welding. Balance unused.
Bldg. No: 18 10 % Classroom
Building: Welding Center 90 % Vocational Lab
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes	
						100
Primary/Secondary	5	\$59,576	0	0	100	Description: Pole-mounted transformer for building 3-phase power @ 480 VAC. Inside transformer provides 208 VAC Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.
Distribution	13	\$154,898	0	0	100	Description: Shunt-trip buss-duct for welding operations. Circuit breakers for lighting/receptacles. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.
Lighting	5	\$59,576	0	0	100	Description: 4' chain-hung, exposed, T8 fixtures for welding operations. 4' surface-mounted, exposed, T8 fixtures for classroom. Battery-powered emergency lighting throughout. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.

Campus: Hurd Road **Use Types:** **Notes:** 6,770 sf renovated and occupied for welding. Balance unused.
Bldg. No: 18 10 % Classroom
Building: Welding Center 90 % Vocational Lab
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 1	System/Component Notes		
					11+ Years Priority 1	11+ Years Priority 2	
Voice/Data	3	\$35,746	0	0	0	100	Description: No wireless service provided. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.
Ceilings	1	\$11,915	0	0	5	95	Description: Exposed construction at Shop Area. Gypsum board at Toilet Room, Classroom and Break Room. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Walls	2	\$23,830	0	2	3	95	Description: Gypsum board on wood studs at Toilet Room and Classroom. Corrugated metal siding on wood studs at individual welding stations. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.

Campus: Hurd Road **Use Types:** **Notes:** 6,770 sf renovated and occupied for welding. Balance unused.
Bldg. No: 18 10 % Classroom
Building: Welding Center 90 % Vocational Lab
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes		
						\$	
Doors	2	\$23,830	0	2	3	95	Description: Insulated metal-clad man doors, exterior (3). Metal-clad man doors, interior (5). Over-head, insulated metal clad, sectional door, exterior. Priority 1: No reported problems. Priority 2: Paint man door on South elevation. 2011: Paint man door on South elevation.
Floors	2	\$23,830	0	2	3	95	Description: Carpet at Classroom. Ceramic tile (12x12) at Toilet Room. Exposed concrete at Shop area, some large patches. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Bldg., Fire, ADA, Elevators	1	\$11,915	0	0	5	95	Description: Toilet Room does not comply with current ADA standards. Fire Alarm system is new. Security System is new. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.

Campus: Hurd Road **Use Types:** **Notes:** 6,770 sf renovated and occupied for welding. Balance unused.
 Bldg. No: 18 10 % Classroom
 Building: Welding Center 90 % Vocational Lab
 Area: 6,770sf Yr Built: 1993 Floors: 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	

Immed. Site, Ext. Lig., etc	2	\$23,830	0	0	5	95	Description: Exterior lighting consists of a mix of wall-mounted HID, incandescent flood lights, and some pole-mounted mercury vapor lights. Each exit door has a light.
Priority 1:							No reported problems.
Priority 2:							No reported problems.
2011:							No reported problems.

CRV Totals: \$1,191,520 \$0 \$20,256 \$38,724 \$1,132,540

Priority Issues Data				0-5 Year Cumulative Data			
CRV	DMB	EXCESS	FCI	DMB	EXCESS	FCI	RATING
\$1,191,520	\$0	\$0	0.0%	\$20,256	\$0	1.7%	GOOD
							\$/YR MAINTAIN RATING

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf

Yr Built: 1993 **Floors:** 1

Use Types:

10 % Classroom
 90 % Vocational Lab

Notes: 6,770 sf renovated and occupied for welding. Balance unused.

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years 6-10 Years 11+ Years Priority 1 Priority 2	System/Component Notes

Maintenance and Replacement Fund

CHAPTER 8

MAINTENANCE AND REPLACEMENT FUND

The Maintenance and Replacement Fund is used to account for major repairs and maintenance of College facilities.

At Monroe County Community College, the objective of this fund is to set aside and account for funds that will be necessary to meet the expenses of major plant maintenance and replacements as well as to provide a contingency to help assist in meeting certain physical plant emergencies that may arise. This fund may also be used as a source for inter-fund borrowing, as well as direct funding to other funds such as the Unexpended Plant Fund through Board approved transfers.

Other than some interest earned from its fund balance and a minor endowment distribution, the fund does not generate revenue. Since the establishment of the Maintenance and Replacement Fund in the 1980-81 fiscal year, its primary source of funding has been transfers from the College's General Fund.

As a component of the College's annual facilities and grounds Master Plan report that is submitted to the state, every few years the College hires an architectural firm to conduct an assessment of the College's buildings and deferred maintenance. The report classifies the condition of the buildings, identifies items that may need to be addressed, and provides an annual expenditure amount to address these items.

The last such study was conducted in 2011 and indicated that by "APPA standards, short-term critical issues (those considered critical to operation, safety-related or having potential for collateral damage) are minimal." The report stated that this situation is typical for most institutions and that "MCCC has done a particularly good job containing these issues." However, while few items of great cost are likely to fail or significantly impact building viability within the next year, when looking out five years, "long-term conditions for several building quickly become rated fair to poor."

