



MONROE COUNTY  
COMMUNITY COLLEGE

enriching lives

# 5-Year Master Plan

SEPTEMBER | 2023



# Monroe County Community College

## 5-Year Master Plan

September 2023

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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 twenty-eighth 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. Twenty-two 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 2011 and remains our most recent assessment as updated. 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- **Facilities Condition** – Outdated classrooms and labs.
- **Barrier Free Accessibility** – Elevators and location of support spaces.
- **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 completion 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 the Career Technology Center, the renovation and addition to the East and West Technology Buildings (renamed Founders Hall), renovation and addition to the Life Sciences Building, renovation and expansion to the Campbell Academic Center, renovation and expansion of the Welch Health Education Building, and renovation to the Whitman 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 and updating the Facilities Complex and its support buildings.
- Reconfiguration of existing buildings to accommodate growth and simplify student interaction with college departments including renovation and expansion of the Warrick Student Center.

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 twenty years. Currently, through the College’s Strategic Planning process, this update will prove to be a necessary tactic to meet the Create a Student-focused Environment objective of “adapt the physical environment.” The College is currently developing a request for proposals to update the facilities assessment and deferred maintenance report as this will serve as a base document as the College embarks on its next Campus Master Planning process.

## **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 209-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 457,871 square feet, including seven academic buildings, four physical plant buildings and two maintenance/storage buildings at the main campus. Also, part of this total is the 17,650 square foot Whitman Center and garage (540 square feet), opened in 1991 and located on 28 acres in Bedford Township near the Michigan-Ohio border. The College also owns 115.1 acres on Dixon Road received as a gift from the Estate of Amy Heuple in 1981.

Monroe County Community College is accredited by the Higher Learning Commission and has received 10-year accreditation, the highest HLC rating possible, during the most recent evaluation in 2019. The College will undergo its next Reaffirmation of Accreditation in 2029-30.

## Mission Documents

As part of the College's Strategic Planning process, the College's Mission and Vision were reviewed and updated. This comprehensive review, involving all College stakeholders, concluded in the Board of Trustees' approval of the revisions on September 24, 2018:

### Mission

Monroe County Community College enriches lives in our community by providing opportunity through student-focused, affordable, quality higher education and other learning experiences.

MCCC accomplishes its mission through:

- Post-secondary pathways for students who plan to pursue further education
- Occupational programs and certificates for students preparing for immediate employment upon completion
- Curriculum that prepares students to effectively communicate, think critically, and be socially and culturally aware
- Comprehensive student support services
- A wealth of opportunities for intellectual, cultural, personal and career enhancement
- Training and retraining to meet the needs of an evolving economy
- Key partnerships to enhance educational services and opportunities

### Vision

Monroe County Community College will be recognized for our student-focused service, academic excellence, affordability, innovation, community responsiveness and student success.

### Core Values

These core values form our attitudes and guide our behavior:

- **Student-focus:** Execute student-centered decision making
- **Excellence:** Offer high-quality educational opportunities, programs and services
- **Accessibility:** Offer ease of access to educational opportunities, programs and services
- **Affordability:** Provide affordable educational opportunities, programs and services
- **Diversity and Inclusion:** Celebrate the individuality and diversity of our students, community, nation and world
- **Respect:** Practice equity and mutual respect
- **Stewardship:** Manage our resources with efficiency and integrity to ensure the long-term health of the college and infuse responsible, sustainable and transparent practices throughout all operations and programs
- **Outreach and Engagement:** Advance a culture of engagement and collaboration
- **Relevance:** Offer relevant educational programs through innovation and responsiveness



In support of its Mission, MCCC provides higher educational opportunities to the community through

- 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.

## **2020 – 2025 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 goals 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.

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

Although the document is developed every five 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. The 2020-2025 Strategic Plan addresses student access and success, relevant and innovative education, and creating a student-focused environment. The

plan was thoroughly vetted through a comprehensive and inclusive review process and was formally adopted by the Board of Trustees on February 24, 2020, including three adopted updates on November 23, 2020, January 28, 2021, and May 24, 2021.

Following is the 2020-2025 Strategic Plan:

## **GOAL 1: STUDENT ACCESS AND SUCCESS**

*Implement targeted and systemic student support initiatives to empower student goal achievement.*

### **Objective 1.1 – Improve Academic Advising**

- Implement a 30-hour degree audit communication system for current students.
- Create a task force to analyze the current advising process and make recommendations for improvement.

### **Objective 1.2 – Student Driven Scheduling**

- Conduct class schedule efficiency reporting to determine the best class scheduling times by division, program, etc.
- Expand class delivery options by promoting the blended class modality to current faculty.
- Develop a new class option entitled “student choice” where students can choose to complete a course completely online or choose to attend scheduled on-campus meetings with the instructor for more personalized instruction.
- Create a task force to explore offering more “late start” courses which start after the normal add period of the semester.
- Develop structured online program pathways.

### **Objective 1.3 – Improve Academic and Non-academic Support Services**

- Explore offering mental health crisis counseling services.
- Streamline and expand academic boot camp offerings including the development of a reading and writing boot camp.
- Make Brightspace shells available for all MCCC courses instead of the current request-only process and strongly encourage the use of Brightspace for all courses.

## **GOAL 2: RELEVANT AND INNOVATIVE EDUCATION**

*Ensure that educational opportunities are attentive to the needs of those we serve.*

### **Objective 2.1 – Relevant Programming**

- Conduct a comprehensive needs assessment of current and potential programming to establish employer, industry, and student preferences useful in planning future strategic instructional endeavors.
- Put forward a data-supported recommendation for programming that reflects industry and student preferences/needs.

### **Objective 2.2 – Experiential Learning**

- Formalize an “experiential learning coordinator” position aimed at creating, organizing, and managing experiential learning opportunities.
- Increase the number of experiential learning opportunities for students that meet employer, industry, and student needs and expectations.

### **Objective 2.3 – Collaboration and Civility**

- Develop a Campus Collaboration Committee charged with organizing a regular calendar of events/activities aimed at promoting employee collaboration and cohesiveness.
- Explore the use of a consultant to conduct a civility/incivility assessment and provide recommendations based on findings.
- Complete a comprehensive review and revision of applicable college policies that guide employee interaction and behavior.
- Engage the campus in civility and team-building training.

### **Objective 2.4 – Shared Governance**

- Delineate targeted strategies for improvement of the shared governance model based on the governance model survey results.
- Implement targeted strategies for improvement of the shared governance model based on the governance model survey results.
- Increase employee satisfaction with the college’s shared governance.

### **Objective 2.5 – Portability of Courses**

- Conduct an inventory of courses, programs, and opportunities for articulation and transfer, followed by a gap analysis to identify areas of opportunity.
- Increase opportunities for students to transfer courses and programs to university partners.

### **Objective 2.6 – Coordinated Partnerships**

- Formalize a coordinator position to oversee articulations, direct college, and dual enrollment opportunities.
- Strengthen collaborative relationships with regional educational partners.
- Conduct a comprehensive assessment of current courses and curricula that support coordinated partnerships, looking for opportunities to expand programming and create new opportunities.

## **GOAL 3: CREATE A STUDENT-FOCUSED ENVIRONMENT**

*Create a culture of collaboration and respect that is committed to improving processes that support the MCCC Mission and Vision.*

### **Objective 3.1 – Comprehensively assess the campus from a student-focused perspective**

- Comprehensively assess the campus for a student-focused perspective.
- Process map the student experience to identify key services, processes and physical environments to ensure that they are student-focused.

- Collect data and devise an intervention plan that supports a more student-focused environment. Part of the plan will include redesigning spaces to optimize human resource capital and processes to better support student needs and preferences.

### **Objective 3.2 – Align Organizational Structure**

- Analyze existing employee skills.
- Determine organizational needs.
- Build a plan to align human resources with the college's strategic direction.
- Transition people to meet the current and future needs of MCCC students.

### **Objective 3.3 – Develop New Training and Professional Development Practices**

- Incorporate individual development plans into the formal campus-wide employee evaluation process that supports the realignment of skills.
- Support skills development based on recommendations from the individual development plans.
- Build an inclusive culture with regular, mandatory and engaging training opportunities for all employees.

### **Objective 3.4 – Adapt the Physical Environment**

- Alter the physical environment to support student-focused learning.
- Provide dedicated spaces throughout campus that foster inclusion, equity and celebrate cultural diversity.

### **Objective 3.5 – Diversity, Equity, and Inclusion – *Create a culture of Diversity, Equity, and Inclusion to assure that everyone (students, employees, visitors) who comes on campus feels a sense of belonging.***

- Review past efforts and take inventory of diversity initiatives and numbers to see trending and to establish a baseline.
- Hire a consultant to develop a comprehensive Diversity, Equity, and Inclusion (DEI) Plan.
- Utilize the Internal Diversity Committee and the County-Wide Committee to further develop plans that embrace diversity, equity, and inclusion.
- Tie in DEI efforts with the DEI space.
- Engage the community to support MCCC diversity, equity, and inclusion initiatives and adopt community-wide.

# 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 209 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 adjoin 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 surrounding 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 28 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 Avenue. 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 in 1999 and 3.36 acres in 2022 will allow for potential building expansion and 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 also

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 remain in this wooded section.

## 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 Warrick Student Center 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	ADA Compliant	Staff	Safety Services	Other
Lot 1	148	123	8	17		
Lot 2	528	496	12	20		
Lot 3	159	135	8	16		
Lot 4	203	195	8	0		
Lot 5	66	62	4	0		
Lot 6	64	58	3	0		3
Student Success Center (Lot 6)	6	0	0	0		6
Lot 7	136	130	6	0		
Board/Visitor	15	6	2	6	1	
Physical Plant	11	0	0	11		
CTC Auto Lab	7	0	0	0		7
Whitman Center	252	244	8	0		
<b>Total Main Campus</b>	<b>1,595</b>	<b>1,449</b>	<b>59</b>	<b>70</b>	<b>1</b>	<b>16</b>

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

Number of staff .....	337
Less number of designated staff spaces.....	<u>70</u>
Number of staff needing to park in “student/public” areas .....	267
Number of students (2,471 credit hour + 1,000 non-credit) .....	3,471
Add the number of staff needing to park in “student/public” areas.....	<u>267</u>
	3,738
Less number of “student/public” spaces.....	<u>1,475</u>
Need number of spaces.....	2,263

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. Moreover, 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 two different locations: the main campus and Whitman Center. When in reality, parking needs at either 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 2020 headcount)	2,471	x 0.2 =	495
Non-credit hour students	1,000	x 0.2 =	200
FTE staff *	218	x 0.9 =	<u>196</u>
			891
*155 Full-time staff		÷ 1 =	155.00
69 Part-time staff		÷ 2 =	34.50
<u>113</u> Adjunct faculty		÷ 4 =	<u>28.25</u>
337			217.75

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 136 parking spaces and is located between Founders Hall 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.

Parking lots 1 and 2 were renovated in summer 2019. The project included resurfacing of both lots and adding additional drain tile in Parking Lot 1 near its east end along with some existing concrete curbing being replaced as well as extracting and repairing a few existing storm water structures in Parking Lot 2 and adding additional structures to help solve some legacy drainage issues. The number of parking spaces in both lots remained the same.

In the spring and summer of 2020, Lot 4 was renovated. The project included milling, compacting, repaving, curb replacement, and restriping.

During the summer and fall of 2020 in support of the opening of Founders Hall (formerly East and West Technology Buildings), parking lots 5 and 6 were completely renovated. The new design incorporates a divided boulevard style entrance off the south roadway that leads to the front of the building and divides the two parking lots. Lot 6 was expanded with the demolition of the old SAE garage and butler building increasing available parking in these to lots by 22 spaces. Both of these lots have received a LED lighting upgrade.

In the summer of 2021, parking lots 3 and 7 were completely renovated and received LED lighting upgrades.

Pedestrian circulation consists of typical campus walkways connecting buildings 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. Each summer the College undertakes sidewalk repair and upgrade as a part of its annual campus maintenance projects.

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. In the Spring of 2022, a task force selected a vendor to help redesign the wayfinding signage on Main Campus. Following numerous meetings, a new signage system has been approved and is currently being fabricated. The new external wayfinding system includes directional loop road signs, monument signs, kiosks/maps, and pedestrian signs. The new system was installed in the fall of 2022.

### ***Whitman Center***

Access to the Whitman Center is from a single divided entry off Lewis Avenue. 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 252 vehicles. The purchase of an additional 17.85 acres was made partly to address the need for additional parking if the building is ever expanded.

### **Facility Analysis**

MCCC opened its campus doors to students in 1968 and is currently comprised of thirteen facilities on the main Raisinville Road Campus and two on the 28-acre Whitman Center property in Bedford Township.

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.

In FY2014-15, the Board of Trustees authorized a \$16 million HVAC replacement project on main campus that included a geothermal heating and cooling system for the majority of the main campus buildings. The College borrowed funds to meet this financial obligation in December 2015 and construction began in January 2016. On August 20, 2017, the College formally recognized the switchover to this energy-efficient and earth-friendly geothermal system. The geothermal-based system will result in significant energy cost savings for MCCC, has a 50-year lifespan on its well field that is double that of a conventional system and will greatly reduce the college's carbon footprint. Four Main Campus buildings – the Warrick Student Center, Life Sciences Building, Campbell Academic Center, and Founders Hall, which were all built in the late 1960s or early 1970s, are now being served by the new geothermal-based system.

With funding made available via the passage of the Maintenance and Improvement Millage in November 2016 and renewal in November 2020, the college has the following projects either underway or completed:

Life Sciences Building Façade and Student Collaboration Space
Life Sciences Classrooms & Lecture Halls
Life Sciences Domestic Water Pipe Lining
Campus Phone System
Campus Security and Access Control System
Campus Two-Way Radio System
Campus-Wide Lockset System
Campus Network Electronics
Campus Cellular DAS Solution
Campus Air Blown Fiber Installation
Campus Wireless Network Infrastructure
Campus IT Support Rooms
Campus Emergency Generators
Campus Single-Use Restrooms (2 – LS Building, 1 – CLRC, 1 – SS/A Building)
Campus Digital Signage
Campus Wayfinding Signage
Campus Fire Panel Connection
Student Services/Administration Building Roof Restoration
Diversity and Equity Center
Safety Services Office Renovation
Human Resources Office Relocation and Renovation
CLRC Little Theater Renovation (Holladay Theater)
CLRC Renovation and New Construction
WHEB Sound System
Whitman Center Roof Restoration
Whitman Center Entrance Canopy/Tower Painting
Whitman Center Garage Roof
Maintenance Garage and Salt Storage Building (Plans Completed)
Facilities Building Renovation (Plans Completed)
La-Z-Boy Center Masonry Project
Parking Lots 1 & 2
Parking Lots 4, 5 & 6
Parking Lots 3 & 7
Founders Hall Renovation and New Construction
Founders Hall Domestic Water Pipe Lining

Planned millage-funded projects include the addition of private rooms and single-use restrooms in the La-Z-Boy Center and Career Technology Building and site lighting upgrades (sidewalks and parking lots) on both Main Campus and at the Whitman Center.

Previous construction and renovation projects that received matching State funding required the sale of bonds by the State to finance their portion of the funding resulting in College buildings and property being pledged as collateral. The Campbell Academic Center, La-Z-Boy Center, Career Technology Center, and Founders Hall are obligated to the State Building Authority as part of this construction and renovation work. Once the bonds are paid, all property will revert 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:

<b>FACILITY</b>	<b>Area (Sq. Ft.)</b>	<b>Year Built</b>	<b>Replacement Value</b>
<b>Main Campus</b>			
Campbell Academic Center	53,358	1968	\$ 16,149,100
Warrick Student Center	74,143	1968	\$ 23,547,400
Life Sciences Building	63,488	1972	\$ 21,830,200
Founders Hall (formerly East/West Technology)	66,700	1968	\$ 16,938,600
Welch Health Education Building	50,700	1997	\$ 14,509,300
La-Z-Boy Center	53,329	2004	\$ 21,099,800
Career Technology Center	60,377	2012	\$ 17,883,000
Power Plant	9,394	1968	\$ 1,967,500
Boiler House 100	2,184	1978	\$ 3,494,000
Boiler House 200	2,184	1978	\$ 2,375,900
Boiler House 300	1,924	1978	Included in SS/A Bldg.
Maintenance Butler Building	1,500	1980	\$ 70,600
Salt Storage	400	1999	\$ 21,500
Subtotal	439,681		\$ 139,886,900
<b>Whitman Center</b>			
Whitman Center	17,650	1991	\$ 5,000,400
Garage	540	1991	\$ 32,100
Subtotal	18,190		\$ 5,032,500
<b>GRAND TOTAL</b>	<b>457,871</b>		<b>\$ 144,919,400</b>

## Major Capital Projects

As outlined in the College's Fiscal Year 2025 Capital Outlay Project Request, MCCC's top priority project is the Renovation and Addition to the Welch Health Education Building. The project includes renovation to the existing 16,822 square feet and two additions of 23,350 square feet and 22,150 square feet in support of the College's nursing/respiratory therapy and criminal justice programming. The total estimated cost of the project is \$21,864,000. In addition to classroom and laboratory renovation and new construction, this project includes parking and site improvements as well as window and door replacements and the installation of a rain screen system to address building envelope issues.

Following is a table of the College's Major Capital Projects remaining to be completed:

<b>Facility</b>	<b>Project Scope</b>
<b>Welch Health Education Building</b>	Renovation and Addition
<b>Whitman Center</b>	Renovation and Addition
<b>Warrick Student Center</b>	Renovation and Addition
<b>Main Campus Loop Road</b>	Rehabilitation
<b>Physical Plant Building</b>	Renovation
<b>Maintenance Building/Salt Barn</b>	New Construction
<b>Whitman Center Parking Lot</b>	Rehabilitation
<b>Life Sciences Building – Phase III</b>	Renovation to entries, hallways, and office suites

## **INSTRUCTIONAL PROGRAMMING**

Much of the information regarding instructional programming is available in the College Annual Report. The 2021-2022 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. 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 that 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.

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.

### **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:

#### **Associate of Applied Science**

- Accounting, A.A.S.
- Agriculture: Agribusiness Pathway, A.A.S.
- Agriculture: Agricultural Operations Pathway, A.A.S.
- Associate of Applied Science, A.A.S.
- Automotive Service Technology, A.A.S.
- Business Management, A.A.S.

- Computer Information Systems: Accounting/CIS, A.A.S.
- Computer Information Systems: App Development, A.A.S.
- Computer Information Systems: Computer Science, A.A.S.
- Computer Information Systems: Cybersecurity and Information Assurance, A.A.S.
- Computer Information Systems: Office Professional, A.A.S.
- Computer Information Systems: PC Support Technician, A.A.S.
- Computer Information Systems: System Administration Specialist, A.A.S.
- Construction Management Technology, A.A.S.
- Criminal Justice - MI Transfer Pathway
- Criminal Justice, A.A.S.
- Criminal Justice: Corrections, A.A.S.
- Criminal Justice: Law Enforcement, A.A.S.
- Early Childhood Education, A.A.S.
- Electrical Engineering Technology, A.A.S.
- Elementary Education, A.A.S.
- Game Design and Development, A.A.S.
- General Technology, A.A.S.
- Graphic Design: Digital Media, A.A.S.
- Graphic Design: Illustration, A.A.S.
- Manufacturing Technology, A.A.S.
- Mechanical Design Technology, A.A.S.
- Mechanical Engineering Technology, A.A.S.
- Metrology and Quality Technology, A.A.S.
- Nuclear Engineering Technology, A.A.S.
- Nursing: Registered, A.A.S.
- PN to RN Program Option, A.A.S.
- Respiratory Therapy, A.A.S.
- Welding Technology, A.A.S.

### **Associate of Science**

- Associate of Science, A.S.
- Biological Sciences Transfer Pathway
- Biology - MI Transfer Pathway
- Business - MI Transfer Pathway
- Chemistry Transfer Pathway
- Communication - MI Transfer Pathway
- Elementary Education Transfer Pathway
- Environmental Science Transfer Pathway
- General Engineering Transfer Pathway
- Geoscience/Earth Science Transfer Pathway
- History Transfer Pathway
- Journalism/Communications Transfer Pathway
- Mathematics Transfer Pathway
- Mechanical Engineering - MI Transfer Pathway
- Physics Transfer Pathway
- Psychology - MI Transfer Pathway
- Psychology Transfer Pathway
- Secondary Education History/Geography Transfer Pathway
- Social Work - MI Transfer Pathway

### **Associate of Arts**

- Associate of Arts, A.A.

### **Associate of Fine Arts**

- Art - MI Transfer Pathway
- Associate of Fine Arts, A.F.A.
- Fine Arts, A.F.A.

### **Certificates**

- Accounting, Certificate
- Automotive Service Technology, Certificate
- CDA Credential, Certificate
- Certified Nurse Aide, Certificate
- Computer Information Systems: App Development, Certificate
- Computer Information Systems: Cybersecurity and Information Assurance, Certificate
- Computer Information Systems: Office Software Specialist (Microsoft Office Certification Prep), Certificate
- Computer Information Systems: Office Specialist, Certificate
- Computer Information Systems: PC Support Technician, Certificate
- Computer Information Systems: System Administration Specialist, Certificate
- Construction Management Technology: Heavy and Industrial Construction, Certificate
- Construction Management Technology: Residential and Light Commercial Construction, Certificate
- Criminal Justice: Corrections, Certificate
- Criminal Justice: Security, Certificate
- Early Childhood Education, Certificate
- Entrepreneurship, Certificate
- Graphic Design: Computer Graphics, Basic Certificate
- Graphic Design: Digital Media, Basic Certificate
- Graphic Design: Digital Media, Certificate
- Graphic Design: Illustration, Basic Certificate
- Graphic Design: Illustration, Certificate
- Graphic Design: Interaction Design, Basic Certificate
- Graphic Design: Interaction Design, Certificate
- Manufacturing Technology: CAD/CAM Technician Certificate
- Manufacturing Technology: CNC Technician Certificate
- Mechanical Design Technology, Certificate
- Metrology and Quality Technology: Metrology Technology, Certificate
- Metrology and Quality Technology: Quality Technology, Certificate
- Non-Destructive Testing Technician: Advanced, Certificate
- Non-Destructive Testing Technician: Basic, Certificate
- Nursing: Practical, Certificate
- Phlebotomy Technician, Certificate
- Renewable Energy: Solar Energy, Certificate
- Renewable Energy: Wind Energy, Certificate
- Welding Technology: Advanced Welding, Certificate
- Welding Technology: American Welding Society, Certificate
- Welding Technology: Basic Welding, Certificate



## **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.

## **Michigan Transfer Agreement**

In 2012, the Michigan legislature included language in the community college appropriations bill calling for improvement in the transferability of college courses between Michigan colleges and universities by revising the MACRAO Agreement. The Michigan Transfer Agreement was created in an effort to increase the transferability of lower level general education courses across all Michigan's public institutions. To fulfill the Michigan Transfer Agreement, student must successfully complete at least 30 credits, with at least a 2.0 GPA in each course. These credits should be met according to the following distribution:

- 1 course in English composition
- A second course in English composition or 1 course in communications
- 1 course in one of the following Mathematics pathways: College algebra or statistics or quantitative reasoning or an upper level course in one of these subject areas
- 2 courses in social science (from two disciplines)
- 2 courses in humanities and fine arts (from two disciplines and excluding studio and performance classes)
- 2 courses in natural sciences including one with laboratory experience (from two disciplines)

If these courses do not add up to 30 credit hours then the student must take an additional course from one of these groups. One of the above courses must be completed at Monroe County Community College.