The industry recommendation is that 2 percent of current replacement value be budgeted each year. For MCCC this would be \$1,643,068 (2% x \$82,153,402). The report recommends that the College should review the items that comprise the One Year Deferred Maintenance Backlog of approximately \$1.3 million and address those affecting life/safety issues, those having the greatest potential for future damage to other building components, and those that are code compliance

FY	Transfers From General Fund
1996-97	500,000
1997-98	800,000
1998-99	1,500,000
1999-00	2,111,000
2000-01	1,000,000
2001-02	-0-
2002-03	1,000,000
2003-04	3,700,000
2004-05	-0-
2005-06	1,000,000
2006-07	-0-
2007-08	-0-
2008-09	1,000,000
2009-10	-0-
2010-11	-0-
2011-12	-0-
2012-13	-0-

Table 8.1

issues. In addition, the College should “also immediately begin budgeting for the projected \$6.38 million in deferred maintenance issues over the next five years and evaluate alternative solutions where the cost of repairs outweighs the benefits.”

Issues found across campus include:

- Several roofs are near the middle of their service life, with leaks and other issues typical for roofs of this age. An Annual Roof Maintenance Survey and analysis performed in 2011 indicated that most of the roof systems in place are in a fair to good condition with a series of interior leaks on five of the nine buildings.
- HVAC systems near of past the end of their service life indicate a need to budget for replacement in the next few years. Valves on some systems are failing.
- Original window systems are showing air infiltration, failed hardware, and deteriorated glazing compound.
- Doors are past the end of their service life on older buildings, especially exterior main entrance doors.
- ADA compliance issues in older buildings include knob-style door hardware, non-compliant dimensions of entrance vestibules, and some toilet rooms limited by available space.

It is important to note that the report only looks at buildings. Total plant needs also include grounds, parking lots, and other non-building items. As the following graph indicates, our annual average total expenditure for major facility and grounds projects over the last ten years is \$1,020,000.

Increased repairs, some major breakdowns, and equipment age, prompted an engineering study of the College’s boilers and chillers which was completed in February 2009. The study concluded that the best course of action would be replacement. Some of this work began in FY 2010-11 and is planned to continue over the next three to four years with a phase-in process to spread out costs and minimize operational disruptions. Unfortunately, due to funding constraints, the College has not been able to address this problem on the original timeframe proposed.

As shown on the following table, the cost for this is about \$1.3 million. Not only would the College have new equipment, but as seen by the payback numbers, it would have equipment that would be more efficient both in operating costs and in climate control.

BOILER REPLACEMENT (Table 8.2)

Boiler Room	Bldg	Boilers		Chillers			Total Cost	
		COST	PAYBK	TONS	COST	PAYBK		
100	LS	316,000	10	80	85,000	4.5	401,000	
200	LRC	316,000	10	75	75,000	4.0	391,000	
300	ET & WT			85	84,000	4.5		
	ADM	<u>244,000</u>	15	100	<u>99,000</u>	6.0	<u>427,000</u>	
		876,000			343,000		1,219,000	
400	Plant	Remove boiler, chiller, cooling tower, and pumps Replace all chill water pumps						66,000 <u>35,000</u> 1,320,000

There are five projects proposed for next year at a total cost of \$468,313. The table below lists the projects planned for FY 2013-14.

A \$2 million transfer from the Maintenance and Replacement Fund was done during FY 2011-2012 to help support construction of the Career Technology Center. This transfer leaves a minimal balance in this fund; however, as funds are raised via the Capital Campaign and transferred to the College from The Foundation, this fund is the first to be replenished. The FY 2013-2014 Maintenance and Replacement budget includes \$300,000 in revenues from Capital Campaign gifts.

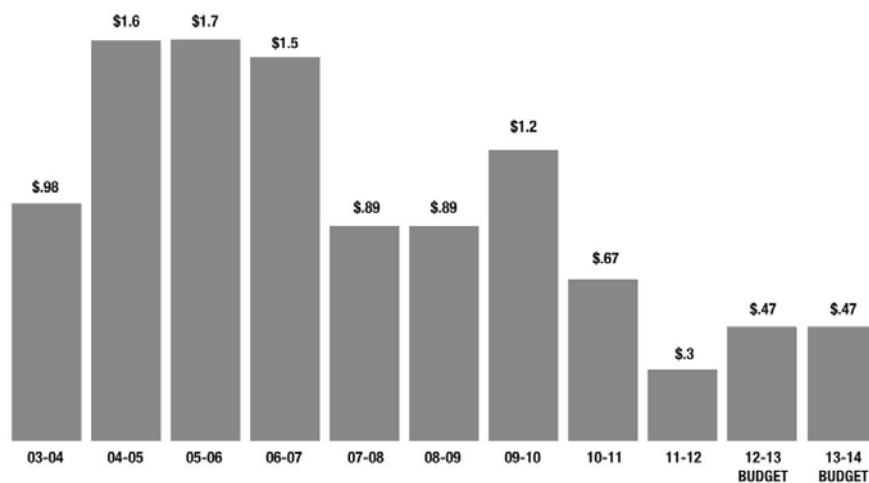
The following information in this chapter includes: a graph of past expenditure totals; the proposed Maintenance and Replacement Fund budget for next year; a listing of proposed projects; and a deferred maintenance estimate for the college's future facility maintenance and replacement needs.