## **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.

Siena Heights University and Spring Arbor University teach classes at MCCC. SHU has an office on the College's main campus and uses college classrooms and labs to offer classes at the junior and senior level for bachelor's degree programs. SAU has offices at the Whitman Center and uses college classrooms and labs at the Whitman Center to offer classes.

### **Joint Programs**

MCCC has cooperative agreements allowing students to complete components of certain programs at the college and the remainder of these programs at participating community colleges. Such agreements exist in the following areas:

- **Criminal Justice: Law Enforcement Option**  
Qualified students may enroll in a state-approved police academy through Schoolcraft College or other accredited colleges, while earning an associate of applied science degree in criminal justice from MCCC.
- **Agribusiness and Agricultural Operations Options**  
Michigan State University and MCCC have partnered together to offer students an opportunity to earn a certificate and an associate of applied science in agriculture or a certificate and an associate degree of applied science in agribusiness. The certificates, awarded by MSU, will include 34 credits of agriculture-oriented courses through the Institute of Agricultural Technology. Combining those credits with a minimum of 26 additional credits from MCCC to total 60 credits (for agricultural operations) or 28-29 additional credits to total 62-63 credits (for agribusiness) will result in an associate of applied science degree. Students wishing to work toward a bachelor's degree may receive preferred transfer status at Michigan State University after earning the associate degree at MCCC.

### **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.

### **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 Promedica Monroe Regional Hospital 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 Brightspace Course Management Software for web-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 serves about 4,000 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. Community services programs include a wide-range of programming that reflects the diverse interests of the community.

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 that 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 2023 semester, the typical Monroe County Community College student has a mean age of 23.6, resides in Monroe County (86.8%) and attends as a part-time student (76.8%).

The College's dual enrollment students comprise 29.8% of total fall 2023 enrollment.

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 2023 semester produced a 0.3 percent increase in headcount (2,478) over the previous fall (2,471), and a 0.6 percent decrease in credit hours (19,945 as compared to 20,068). Detailed information on enrollment is included in the Student Profile Report included in this document. Billable contact hours decreased 0.7 percent (22,932 as compared to 23,087).

The following chart illustrates enrollment projections for fall 2022 through fall 2027

Semester	Enrollment Forecast (4.30.22)	Actual Stabilized (9.1.22)
FL2022	2477	2471
WI2023	2401	N/A
FL2023	2429	N/A
WI2024	2394	N/A
FL2024	2397	N/A
WI2025	2377	N/A
FL2025	2371	N/A
WI2026	2357	N/A
FL2026	2347	N/A
WI2027	2335	N/A
FL2027	2324	N/A

Barring a few exceptions, class size is usually 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 maintains staffing data as presented below:

**TABLE 1 Monroe County Community College Staffing, 2019-23**

	2019-20	2020-21	2021-22	2022-23	2023-24
Full-time Faculty*	61	61	61	57	61
Part-time Faculty	211	158	182	164	150
Full-time Administration	23	23	26	30	24
Part-time Administration	2	2	2	2	1
Full-time Professional Staff	22	24	28	33	13
Part-time Professional Staff	0	0	0	0	2
Full-time Support Staff	52	47	45	40	47
Part-time Support Staff	34	28	28	18	31
Maintenance	22	22	27	24	21
Student Assistants	175	82	113	138	100
Total	602	447	512	506	447

*\*includes teaching and non-teaching faculty (i.e., counselors and librarians)*

Overall Instructional staff/student and administrative staff/student ratios

Overall Student-to-Faculty Ratio                    14:1  
Overall Student-to-Non-faculty (FT)            15.5:1

Current average class size

<b>Division</b>	<b>Average FL2023 Course Enrollment</b>
ASET	7.0
BUS	17.5
HS	17.9
HSS	14.7
SM	15.3
<b>Overall</b>	<b>14.3</b>

## 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
- 12 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, renovated the East and West Technology Buildings (renamed Founders Hall), renovated the classrooms and lecture halls in the Life Sciences building and is renovating the Campbell Academic Center. In addition, the College is performing major renovations to current buildings and infrastructure using funding acquired through the

Millage Maintenance and Improvement Fund (a 5-year .85 mil levy). Detailed information is included in the Millage Maintenance and Replacement Fund attachment.

## **Support Spaces**

### ***Campbell Academic 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 and was moved to Founders Hall in 2020. In 2009, technology upgrades were made to classrooms in the Campbell Academic Center. In 2019, the Holladay Theater (formerly the Little Theater) was completely renovated adding state-of-the-art lighting and sound systems. In June of 2021, the building was taken completely off-line to perform major renovations and upgrades to the facility. The project was completed in summer 2022 and reopened for fall 2022 classes.

### ***Warrick Student Center***

The Warrick Student Center 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 was accomplished in 2020. This model allows 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. In 2014 due to water remediation issues, renovation was done to a student activity area in the basement. During the 2020-2021 academic year, the Safety Services Office and the Human Resources Offices were renovated. Renovations completed during the 2021-2022 academic year include the addition of a Diversity, Equity and Inclusion Room, a new Student Government Room, a single-use restroom, and a mediation room in the south end of the building.

### ***Welch Health Education Building***

The Welch Health Education Building, completed in 1997, provides instructional space for Nursing, Respiratory Therapy and Physical Education Program classrooms and laboratories, a



multi-purpose room, a dance/aerobics studio, and a fitness center. Renovation and new construction to this building is the top capital outlay project for the College.

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, enables 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 528 parking spaces in lot #2.

The College received funding from the State for 50 percent of building costs. Two million dollars 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 raised \$2.4 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 enrollment does not justify expansion of the facility. 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.

### ***Life Sciences Building***

In winter 2018, the College officially opened new student collaboration space added to the Life Sciences Building. This 2,570 square foot addition was designed to foster student collaboration and provide students with much needed space for interaction, study, and relaxation. Exterior structural repairs were also made to the building including the installation of a modern exterior façade system.

In spring of 2020, the College began a major renovation to the classrooms and lecture halls in the Life Sciences Building. These renovations were completed during the winter 2021 semester and opened for fall 2021 classes.

### ***Founders Hall (formerly East and West Technology Buildings)***

A major renovation and addition project to the East and West Technology Buildings, renamed Founders Hall, is in its final stages of completion. The twin buildings were combined into one building that now houses numerous services geared toward student success, state-of-the-art classrooms and computer labs, an abundance of adaptable student collaboration spaces, and several college departments. This \$9 million project is funded in part by State of Michigan Capital Outlay funding (\$3.75 million). The building opened for classes and services beginning with the fall 2020 semester.

### **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, 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 (addressed through construction of Career Technology Center)
  - Need for additional lab and classroom space for health programs (to be addressed through renovation and new construction to building)
  - Limited space for Culinary Arts program (credit program closed beginning fall 2022)
- **Barrier Free Accessibility**
  - Learning Assistance Lab on second floor, difficult to access (moved to Founders Hall)
- **Student Support Services**
  - Located in several areas, some not easily accessible
- **Growth**
  - Update placeholders
    - Future project sites
    - Building additions
  - Whitman Center
- **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.

Three 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 need 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 served 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. With the construction of the Career Technology Building, this facility is now being used by the Maintenance Department for landscape equipment.

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 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.

With the opening of the Career Technology Center, vacated areas were reviewed as possible spaces to address other facility concerns and a successful capital proposal was developed and presented to the State with funding approved in 2016 for renovation and new construction to these buildings. The project is currently underway with the opening of the new facility schedule for summer 2020. The renovated buildings will allow for update and expansion of existing academic programs and student support services. Providing full ADA accessibility, the design includes an active learning classroom; renovation of four existing business/CIS computer labs and support spaces; a new art classroom/lab and associated support spaces as well as infrastructure improvements to existing art spaces: an innovation lab with support spaces and a computer lab; a testing center; relocation and expansion of the Learning Assistance Lab; a technology assistance/open computer lab; a new academic commons; and office space for the Business Division, Information Systems Department, and adjunct faculty.

### **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 and in 2022 the college purchased an additional 3.36 acres to southeast of the existing property. 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.

If enrollment at the Center were to increase, MCCC, as part of Phase 2, would investigate the need for building expansion and additional parking at the Whitman Center.

#### **Warrick Student Center 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 East Technology 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 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 Center Addition and Reconfiguration**

The second part of the proposed changes to the Warrick Student Center 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 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). Note: The credit program was discontinued beginning fall 2022.

#### **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 Academic 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 2023**

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.

#### **Warrick Student Center Renovations and Addition**

The proposed plan is the renovate and add on to the building so all the student-focused activities are housed in the south end of the building which will become the main entrance into the building. With all the student-centered activities being housed in the south end adjacent to the Student Success Center in Founders Hall, the two buildings will have some synergy and better

provide for our students. Then, all administrative offices (back of house operations) will move to the north end.

### **Life Sciences Building Renovations, Phase III**

The last phase of the renovations to this building includes the installation of the building-wide fire sprinkler system, renovations to the corridors and stairwells, and finally renovations to the staff offices on both the first and second floors creating secure office suites.

### **Whitman Center Renovations**

The current plan is to finally correct a looming structural issue, and then renovate the building to become a business training/entrepreneurship center. This project may include a small addition or additions. Finally, the building's HVAC system will be converted to a geothermal style system similar to what we have on Main Campus.

### **Physical Plant Building Renovations**

The scope of this project will include the construction of a newer and larger Physical Plant Grounds building. Then the existing Physical Plant will become the true center of the Facilities Department when the general maintenance team moves over so that the entire department will work out of one building. The planned renovations include new restrooms, office suite, additional storage, a new custodial crib, and a larger maintenance crib/work area.

### **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 complement 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 backside, but address on all facades the adjacent use and context, and be oriented to complement 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.