Projected Deferred Maintenance Costs	
Year	Projected Expense
2013-14	\$468,313
2014-15	\$1,174,000
2015-16	\$664,297
2016-17	\$1,857,664
2017-18	\$4,212,361
2018+	\$1,789,500
Total	\$10,166,135

Table 8.3 and Figure 8.1

Maintenance And Replacement Fund IN MILLIONS

Annual Expenditures



**Monroe County Community College
Deferred Maintenance Schedule
2014-2019**

Program Status (Need)	(All) Requested	2014	2015	2016	2017	2018	2019	Grand Total
Location (Need)	Notes/Description (Need)	Year of Project						
Administration Building	(Glazing & Exterior Doors)			\$50,000		\$550,000		\$500,000
	Basement drain system needs major remediation. Risk of overflow again.						\$149,500	\$149,500
	Renovate Bookstore as requested by Purchasing Director						\$80,000	\$80,000
	Repair/replace terrazzo floors.						\$55,000	\$55,000
	Replace 12x12 ceilings (plenums, south wing)					\$60,000		\$60,000
	Replace AHU chilled water control valves, pumps and meters.		\$30,000					\$30,000
	Replace exterior sealants - joints and penetrations				\$38,000			\$38,000
	Replace steps at east and west entrance and ramp at south entrance. Steps are not even and ramp is failing.						\$200,000	\$200,000
	Roofing			\$407,315				\$407,315
	Replace Cooling Coil							\$16,000
Administration Building Total			\$30,000	\$457,315	\$38,000	\$610,000	\$484,500	\$1,635,815
Boiler House 100	Replace Boilers, feed water tank and pumps. Includes steam valves.	\$16,000				\$450,000		\$466,000
	Replace exterior sealants - control joints and penetrations.						\$10,000	\$10,000
	Replace remaining galvanized piping. A section has already been replaced. This piping has begun to fail.						\$35,000	\$35,000
Boiler House 100 Total						\$450,000	\$45,000	\$500,000
Boiler House 200	(Exterior Doors)						\$10,000	\$10,000
	Replace Boilers, feed water tank and pumps. Includes steam valves.						\$35,000	\$35,000
	Replace exterior sealants - joints and penetrations						\$10,000	\$10,000
	Replace remaining galvanized piping. A section has already been replaced. This piping has begun to fail.						\$10,000	\$10,000
Boiler House 200 Total							\$65,000	\$65,000
Boiler House 300	Replace Boilers, feed water tank and pumps. Includes steam valves.					\$450,000	\$35,000	\$485,000
	Replace exterior sealants - control joints and penetrations					\$450,000		\$900,000
	Replace remaining galvanized piping. A section has already been replaced. This piping has begun to fail.						\$35,000	\$35,000
Boiler House 300 Total						\$900,000	\$70,000	\$970,000
Campus	Install occupancy sensors in classrooms across campus			\$20,000				\$20,000
Campus Total				\$20,000				\$20,000
CLRC	(Glazing & Exterior Doors)				\$500,000			\$500,000
	Basement and Second Floor ceilings are failing and need to be replaced.			\$75,000				\$75,000
	Basement waterproofing has begun to fail. Building requires waterproofing.					\$140,000		\$140,000
	Install a back up generator for the campus network infrastructure		\$180,000					\$180,000
	Replace AHU chilled water control valves, pumps and meters.					\$60,000		\$60,000
	Replace AHU motor and motor starter. Both at end of useful life and very inefficient				\$85,000			\$85,000
	Replace exterior sealants - joints and penetrations				\$20,000			\$20,000
	Replace transformer room louvers. System has failed and leaks.						\$30,000	\$30,000
	Transformer room drain needs major remediation. Risk of overflow		\$25,000					\$25,000
CLRC Total			\$205,000	\$75,000	\$605,000	\$295,361	\$30,000	\$1,410,361
East Technology	(Glazing & Exterior Doors)					\$60,000	\$300,000	\$360,000
	Replace AHU chilled water control valves, pumps and meters.						\$30,000	\$30,000
	Replace AHU drain pan under cooling coils.						\$25,000	\$25,000
	Replace all p-valves due to end of life deterioration and inoperability						\$35,000	\$35,000
	Replace damaged Terrazzo floors						\$55,000	\$55,000
	Replace exterior sealants - control joints and penetrations						\$350,000	\$350,000
East Technology Total						\$60,000	\$445,000	\$505,000
Grounds (Monroe Campus)	Clear sediment from storm ditch. This drain no longer provides adequate flow.		\$20,000					\$20,000
	Line and rehabilitate the existing chilled water and cooling tower lines.				\$500,000			\$500,000
	Lot 1 Micro surface overlay		\$70,000					\$70,000
	Lot 2 Micro Surface Overlay		\$160,000					\$160,000
	Lot 3 Seal Coat, Crack Fill, Stripe			\$9,000				\$9,000
	Lot 5 Crack fill, seal coat, stripe		\$3,000					\$3,000
	Lot 6 Micro Surface		\$60,000					\$60,000