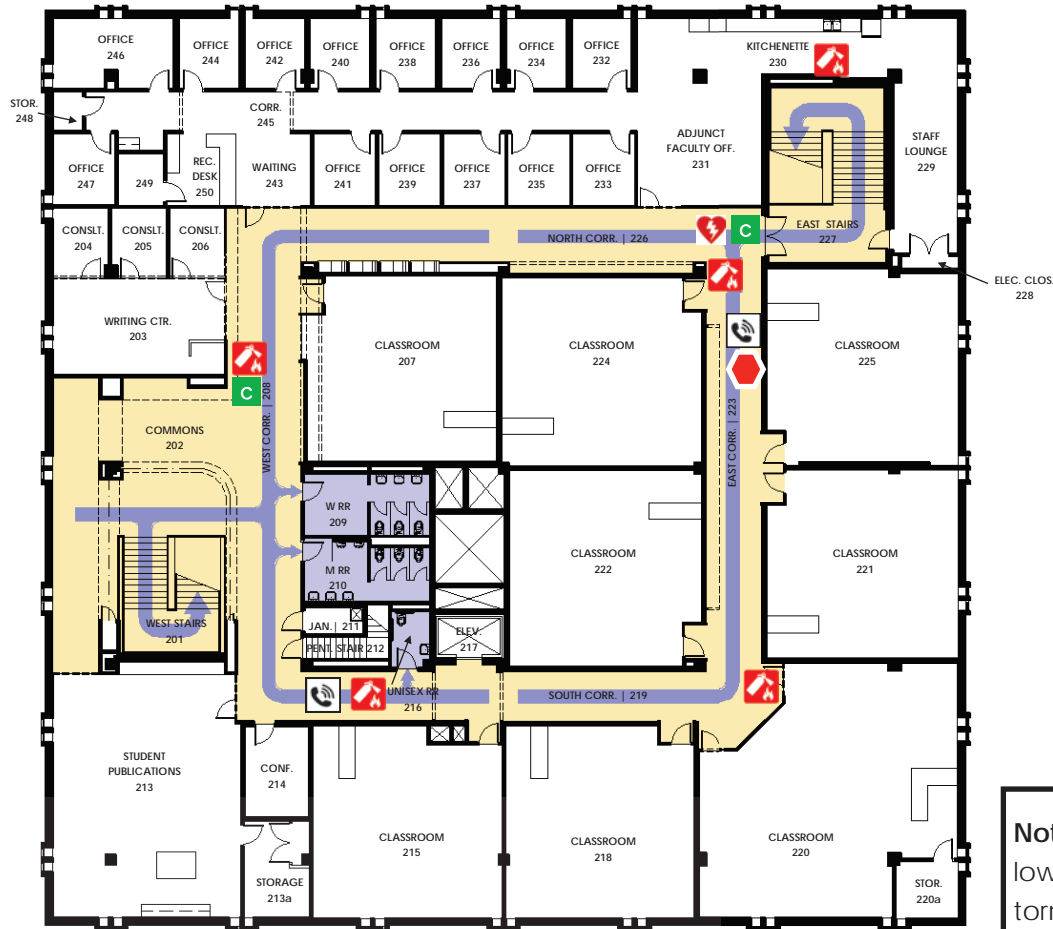
# Campbell Academic Center Emergency Plan | 1st Floor










**Note:** Please proceed to the lower level for the designated tornado shelters.

-  Fire Extinguisher
-  Emergency Exit
-  AED Cabinet
-  Tornado Shelter
-  Courtesy Phone
-  Lockdown Button
-  Circulation & Shelter Route

# Campbell Academic Center Emergency Plan | 2nd Floor

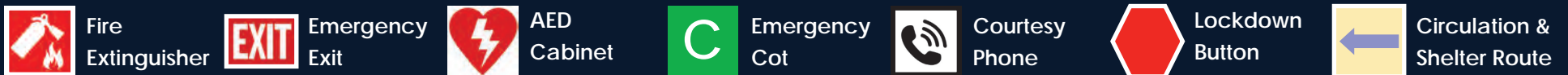


**Note:** Please proceed to the lower level for the designated tornado shelters.

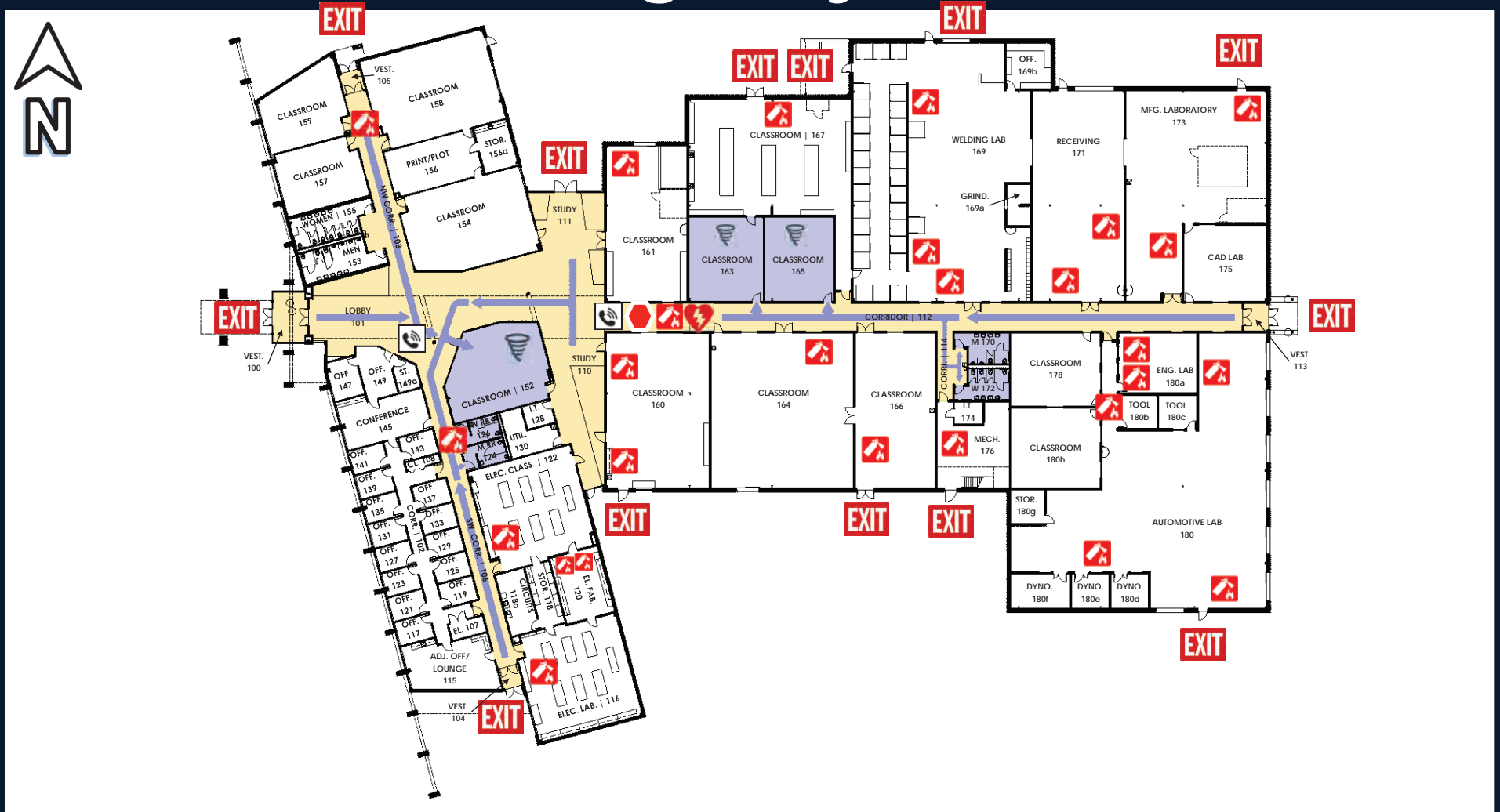
-  Fire Extinguisher
-  Emergency Exit
-  AED Cabinet
-  Emergency Cot
-  Courtesy Phone
-  Lockdown Button
-  Circulation & Shelter Route



# Campbell Academic Center Emergency Plan | Lower Level



# Career Technology Center Emergency Plan



- Fire Extinguisher
- Emergency Exit
- AED Cabinet
- Tornado Shelter
- Courtesy Phone
- Lockdown Button
- Circulation & Shelter Route

# Founders Hall Emergency Plan



**Note:** The basement also serves as a designated tornado shelter. It can be accessed via the door on the west side of the building near the restrooms.



Fire Extinguisher



Emergency Exit



AED Cabinet



Tornado Shelter



Courtesy Phone

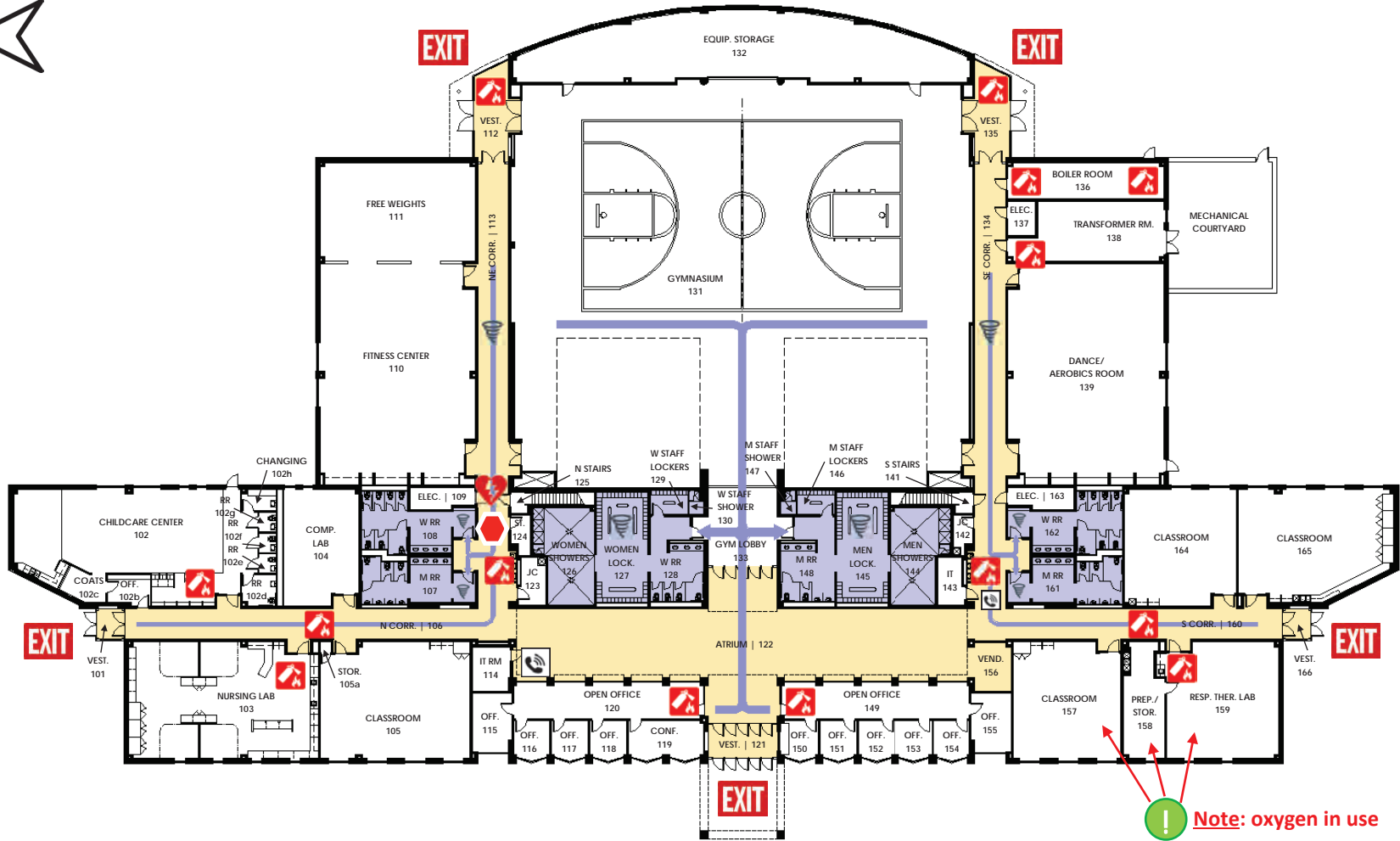


Lockdown Button



Circulation & Shelter Route

# Welch Health Education Building Emergency Plan



Fire Extinguisher



Emergency Exit



AED Cabinet



Tornado Shelter



Courtesy Phone



Lockdown Button




Circulation & Shelter Route

# Life Sciences Building Emergency Plan | 1st floor




- 

Fire Extinguisher
- 

Emergency Exit
- 

AED Cabinet
- 

Tornado Shelter
- 

Courtesy Phone
- 

Lockdown Button
- 








Circulation & Shelter Route

# Life Sciences Building Emergency Plan | 2nd floor

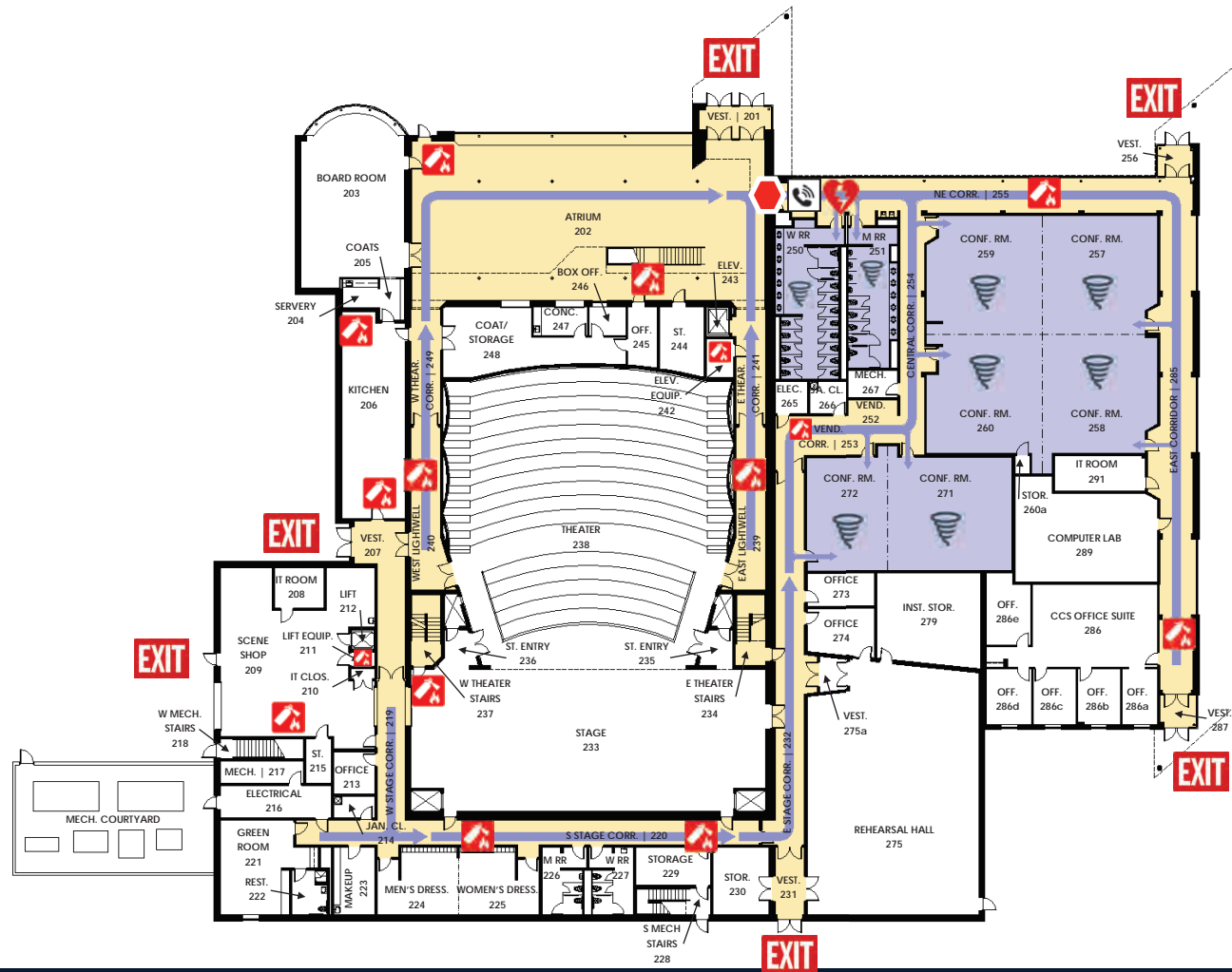


**Note:** Please proceed to the 1st floor for the designated tornado shelters.



-  Fire Extinguisher
-  Emergency Exit
-  AED Cabinet
-  Emergency Cot
-  Courtesy Phone
-  Lockdown Button
-  Circulation & Shelter Route