**Monroe County Community College
Deferred Maintenance Schedule
2014-2019**

Grounds (Monroe Campus)	Road Crack fill, seal coat, repair and stripe		\$15,000						\$15,000
Grounds (Monroe Campus) Total			\$328,000	\$9,000	\$500,000				\$837,000
Grounds (Whitman Center)	Lot Crack repair, seal coat, stripe		\$3,000						\$3,000
Grounds (Whitman Center) Total			\$3,000						\$3,000
La Z Boy Center	Replace failing VFD drives. Several have already failed and trend will continue.		\$108,000						\$108,000
	Replace sealants between brick and metal wall panels					\$27,000			\$27,000
	Smoke Door Closers	\$10,000							\$10,000
La Z Boy Center Total		\$10,000	\$108,000			\$27,000			\$145,000
Life Sciences	Repair/replace terrazzo and steps						\$75,000		\$75,000
	Replace 12x12 ceiling in second hall and north wing.						\$50,000		\$50,000
	Replace AHU chilled water control valves, pumps and meters.					\$60,000			\$60,000
	Replace p-valves and stats. Original equipment is not working properly.		\$30,000						\$30,000
	Tuck point exterior around 2nd floor mechanical room and above north wing roof, repair flashings, paint block and seal brick		\$195,000						\$195,000
	Roofing								\$309,664
Life Sciences Total			\$225,000		\$309,664	\$60,000		\$125,000	\$719,664
Power House	(Glazing & Exterior Doors) Project to replace the central chilled water plant cooling tower and pumps. Coordinates with the chiller plant replacement project							\$450,000	\$450,000
	Replace all exterior sealants - control joints and building penetrations.							\$15,000	\$15,000
	Replace Campus Chilled Water Plant. Includes pumps and electrical upgrades							\$1,100,000	\$1,100,000
	Roofing								\$52,982
Power House Total								\$1,550,000	\$1,637,982
Salt Storage	Replace salt garage. Building is at the end of useful life.								\$30,000
Salt Storage Total									\$30,000
West Technology	(Glazing & Exterior Doors) Replace AHU chilled water control valves, pumps and meters.							\$350,000	\$350,000
	Replace AHU drain pan under cooling coils.					\$60,000			\$60,000
	Replace all p-valves due to end of life deterioration and inoperability							\$30,000	\$30,000
	Replace damaged Terrazzo floors							\$25,000	\$25,000
	Replace exterior sealants - joints and penetrations							\$35,000	\$35,000
	Roofing	\$350,000							\$350,000
West Technology Total		\$350,000				\$60,000		\$495,000	\$905,000
WHEB	Repair/leaking window/wall system based on WJE recommendations.		\$125,000						\$125,000
	Roofing		\$150,000						\$150,000
WHEB Total			\$275,000						\$285,000
Whitman Center	Oil Seals Replaced on Chiller	\$10,000							\$10,000
	Replace exterior sealants - joints and penetrations			\$50,000					\$50,000
	Replace plastic laminates at window sills and window sealants				\$40,000				\$40,000
Whitman Center Total				\$50,000	\$40,000				\$90,000
Whitman Center Garage	Roofing								\$15,000
Whitman Center Garage Total									\$15,000
CTC	Epoxy Flooring Hallway	\$17,000							\$17,000
CTC Total		\$17,000							\$17,000
Grand Total		\$403,000	\$1,174,000	\$664,297	\$1,857,664	\$4,212,361	\$1,789,500	\$10,100,823	

State Capital Outlay Project Request

**FISCAL YEAR 2015
CAPITAL OUTLAY PROJECT REQUEST**

Institution Name: Monroe County Community College

Project Title: Renovation to East and West Technology Buildings

Project Focus: Academic and Administrative/Support

Type of Project: Renovation

Program Focus of Occupants: All Students

Approximate Square Footage: 60,000

Total Estimated Cost: \$12,000,000

Estimated Start/Completion Dates: July 2014 – December 2015

Is the Five-Year Plan posted on the institution's public internet site? Yes

Is the requested project the top priority in the Five-Year Capital Outlay Plan? Yes

Is the requested project focused on a single, stand-alone facility? Yes (the buildings are connected by a covered walkway and function interdependently)

Please provide detailed, yet appropriately concise responses to the following questions that will enhance our understanding of the requested project:

1. Describe the project purpose.

With the opening of the Career Technology Center in August 2013, the Applied Science and Engineering Technology Division classrooms and labs were relocated out of the East and West Technology Buildings to the new building. The East and West Technology Buildings need major renovations especially in the lab areas to make it possible to convert these spaces into useable classroom and lab spaces for other programs needing to relocate or expand.

2. Describe the scope of the project.

The project is a renovation of interior space to accommodate the relocation of the Learning Assistance Lab from the second floor of the Campbell Learning Resources Center to a first floor location with excellent accessibility for students; renovation of lab space (suite) to accommodate the Information Assurance and Security Program; renovation and relocation of two existing computer labs used by multiple programs; renovation of a suite of labs and meetings spaces to accommodate growth in the MCISD Middle College program; renovation of lab space in support of creation of a new viticulture and enology program in the college's culinary skills and management program; renovating space for expansion to the Regional Computer Technology Center; and renovation to other spaces to add classroom space.

3. How does the project enhance the core academic and/or research mission of the institution?

The renovation project will perfectly align with the college's mission and is in support of our core values of providing comprehensive education offerings, instructional excellence, accessibility, valuing human diversity, and accountability to students and stakeholders.

4. How does the project enhance Michigan's talent enhancement, job creation and economic growth initiatives on a local, regional and/or statewide basis?

As the only higher education entity in Monroe County, MCCC plays a key role in the region's economic development. The college remains committed to providing comprehensive educational opportunities, offering transformational learning through educational excellence, and delivering entrepreneurial and responsive leadership to address community needs. Our community's ability to attract new investment and jobs, as well as retain existing employers, is dependent upon developing new pathways to certificate and degree credentials that align with emerging business and industry needs. This renovation project is necessary to deliver the elemental instruction in the classrooms and labs essential to meet this need.

5. How does the institution measure utilization of its existing facilities, and how does it compare relative to established benchmarks? How does the project help to improve the utilization of existing space and infrastructure, or support the need for additional space and infrastructure?

Space identified for renovation was made available by the construction of the Career Technology Center and the relocation of the Applied Science and Engineering Technology classrooms and labs. The space is being reallocated based upon the needs identified in the Campus Master Plan (relocation of the Learning Assistance Lab) and as identified by the divisions and departments of the College in keeping with program growth and development.

There is currently 40,506 net assignable square feet (NASF) between the East and West Technology Buildings. Net assignable square feet, in this case, refers to classroom space, halls, restrooms, offices and lounges and does not include mechanical spaces. Of the NASF, approximately 46 percent, or 18,601 square feet, of the space has been assigned a level 4 or 5 due to considerable wear of the interior or it has been used as heavy industrial lab space which is not easily occupied for a different use. An additional 21 percent, or 8,633 square feet, of the space has been assigned a level 3 indicating that the space is adequate but is due for renovation.

The College evaluates the usability of space and determines the need and timing for renovations for interior spaces by using a 5 point scale, or appearance level assigned as follows:

- 1 – Excellent condition, newly renovated space;
- 2 – Good condition, no renovation necessary;
- 3 – Adequate condition, could be used in current state, finishes are nearing the end of their useful life;
- 4 – Fair condition, interior finishes in need of replacement, should only be used on a case by case basis;
- 5 – Poor condition, spaces must be renovated in order to be occupied by another program.

East and West Technology Buildings Appearance Level Evaluation Results		
Type	Score	Total Percentage
Other <i>(classrooms, offices, lounges)</i>	1	8.17 %
	2	4.68 %
	3	13.15 %
	4	4.13 %
Total Other		30.13 %
Industrial Technology Related Spaces <i>(vacated as result of new building)</i>	1	11.24 %
	2	7.21 %
	3	7.81 %
	4	3.14 %
	5	25.74 %
Total Tech Related Spaces		55.14 %
Halls	4	12.91 %
Restrooms	1	1.46 %
	3	.35 %
Total		100 %

6. Does the project address or mitigate any current life/safety deficiencies relative to existing facilities? If yes, please explain.

At this point, no life/safety issues have been identified relative to this project. The relocation of the Learning Assistance Lab will provide a far more accessible space for students utilizing the College's disability services.

7. How does the institution intend to integrate sustainable design principles to enhance the efficiency and operations of the facility?

The college is committed to incorporating sustainable design features into all of its renovation and new construction projects as was done in the construction of the

Career Technology Center. All designs will include appropriate green options to improve efficiencies.

- 8. Are match resources currently available for the project? If yes, what is the source of the match resources? If no, identify the intended source and the estimated timeline for securing said resources?**

The College does not have matching funds available for the project. The College will be evaluating multiple options in regard to securing the matching resources including but not limited to private donations, tax payer support (millage campaign), and private/public collaborations.

- 9. If authorization for construction, the state typically provides a maximum of 75% of the total cost for university projects and 50% of the total cost for community college projects. Does the institution intend to commit additional resources that would reduce the state share from the amounts indicated? If so, by what amount?**

The College does not intend to add additional funds to reduce the State share. The request is for full funding of 50 percent of the project.

- 10. Will the completed project increase operating costs to the institution? If yes, please provide an estimated cost (annually, and over a five-year period) and indicate whether the institution has identified available funds to support addition cost.**

There should be no significant impact on operating costs since these facilities are currently in operation. It is quite possible that the overall operating costs will be reduced through sustainability efforts.

- 11. What impact, if any, will the project have on tuition costs?**

There should be no impact on student tuition and fees.

- 12. If this project is not authorized, what are the impacts to the institution and its students?**

The majority of these facilities have been taken off-line as they are not useable spaces for instruction. Without renovation, the majority of the spaces will remain off-line and potential program growth could be affected due to infrastructure limitations.

- 13. What alternative to this project were considered? Why is the requested project preferable to those alternatives?**

There are no practical alternatives for addressing this need. The option chosen is the best alternative to balance investment with efficient utilization of space.

Instructions for Master Plan Request



STATE OF MICHIGAN
STATE BUDGET OFFICE
LANSING

RICK SNYDER
GOVERNOR

JOHN E. NIXON, CPA
DIRECTOR

August 26, 2013

BUDGET LETTER -- CAPITAL OUTLAY

TO: University and Community College Presidents

**Fiscal Year 2015 Capital Outlay Budget Information
Due Date: November 1, 2013**

Michigan universities and community colleges are requested to participate in the capital outlay budget development process in preparation for Governor Snyder's Fiscal Year 2015 Executive Budget Recommendation. There are two submissions related to this process, one statutorily-required and the other voluntary. The Management and Budget Act, Public Act 431 of 1984, as amended, requires universities and community colleges to present a Five-Year Capital Outlay Plan no later than November 1 of each year. Universities and community colleges may also elect to submit a capital outlay project request for state cost participation. However, no capital outlay project request will be given consideration for planning without its inclusion in the corresponding Five-Year Capital Outlay Plan. The details of these submissions are further outlined below.

Capital Outlay Reforms

At the conclusion of the last legislative session in December 2012, the Legislature enacted into law significant reforms to the capital outlay process. These reforms were contained in Public Acts 430 and 519 of 2012, which amend the Management and Budget Act and State Building Authority Act, respectively. The reforms streamline the project approval process and help to ensure spending decisions are transparent, merit-based and strategically aligned with statewide economic development goals. The key reforms applicable to university and community college projects are as follows:

- **Five-Year Capital Outlay Plans** – Requires the Five-Year Capital Outlay Plans to be submitted in electronic format no later than November 1 of each year to the members of the Joint Capital Outlay Subcommittee, fiscal agencies and State Budget Office. Electronic posting of the plan on the institution's Internet site will suffice to meet this requirement, provided notification is provided no later than November 1, 2013.