# La-Z-Boy Center Emergency Plan



Fire Extinguisher



Emergency Exit



AED Cabinet



Tornado Shelter



Courtesy Phone

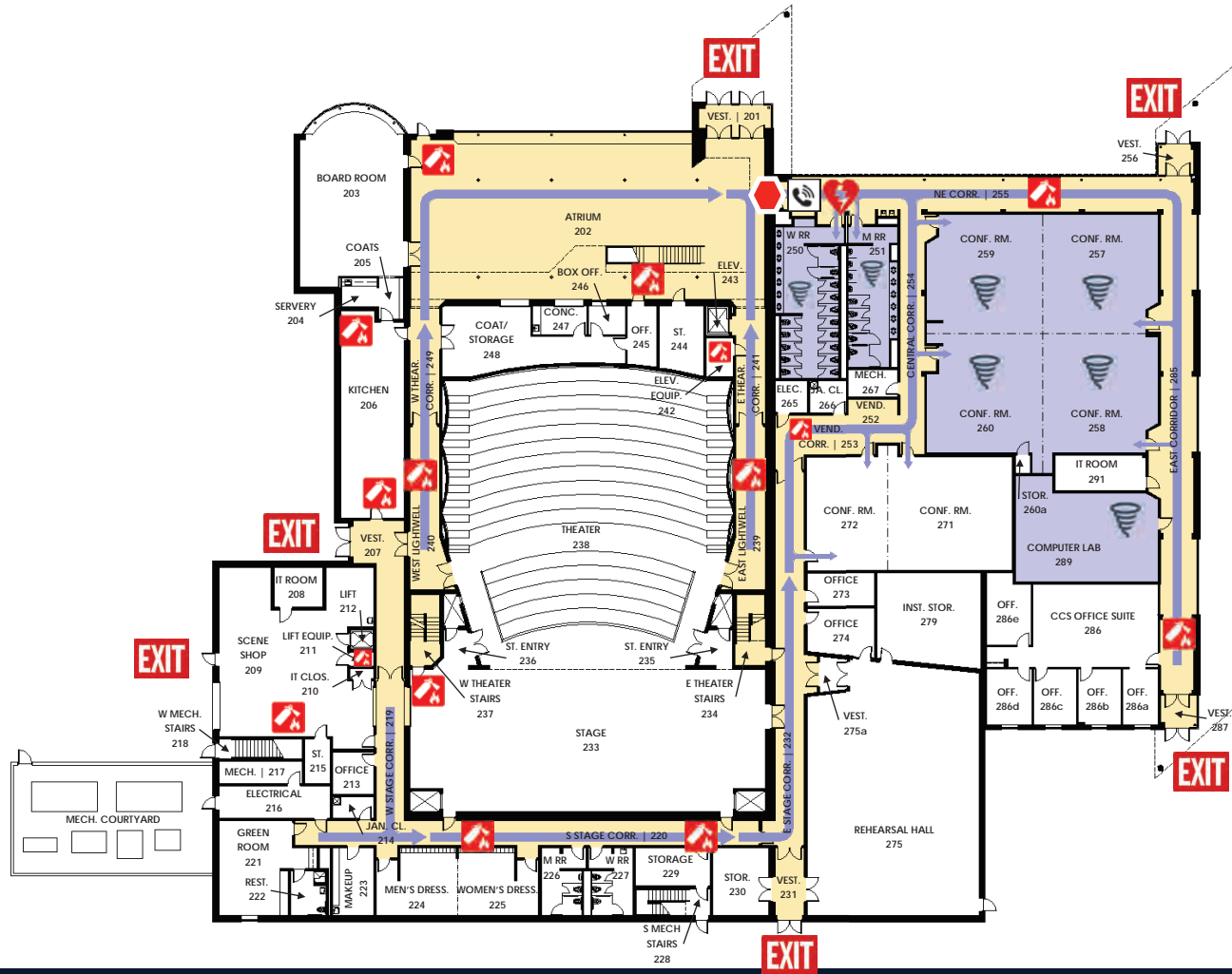


Lockdown Button



Circulation & Shelter Route

# La-Z-Boy Center Emergency Plan



Fire Extinguisher



Emergency Exit



AED Cabinet



Tornado Shelter



Courtesy Phone



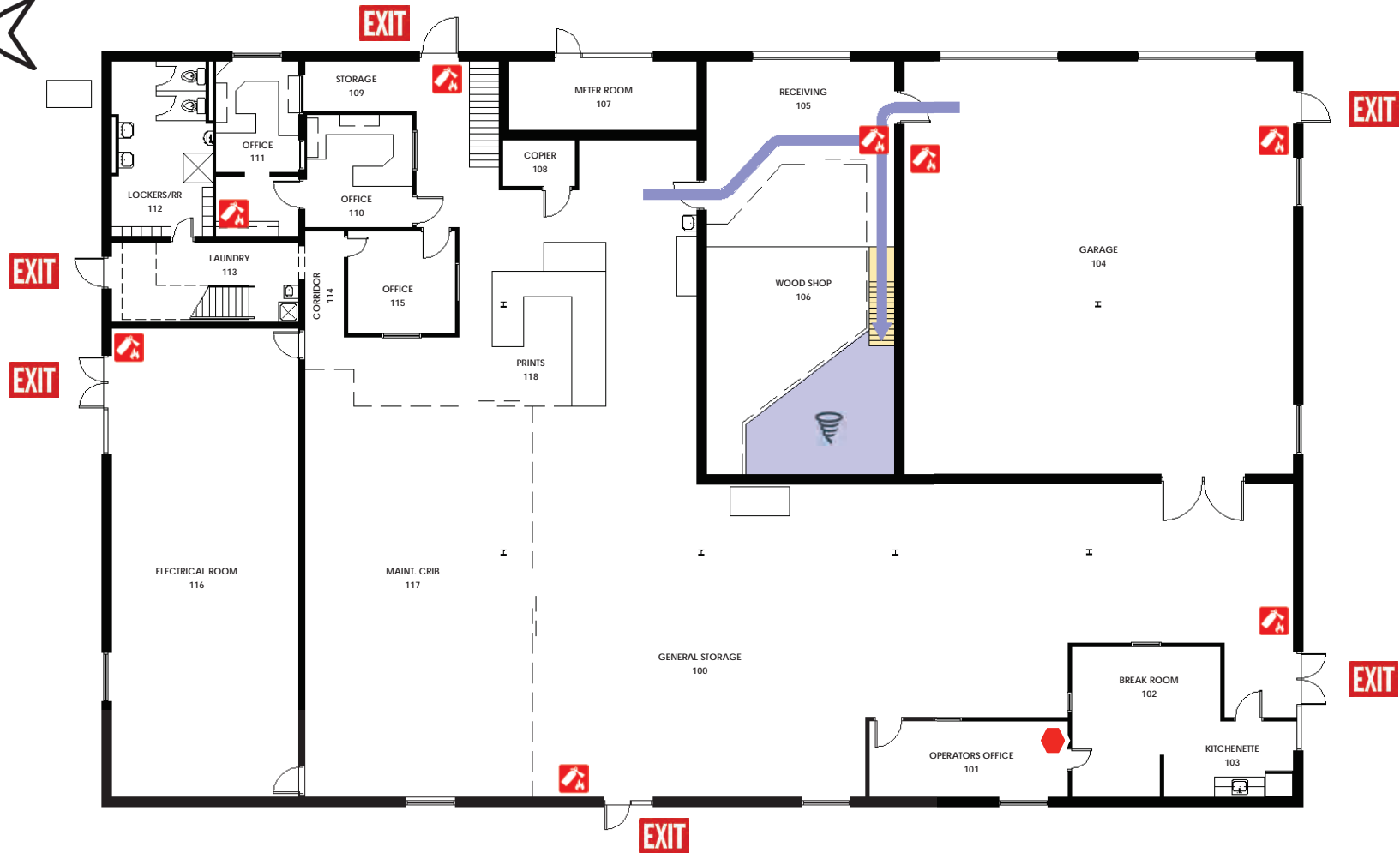
Lockdown Button



Circulation & Shelter Route



# Physical Plant Emergency Plan



Fire extinguisher



Emergency Exit

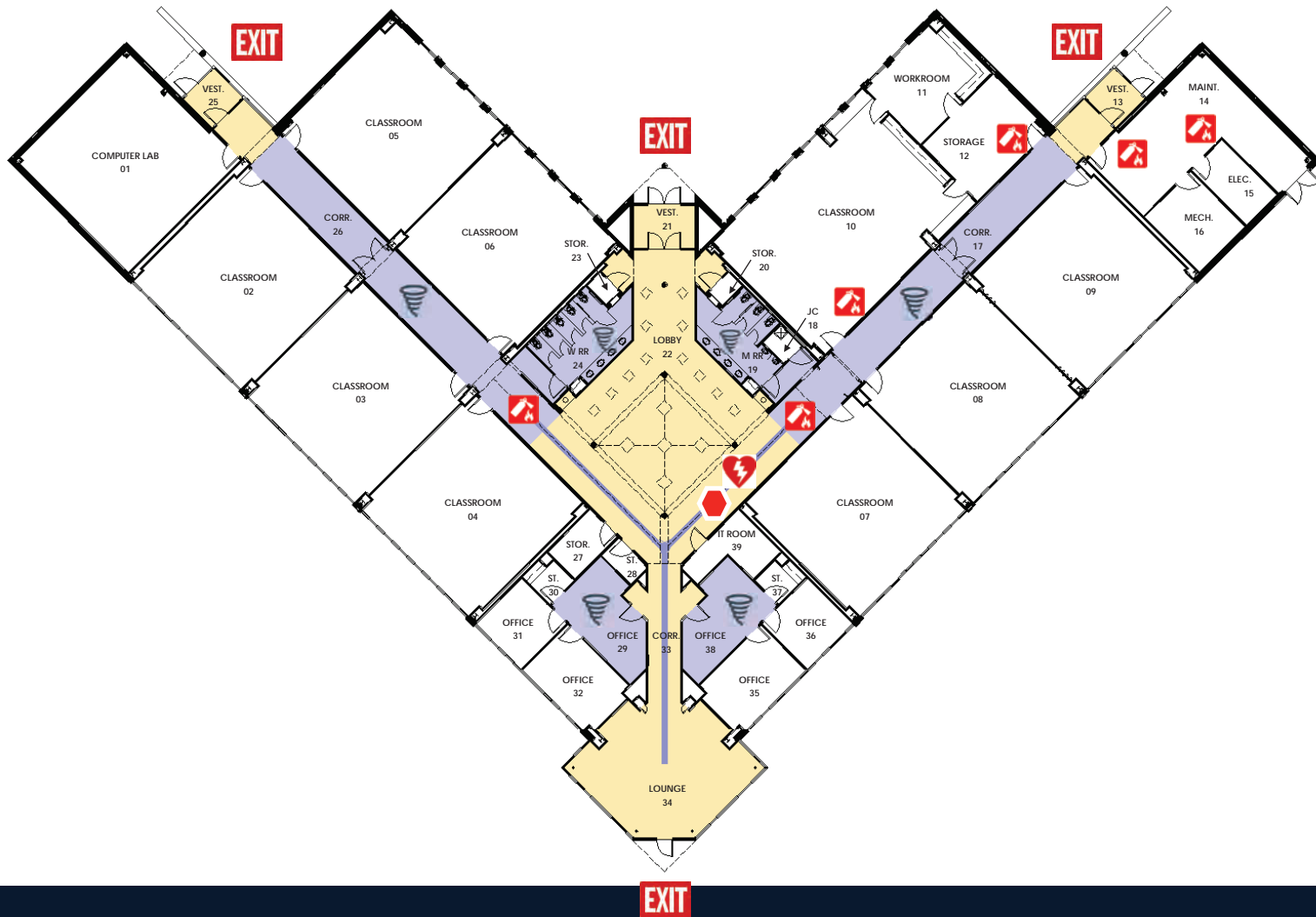


Lockdown  
Button



Circulation &  
Shelter Route

# Whitman Center Emergency Plan



Fire Extinguisher



Emergency Exit



AED Cabinet



Tornado Shelter



Lockdown Button

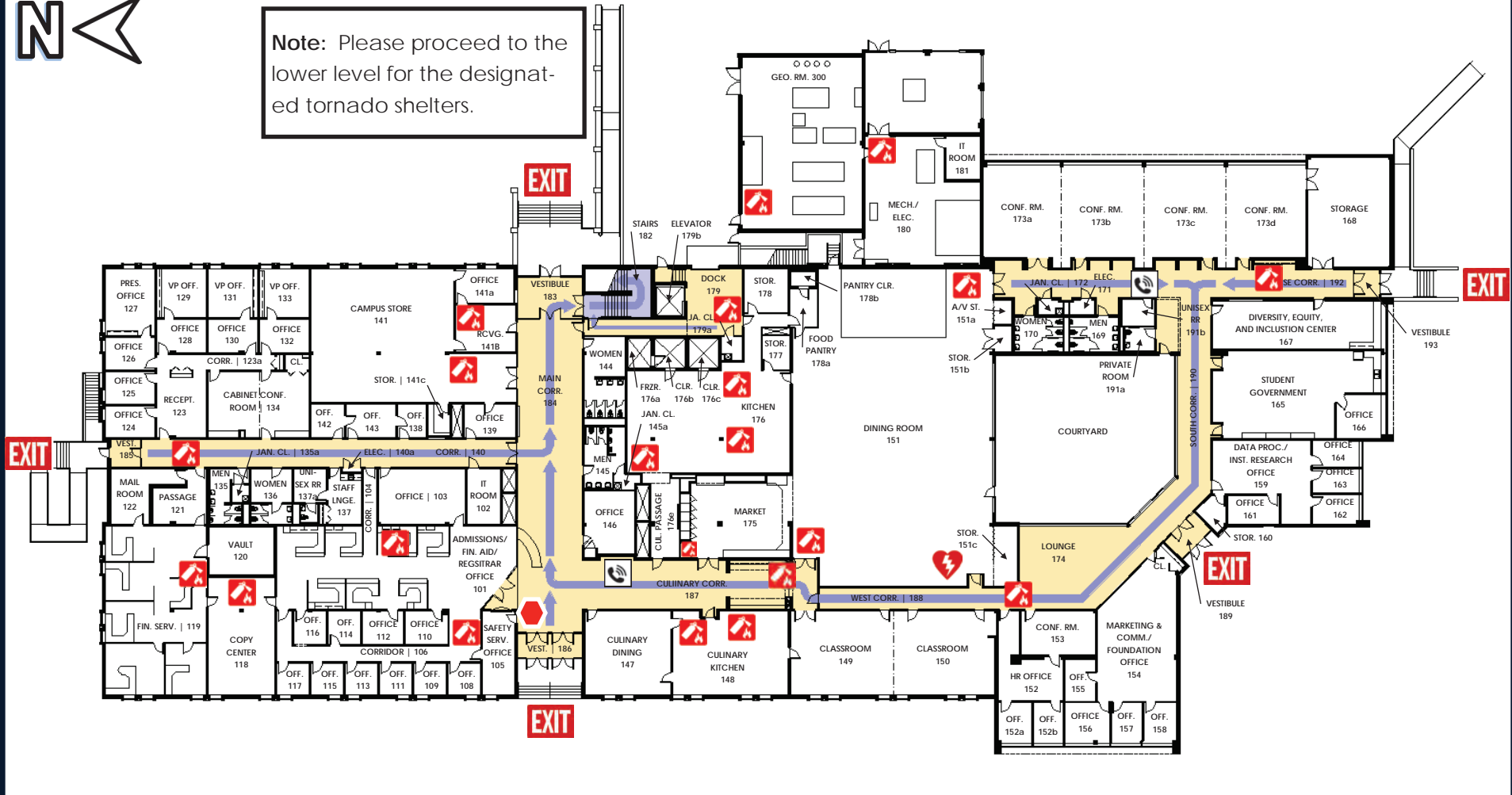


Circulation

# Warrick Student Center Emergency Plan | 1st Floor

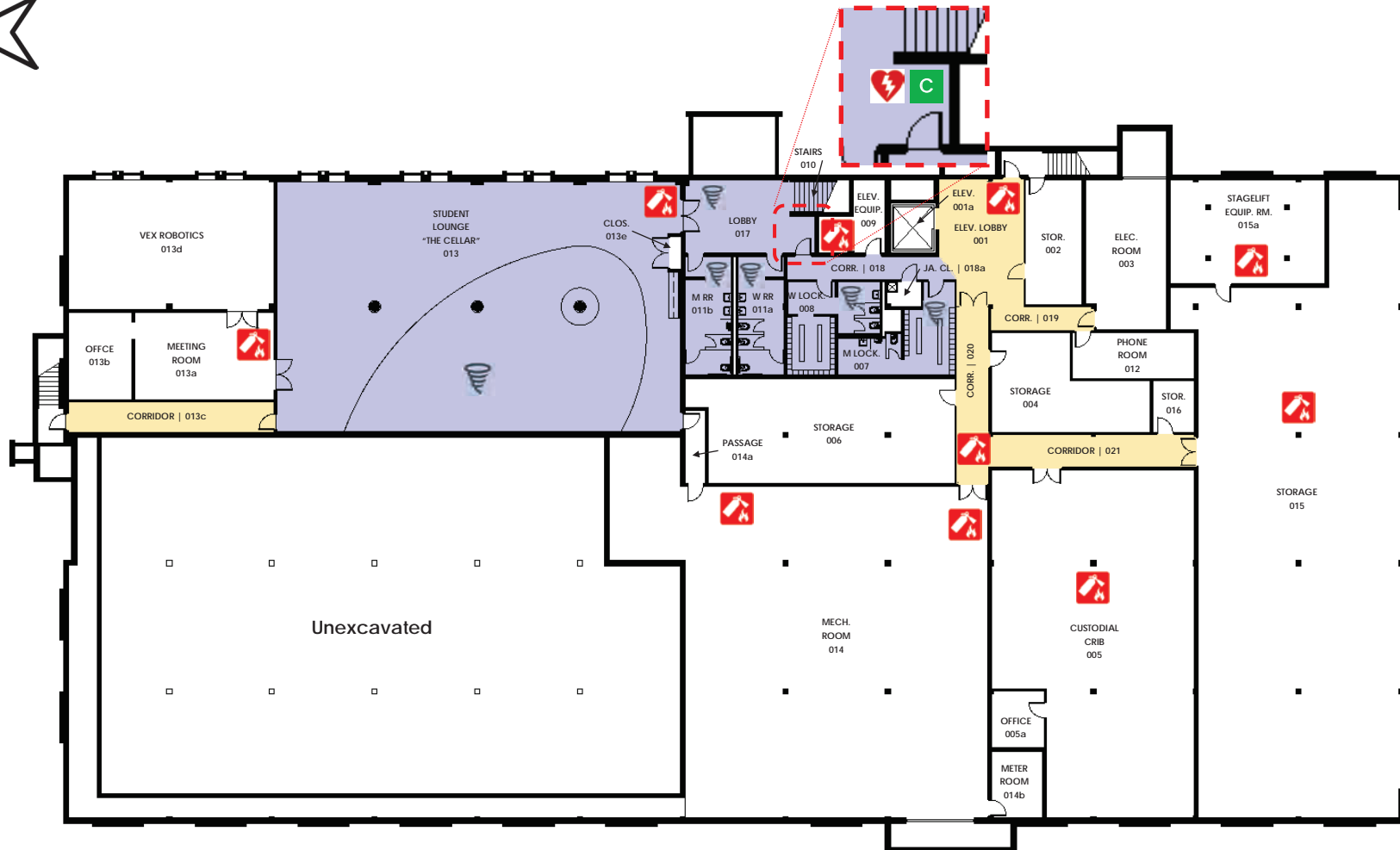


**Note:** Please proceed to the lower level for the designated tornado shelters.



-  Fire Extinguisher
-  Emergency Exit
-  AED Cabinet
-  Tornado Shelter
-  Courtesy Phone
-  Lockdown Button
-  Circulation & Shelter Route

# Warrick Student Center Emergency Plan | Lower Level



Fire Extinguisher



Emergency Exit



AED Cabinet



Tornado Shelter



Emergency Cot



Circulation

# ACHIEVING THE VISION MONROE COUNTY COMMUNITY COLLEGE

2020-21 Annual Report  
to the Community



enriching lives





A Message from the President:

# Achieving the Vision

Despite the challenges we faced in 2020-21 due to the COVID-19 pandemic, Monroe County Community College continued to uphold our mission to enrich lives in our community by providing opportunity through student-focused, affordable, quality higher education and other learning experiences.

We also continued efforts toward **achieving our vision** to be recognized for our **student-focused service, academic excellence, affordability, innovation, community responsiveness and student success.**


We did this by finalizing a comprehensive **2020-25 Strategic Plan** and making significant progress in completing the plan's more than 50 tactics in support of three overarching objectives: **1) Student Access and Success, 2) Relevant and Innovative Education, and 3) the creation of a Student-focused Environment.**

Last year, MCCC made comprehensive improvements to facilities and infrastructure to ensure an excellent environment for student learning and garnered renewal of our Maintenance and Improvement Millage. The millage renewal allowed us to continue with Phase 2 of the physical and technological transformation of our campus environment in the areas of student service and learning, safety, accessibility and efficiency. This transformation will continue through the middle of the decade.

We made higher education more accessible for students by leveraging state free-tuition programs for community colleges like Futures for Frontliners and Michigan Reconnect, creating "late-start" courses for added student convenience, signing major agreements with regional universities to allow for the completion of large portions of four-year degrees at MCCC and making more than \$650,000 in federal emergency financial assistance available to students impacted by COVID-19.

The college began extensive work on a Diversity, Equity and Inclusion Plan and sponsored a yearlong, comprehensive series of events and initiatives to highlight the individuality and diversity of our students and engage the community in support of our DEI initiatives.

I invite you to turn the page to learn more about how Monroe County Community College continued the efforts toward **achieving our vision** in 2020-21.



Kojo A. Quartey, Ph.D.



# ENSURING AN EXCELLENT ENVIRONMENT FOR STUDENT LEARNING

MCCC continues to make comprehensive improvements to facilities and infrastructure to ensure an excellent environment for student learning.





# Students Enjoy Facilities Designed Just for Them

At the beginning of last year, returning students quickly noticed something very different about the south side of campus.

The former East and West Technology buildings have been completely renovated and combined into one state-of-the-art facility with a new name – Founders Hall.

Students were quick to begin enjoying all of the building's amenities.

Even with on-campus classes still somewhat limited due to COVID-19, they flocked to the facility designed specifically for their success.

Founders Hall houses numerous support services; high-tech classrooms, computer labs and work spaces; an abundance of adaptable student lounge and collaboration spaces; private student group work areas; several college departments and programs, and more.

In addition to Founders Hall, students also benefited last year from extensive upgrades to classrooms and lecture halls throughout the Life Sciences Building, a facility that was recently expanded to include a student collaboration wing.

The renovations were made possible by Maintenance and Improvement Millage funds, which have resulted in progressive facility and infrastructure upgrades all across campus that will continue throughout the decade. Founders Hall renovations were also made possible with additional funding from the state of Michigan and private funds.

The improvements are designed to ensure an excellent environment for student service and learning, safety, accessibility and efficiency.



## Other Improvements Made Across Campus

In addition to the renovation of Founders Hall and the Life Sciences Building, the following maintenance and improvement projects were completed last year:

- A new campus phone system was installed.
- The Whitman Center roof was replaced.
- A micro market was opened adjacent to the dining hall.
- The campus security camera system was overhauled and expanded.
- Campus-wide emergency generators were installed.
- Numerous parking lots were renovated and various sidewalks were repaired.
- A keycard door security system was installed across all buildings.
- Exterior campus emergency phone kiosks were installed throughout campus.
- The Human Resources Office was moved to a newly renovated suite in the Warrick Student Services/Administration Building.



## Voters Approve Millage Renewal

On Nov. 3, 2020, Monroe County voters approved the renewal of MCCC's five-year Maintenance and Improvement Millage. This allowed MCCC to begin Phase 2 of improvements to infrastructure and facilities at both Main Campus in Monroe and the Whitman Center in Temperance.

## Several Major Renovation Projects Begin in 2021

Underway is the renovation and expansion of the Campbell Learning Resources Center and redesign of the MCCC Library within it, as well as the creation of a Student Government room and Diversity and Equity Center in the Warrick Student Services/Administration Building.

Information on Maintenance and Improvement Millage projects and progress reports on all major facility renovations can be found at [www.monroeccc.edu/facilities](http://www.monroeccc.edu/facilities).

# HELPING STUDENTS REACH THEIR DREAMS

Since its founding in 1964, MCCC has been making higher education accessible for students from all walks of life who want to reach their potential through a high-quality education.



# Increasing Opportunities for Working-age Adults

Last year, through an extensive outreach program targeting eligible individuals in Monroe County, MCCC championed state programs designed to assist frontline workers and adults 25 and older in pursuing higher education by offering the opportunity for free tuition at Michigan community colleges.

In fall 2020, the state unveiled its Futures for Frontliners program that offered Michiganders who worked in essential industries from April 1-June 30, 2020 assistance to attend their local community college to pursue an associate degree or a skills certificate tuition-free. The application period ran through December 31, 2020.

Through the state's Michigan Reconnect program launched in early 2021, individuals who are age 25 and up who have not completed a college degree can apply to attend MCCC tuition-free.

As a result of MCCC's extensive outreach efforts for both state programs, the college experienced significant enrollment increases in 2021.



## Surging Enrollment

Following a difficult year for students, faculty and staff during the COVID-19 pandemic, MCCC topped all community colleges in Michigan with a 55 percent increase in headcount and a 75 percent increase in credit hours for Summer Semester 2021 compared with 2020. In addition, the college's Winter 2021 Semester enrollment increased 3 percent over its Fall 2020 enrollment.



## "Late-Start" Courses Provide Convenience

Last year, in response to an unusual number of full class sections for popular online classes due to increased demand created by COVID-19, MCCC implemented new "late start" online classes. The classes are eight weeks in length and begin mid-semester – a typical MCCC semester is 15 weeks.

## Completing a Significant Portion of a Four-year Degree at MCCC

Last year, MCCC signed a number of articulation agreements with three nearby state universities to ensure that those who choose to begin their studies at the college and transfer to earn a bachelor's degree can do so smoothly – and save time and money along the way.

- In December 2020, MCCC and the University of Toledo finalized an articulation agreement that provides a pathway to a bachelor's degree in business administration in various areas of specialization from UT after starting at MCCC and then completing the junior and senior years at UT. The

agreement also allows for MCCC students to take up to 12 credits of equivalent course work at UT and transfer it back to MCCC toward the requirements for an associate degree.

- In April, MCCC and Wayne State University announced four new transfer articulation agreements that allow MCCC students to transfer as many as 90 credits to WSU while pursuing a variety of bachelor's degree programs in engineering.
- In June, MCCC and Eastern Michigan University signed an articulation agreement that allows students to complete more than 60 percent of an EMU bachelor's degree in sports management at MCCC.

## Assisting Students Financially Affected by COVID-19

Last year, MCCC made more than \$650,000 in emergency financial assistance available to students financially affected by the COVID-19 pandemic via the 2021 Coronavirus Response and Relief Supplemental Appropriations Act's Higher Education Emergency Relief Fund II. These funds provided students with financial aid grants that could be used for any component of the student's cost of attendance or for emergency costs that arose due to COVID-19, such as tuition, food, housing, health care (including mental health care) or child care.





# A STRATEGIC DIRECTION TO ACHIEVE OUR VISION

MCCC enriches lives in our community by providing opportunity through student-focused, affordable, quality higher education and other learning experiences. Our strategic plan is driving us toward our vision to be recognized for our student-focused service, academic excellence, affordability, innovation, community responsiveness and student success.