- ***Project Evaluation & Scoring Criteria*** – Requires the Joint Capital Outlay Subcommittee and the Department of Technology, Management and Budget (State Budget Office) review and evaluate by March 1 capital outlay requests received from universities and community colleges. The following minimum criteria are specified:
 - a. Investment in existing facilities and infrastructure.
 - b. Life and safety deficiencies.
 - c. Occupancy and utilization of existing facilities.
 - d. Integration of sustainable design to enhance the efficiency and operations of the facility.
 - e. Estimated cost.
 - f. Institutional support.
 - g. Estimated operating costs.
 - h. Impact on tuition, if any.
 - i. Impact on job creation in this state.
 - j. History of prior appropriations received by the institution through the capital outlay process.

- ***Streamlines the Authorization Process*** - Condenses the capital outlay project approval process from three to two legislative authorizations by consolidating the approval of construction and the State Building Authority lease in a single appropriations act. The elimination of a separate lease approval via concurrent resolution will benefit universities and community colleges by improving the cash flow timing relative to the state share of project costs.

- ***Paying for Projects as Authorized*** – Strengthens fiscal discipline by requiring that State Building Authority rent payments are appropriated concurrently with the authorization of construction.

- ***Total Project Cost / Scope Adjustments*** – Provides that the total cost and/or scope of a project can only be established or revised by specific reference in an appropriations act.

- ***Project Bidding*** – Requires projects funded in whole or part with state funds award the construction contract to the “responsive and responsible best value bidder,” as defined in the act.

- ***Project Timeframes*** – With the intent of accelerating project completion, the reforms tighten project authorization timeframes. Planning authorizations now expire 24 months after the fiscal year in which authorized. Construction authorizations continue to expire 36 months after the fiscal year in which

authorized, unless the project meets certain allowable exceptions, such as construction in process. The time period that funds may be carried forward subsequent to substantial completion is reduced to 12 months. The amended timeframes apply to all new project authorizations enacted subsequent to the reforms.

- ***Use & Finance Reporting*** – Requires universities and community colleges to bi-annually report on self-funded capital projects of more than \$1 million. Failure to comply may result in penalties as provided for in the annual higher education and community college appropriation acts.

Five-Year Capital Outlay Plan

The Five-Year Capital Outlay Plan is intended to provide state policymakers with the most current information available on institutional priorities and needs. The Five-Year Capital Outlay Plan should be revised as appropriate, and approved annually by the institution's governing body. It is to evaluate all capital priorities in light of current programming efforts, anticipated programming changes, and the current capital base. At a minimum, the Five-Year Capital Outlay Plan should cover fiscal year 2015 through fiscal year 2019. It is to include both self-funded projects, and those in which future state cost participation may be requested. The Department of Technology, Management and Budget, has developed a set of minimum criteria the comprehensive planning documents are to incorporate. These criteria are listed in Attachment A and remain unchanged from fiscal year 2014. Institutions may amend their Five-Year Capital Outlay Plan during the fiscal year by providing notification of the revision to the State Budget Office and other recipients.

Fiscal Year 2015 Capital Project Request

Requests for capital outlay projects are to be a logical extension of information contained in the comprehensive Five-Year Capital Outlay Plan. Capital project requests should focus on addressing specific academic or research needs of the institution. To facilitate state cost participation, all capital project requests must comply with the State Building Authority Act, Public Act 183 of 1964, as amended, regarding the use of State Building Authority bond revenues. Projects should be narrowly focused on a specific facility or programmatic need. Projects requested to renovate and/or construct multiple, independent facilities will not be considered, nor will projects related to self-liquidating facilities, such as dormitories, performance halls, parking garages or athletic facilities.

A university or community college request for a capital project will be carefully reviewed and evaluated, and balanced against other competing capital outlay and statewide budget priorities for inclusion in the Executive Budget Recommendation. The recent capital outlay reforms require the review and evaluation of projects relative to a set of minimum statutory criteria, previously outlined. In light of these new criteria, universities and community colleges will be requested to provide more substantive information in their capital project requests than required in prior year submissions.

If new capital outlay projects are included in the Fiscal Year 2015 Executive Budget Recommendation, only planning authorization will be recommended. If planning is authorized by the Legislature in a subsequent appropriations act, the university or community college shall prepare professional preliminary design documents to secure support for construction. Once professional planning documents have been reviewed and approved for authorized projects, state funding will provide a maximum of 75% for universities and 50% for community colleges, of the total cost of each project. As in prior years, the state share of financing for recommended large-scale projects may be capped at an amount less than the aforementioned levels.

A planning authorization approval does not guarantee support for a future construction authorization. A full assessment of the State Building Authority bond cap vis-à-vis available state budget resources will be completed before advancing projects beyond the planning stage. Projects whose final planning costs significantly exceed original estimates will be carefully scrutinized, and may require additional program and scope refinement. Institutions with a current planning authorization should continue to identify the project as their top priority request pending the enactment of a construction authorization.

Due to continued budgetary pressures, universities and community colleges may submit only their top priority capital outlay request. Attachment B contains the sample format for submitting a Fiscal Year 2015 capital outlay budget request. As indicated previously, this format is substantially revised from that submitted in prior years. If you desire a copy of the new electronic template in Microsoft Word, please e-mail Kris Kokx at kokxk@michigan.gov with your request.

Public Act 102 of 2013 Authorized Planning Projects

Institutions authorized for planning in Public Act 102 of 2013 may proceed with the development of preliminary design plans as indicated in the July 17, 2013 letter from State Budget Director John E. Nixon. As stated in that letter, the State Budget Office will only review planning documents and evaluate the state's ability to participate in the cost of projects in conjunction with the Fiscal Year 2015 Executive Budget Recommendation. Institutions that seek consideration of their projects in Fiscal

Year 2015 must submit their draft planning documents to the State Budget Office no later than Friday, November 1, 2013. If an institution does not anticipate submission by this date, the plans may be presented at a later date for consideration in the Fiscal Year 2016 Executive Budget Recommendation.

Submission to the State Budget Office

Specific submission guidelines for the Five-Year Capital Outlay Plan, Fiscal Year 2015 Capital Outlay Project Request and Public Act 102 of 2013 planning documents are as follows:

1. **Five-Year Capital Outlay Plan:** To comply with the statutory requirement, institutions are to post their Five-Year Capital Outlay Plans in a searchable electronic format (preferably PDF) on a publically viewable location on the institution's internet site. The documents are to be archived on the internet site for a period of no less than three years. Please submit the specific internet site address of the posting via e-mail to the individuals on the ***Distribution List (below)*** no later than ***Friday, November 1, 2013***.
2. **Fiscal Year 2015 Capital Project Request:** Electronic versions of Attachment B representing the Fiscal Year 2015 Capital Project Request may be submitted concurrently with the Five-Year Plan internet site address via an e-mail attachment to the individuals on the ***Distribution List (below)*** no later than ***Friday, November 1, 2013***.

Distribution List:

Joint Capital Outlay Subcommittee:

Sen. Darwin Booher (Chair)	sendbooher@senate.michigan.gov
Sen. Mike Green	senmgreen@senate.michigan.gov
Sen. Mark Jansen	senmjansen@senate.michigan.gov
Sen. John Moolenaar	senjmoolenaar@senate.michigan.gov
Sen. Tonya Schuitmaker	sentschuitmaker@senate.michigan.gov
Sen. Glenn Anderson	senganderson@senate.michigan.gov
Sen. Morris Hood III	senmhood@senate.michigan.gov
Rep. Eileen Kowall (Vice-Chair)	EileenKowall@house.mi.gov
Rep. Paul Muxlow	PaulMuxlow@house.mi.gov
Rep. Phil Potvin	PhilPotvin@house.mi.gov
Rep. Anthony Forlini	AnthonyForlini@house.mi.gov

[Continued on next page]

Rep. Martin Howrylak
Rep. Adam Zemke
Rep. Fred Durhal

MartinHowrylak@house.mi.gov
AdamZemke@house.mi.gov
FredDurhal@house.mi.gov

State Budget Office:

Lisa Shoemaker

shoemakerl@michigan.gov

Fiscal Agencies:

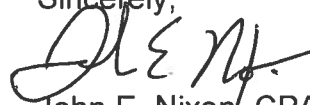
Bill Bowerman
Ben Gielczyk

bbowerman@senate.michigan.gov
bgielczyk@house.mi.gov

3. **Public Act 102 of 2013 Authorized Planning Projects:** Instructions regarding the submission of draft preliminary design plans were provided to institutions authorized for planning in a July 17, 2013 letter from State Budget Director John E. Nixon. If consideration is desired for the Fiscal Year 2015 Executive Budget Recommendation, three draft paper copies of the professionally developed plans must be submitted to Lisa Shoemaker, Capital Outlay Coordinator, 111 South Capitol Avenue, P.O. Box 30026, Lansing, Michigan 48909, no later than **Friday, November 1, 2013**.

Thank you in advance for your submission. The State Budget Office looks forward to working with you in developing the Fiscal Year 2015 Executive Budget Recommendation. If you have questions regarding your submission, please contact Lisa Shoemaker, Capital Outlay Coordinator, at (517) 335-7192 or shoemakerl@michigan.gov.

Sincerely,



John E. Nixon, CPA
State Budget Director

Attachments

cc: Chief Financial Officers
Governmental Relations Officers
President's Council
Michigan Community College Association
Office of Education and Infrastructure

Facilities Administration
State Building Authority
Senate Fiscal Agency
House Fiscal Agency

Recommended Five-Year Master Plan Components Michigan Universities and Community Colleges

I. Mission Statement

Summary description of the overall mission of the institution.

II. Instructional Programming

As part of the Five-Year Capital Outlay Plan, each college and university shall provide an overview of current academic programs and major academic initiatives. This “instructional programming” component should:

- a. Describe existing academic programs and projected programming changes during the next five years, in so far as academic programs are affected by specific structural considerations (i.e., laboratories, classrooms, current and future distance learning initiatives, etc.);
- b. Identify the unique characteristics of each institution’s academic mission:
For Universities:
Major research institution, technical/vocational center, geographic service delivery area(s), community presence activities, etc.
For Community Colleges:
Two-year degree and certificated technical/vocational training, workforce development activities, adult education focus, continuing or lifelong educational programming, partnerships with intermediate school district(s), community activities; geographic service delivery area(s), articulation agreements or partnerships with four-year institutions, etc.
- c. Identify other initiatives which may impact facilities usage;
- d. Demonstrate economic development impact of current/future programs (i.e., technical training centers, life science corridor initiatives, etc.).

III. Staffing and Enrollment

Colleges and universities must include staffing and enrollment trends in the annual Five-Year Capital Outlay Plan. This component should:

- a. Describe current full and part-time student enrollment levels by academic program and define how the programs are accessed by the student (i.e., main or satellite campus instruction, collaboration efforts with other institutions, Internet or distance learning, etc.);
- b. Project enrollment patterns over the next five years (including distance learning initiatives);
- c. Evaluate enrollment patterns over the last five years;
- d. Provide instructional staff/student and administrative staff/student ratios for major academic programs or colleges;

- e. Project future staffing needs based on five-year enrollment estimates and future programming changes;
- f. Identify current average class size and projected average class size based on institution's mission and planned programming changes.

IV. Facility Assessment

A professionally developed comprehensive facilities assessment is required. The assessment must identify and evaluate the overall condition of capital facilities under college or university control. The description must include facility age, use patterns, and an assessment of general physical condition. The assessment must specifically identify:

- a. Summary description of each facility (administrative, classroom, biology, hospital, etc.) according to categories outlined in "net-to-gross ratio guidelines for various building types," DTMB-Office of Design and Construction Major Project Design Manual, appendix 7. If facility is of more than one "type", please identify the percentage of each type within a given facility.
- b. Building and/or classroom utilization rates (Percentage of rooms used, and percent capacity). Identify building/classroom usage rates for peak (M-F, 10-3), off-peak (M-F, 8-10 am, 3-5 pm), evening, and weekend periods.
- c. Mandated facility standards for specific programs, where applicable (i.e. federal/industry standards for laboratory, animal, or agricultural research facilities, hospitals, use of industrial machinery, etc.);
- d. Functionality of existing structures and space allocation to program areas served;
- e. Replacement value of existing facilities (insured value of structure to the extent available);
- f. Utility system condition (i.e., heating, ventilation, and air conditioning (HVAC), water and sewage, electrical, etc.);
- g. Facility infrastructure condition (i.e. roads, bridges, parking structures, lots, etc.);
- h. Adequacy of existing utilities and infrastructure systems to current and 5-year projected programmatic needs;
- i. Does the institution have an enterprise-wide energy plan? What are its goals? Have energy audits been completed on all facilities, if not, what is the plan/timetable for completing such audits?
- j. Land owned by the institution, and include a determination of whether capacity exists for future development, additional acquisitions are needed to meet future demands, or surplus land can be conveyed for a different purpose.
- k. What portions of existing buildings, if any, are currently obligated to the State Building Authority and when these State Building Authority leases are set to expire.

In the event that comprehensive, current physical facility assessments are not available, the Five-Year Capital Outlay Plan must include data from the most

recent physical facility assessment and describe the schedule by which a new assessment will be completed.

V. Implementation Plan

The Five-Year Capital Outlay Plan should identify the schedule by which the institution proposes to address major capital deficiencies, and:

- a. Prioritize major capital projects requested from the State, including a brief project description and estimated cost, in the format provided. (Adjust previously developed or prior years figures utilizing industry standard CPI indexes where appropriate).
- b. If applicable, provide an estimate relative to the institution's current deferred maintenance backlog. Define the impact of addressing deferred maintenance and structural repairs, including programmatic impact, immediately versus over the next five years.
- c. Include the status of on-going projects financed with State Building Authority resources and explain how completion coincides with the overall Five-Year Capital Outlay Plan.
- d. Identify to the extent possible, a rate of return on planned expenditures. This could be expressed as operational "savings" that a planned capital expenditure would yield in future years.
- e. Where applicable, consider alternatives to new infrastructure, such as distance learning.
- f. Identify a maintenance schedule for major maintenance items in excess of \$1,000,000 for fiscal year 2015 through fiscal year 2019.
- g. Identify the amount of non-routine maintenance the institution has budgeted for in its current fiscal year and relevant sources of financing.

FISCAL YEAR 2015
CAPITAL OUTLAY PROJECT REQUEST

Institution Name: _____

Project Title: _____

Project Focus: Academic Research Administrative/Support

Type of Project: Renovation Addition New Construction

Program Focus of Occupants: _____

Approximate Square Footage: _____

Total Estimated Cost: _____

Estimated Start/Completion Dates: _____

Is the Five-Year Plan posted on the institution's public internet site? Yes No

Is the requested project the top priority in the Five-Year Capital Outlay Plan? Yes No

Is the requested project focused on a single, stand-alone facility? Yes No

Please provide detailed, yet appropriately concise responses to the following questions that will enhance our understanding of the requested project:

1. Describe the project purpose.

2. Describe the scope of the project.

3. How does the project enhance the core academic and/or research mission of the institution?

4. How does the project enhance Michigan's talent enhancement, job creation and economic growth initiatives on a local, regional and/or statewide basis?

5. How does the institution measure utilization of its existing facilities, and how does it compare relative to established benchmarks? How does the project help to improve the utilization of existing space and infrastructure, or support the need for additional space and infrastructure?

6. Does the project address or mitigate any current life/safety deficiencies relative to existing facilities? If yes, please explain.

7. How does the institution intend to integrate sustainable design principles to enhance the efficiency and operations of the facility?

8. Are match resources currently available for the project? If yes, what is the source of the match resources? If no, identify the intended source and the estimated timeline for securing said resources?

9. If authorized for construction, the state typically provides a maximum of 75% of the total cost for university projects and 50% of the total cost for community college projects. Does the institution intend to commit additional resources that would reduce the state share from the amounts indicated? If so, by what amount?

10. Will the completed project increase operating costs to the institution? If yes, please provide an estimated cost (annually, and over a five-year period) and indicate whether the institution has identified available funds to support the additional cost.

11. What impact, if any, will the project have on tuition costs?

12. If this project is not authorized, what are the impacts to the institution and its students?

13. What alternatives to this project were considered? Why is the requested project preferable to those alternatives?