# Implementing the 2020-25 Strategic Plan

**D**uring summer and fall of 2020, MCCC's 2020-25 Strategic Planning Task Force – which is now a 30-member standing committee in the college's governance model – developed more than 50 tactics and timelines in consultation with the campus community to meet the goals of the Strategic Plan. The three major goals are 1) Student Access and Success, 2) Relevant and Innovative Education, and 3) A Student-focused Environment. Among the tactics completed or in-progress as of the publication of this annual report are:

- Development of recommendations for dedicated space on campus to foster inclusion and equity and celebrate cultural diversity
- Creation of an academic “Boot Camp” Task Force to evaluate current offerings and explore future boot camps based on student need, such as in reading and writing
- Development and requirement of learning management system training for all full-time and adjunct faculty
- Incorporation of class schedule efficiency into an enrollment analytics dashboard
- Hiring of an experiential learning coordinator
- Implementation of a 30-hour degree audit communication system
- Development of a task force to support college-wide assessment of mental health services for students and securing of funding through The Foundation at MCCC to enroll in the Healthy Minds Study in collaboration with the University of Michigan
- Conducting of an inventory of existing transfer agreements with four-year institutions
- Selection and implementation of a research method for process mapping the student experience
- Development of a Campus Collaboration Committee to organize and schedule events/activities

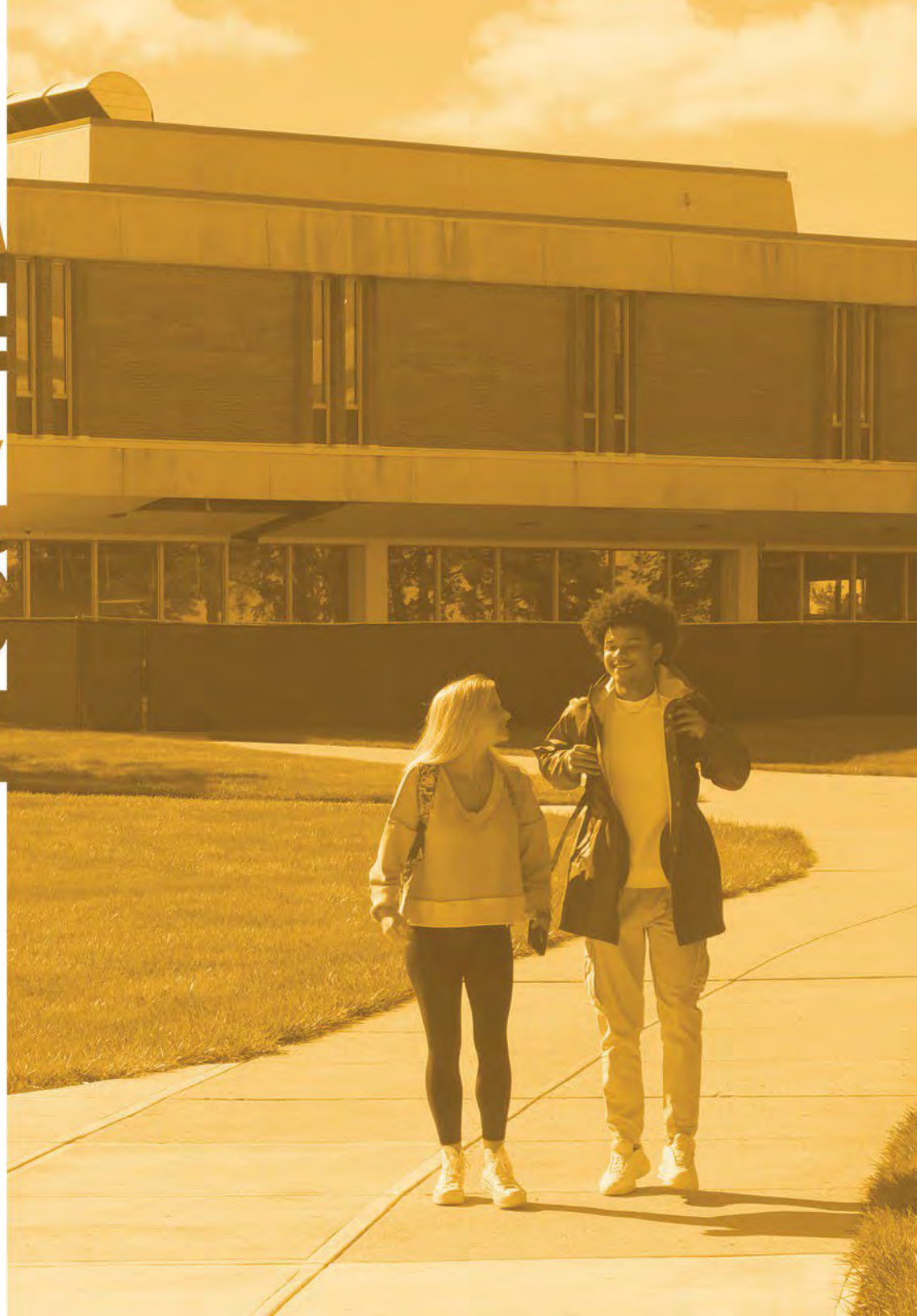
- Reviewing of college policies that specifically guide behavior regarding civility
- Reviewing and revising of college policies that guide employee interactions
- Engaging of the campus in civility and team-building training
- Incorporation of an employee skills inventory into the evaluation process
- Hiring of a consultant to work with a group of MCCC employees to draft an MCCC Diversity, Equity and Inclusion Plan
- Engaging of the community in supporting DEI at MCCC
- Delineation of strategies for the improvement of the MCCC shared governance model

The complete plan can be found at [www.monroeccc.edu/strategic-plan](http://www.monroeccc.edu/strategic-plan).



# CREATING A CULTURE OF DIVERSITY, EQUITY AND INCLUSION

One of the objectives of MCCC's 2020-25 Strategic Plan is to create a culture of diversity, equity and inclusion to assure that everyone who comes to campus – students, employees and visitors – feels a sense of belonging. Among our core values are Diversity and Inclusion, Outreach and Engagement, and Respect – each of which are key components of the underlying foundation for MCCC's mission and vision.



# Engaging the College and Community in DEI

In 2020, MCCC began work on its Diversity, Equity and Inclusion Plan, and throughout last year, MCCC sponsored a comprehensive series of events and initiatives to highlight the individuality and diversity of our students, community, nation and world, as well as engage the community in support of MCCC's diversity, equity and inclusion initiatives.

## Among these were:

- A Unity Peace March
- "Conversations about Peace," a presentation featuring representatives from the IHM Sisters of Mercy, the Monroe Rotary Club and others
- A Zoom broadcast of Dr. Martin Luther King Jr.'s "I Have a Dream" speech
- A discussion hosted by MCCC President Dr. Quartey of a video about the influencers of King Jr.
- "Black History Month Profiles, Local & National," a presentation by Florence Buchanan, MCCC trustee
- "Community Policing," a panel presentation and discussion featuring MCCC Assistant Professor of Criminal Justice Dan Wood, Monroe County Sheriff Troy Goodnough and representatives from state and city police forces
- "Colonialism's Impact on Africans," a presentation by Quartey
- "Racism and Youth Mental Health," a presentation by Felice Moorman, MCCC assistant professor of early childhood education; Stephanie Wozniak, MCCC assistant professor of early childhood education, and Quartey
- A Coalition for Racial Equality, Equity and Diversity conversation titled "Symbols of Racism and How to Heal"
- "The Opioid Crisis and its Implications," a presentation by Dr. Arun Gupta, addiction and family medicine specialist

- Biographical sketches of notable local or national African Americans written by Buchanan and featured in the Monroe News
- "The Big Gig! Blues Series" live on Monroe County Library System's Facebook page
- Profiles of influential African Americans and display posters shared on campus by MCCC Student Government members
- "Chaldean American Session," a presentation by Stacy Bhari, strategic initiatives manager, Chaldean Community Foundation
- "Arab Americans: Telling Our Story," a presentation by Dave Serio, educator and public programming specialist, Arab American National Museum
- Presentations by the Islamic Center of Greater Toledo, featuring Imam Ahmad Deeb and Associate Imam and Youth Director Ustadh Ismail Bowers
- "Jesus in Arabic Culture," a presentation by MCCC student Mohammed Karain
- "CREED Honest Conversation About Racism: Equity, Diversity, Justice and Inclusion in Early Childhood Education," a presentation by Michelle Williamson and Katie Bourbina of Monroe County Intermediate School District's Early Programs and EDJI Task Force
- "Writing and Literacy in American Jewish Culture," a presentation by Michele Toll, MCCC assistant professor of English
- "The Jewish Community," a presentation by Rabbi Marla Hornsten, Temple Israel, and Rabbi Robert Gamer, Congregation Beth Shalom
- "Diversity in South Asia," a presentation by Dr. Ijaz Ahmed, MCCC director of respiratory therapy



- "CREED Honest Conversation About Racism – Voter Legislation Update"
- "Brief Introduction to Judaism and Some Differences with Christianity," a presentation by the late Steve Fried, MCCC adjunct instructor of business, economics and history, and Sarah P. Mills, compliance coordinator at Southern Company Gas
- "Sikhi 101 and the Sikh Community," a presentation by Harleen Kaur, UCLA Sociology Ph.D. candidate, Bonderman Fellow and University of Michigan alum, with Japjyot Singh
- "Learning Shoah: Studying the Holocaust in Israel," presented by Dr. Terri Kovach, MCCC professor emeritus and adjunct instructor of sociology
- "Asian American, Native Hawaiian, and Pacific Islander Politics and History," a presentation by Heejin Hahn, Asian Pacific American Institute for Congressional Studies program associate, and Anthony Maglaqui, APAICS communications associate
- A panel discussion, "Violence Against Asian Americans: A Perspective," featuring State Rep. Ranjeev Puri; Sunita Doddamani, head of Hate Crimes and Domestic Terrorism Unit, Criminal Trial and Appeals Division, Michigan Department of the Attorney General, and Laura Misumi, executive director, Rising Voices of Asian American Families and managing director, Detroit Action, that was moderated by Dr. Shuvra Das, co-founder of the South Asia Multicultural Organized Student Association, and Parmeshwar (Peter) Coomar, dean of the MCCC Applied Sciences and Engineering Technology Division



# MILESTONES, PARTNERSHIPS AND OUTREACH

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 programs, partnerships and community outreach that help us fulfill our mission of “enriching lives.”

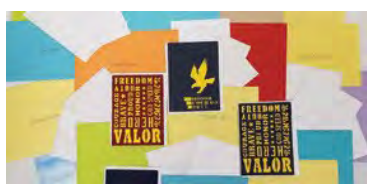


# Lending a Hand and Encouraging those Impacted by COVID-19

In January, the Community Outreach Committee at MCCC led staff, faculty, students and the community in two activities that lent a hand to frontline workers and encouraged senior citizens amid the COVID-19 pandemic.

- The college created “frontliner care packages” and distributed them to local agencies that are helping frontline workers and their families deal with the stress of the pandemic on a daily basis.
- Through the “Send a Smile to a Senior” effort, staff, faculty, students and the community joined in mailing notes, cards and children’s drawings to seniors living in nursing facilities.

Members of the Community Outreach Committee include Janel Boss, Rachel Eagle, Allison Gallardo, Erika Hunt, Kim Letasse and Linda Roberts.

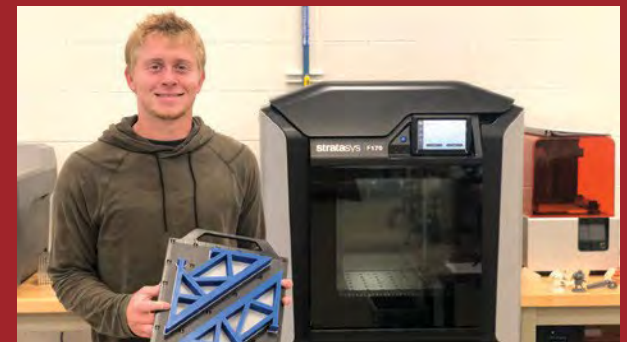


## A Second National Science Foundation Grant in 3 Years

In the fall of 2020, MCCC secured its second six-figure National Science Foundation grant in less than three years. The college received a \$105,027 grant to better understand what factors influence the experiences of welding students, what promotes their graduation and matriculation to welding career pathways, and how the expectations of students, instructors and employers align with welding industry needs. The grant is helping to build a research collaboration among faculty and administrators at MCCC, the University of Michigan, Wayne State University and Macomb County Community College, who all partnered on the grant application.

## Makerspace: Growing Ideas from Concept to Prototype

MCCC’s new Makerspace, a community gathering and innovation space located in the college’s Career Technology Center, hosted a free virtual workshop in fall 2020 titled “Make and Innovate.” The workshop featured guest speaker David Ollila, a systems thinker, entrepreneur and innovator who holds 16 patents in the areas of hardware and technology. At the workshop, Ollila described what it takes to develop products and become an entrepreneur, and attendees learned how facilities like the Makerspace can help individuals grow ideas from concept to prototype.





**Workshops for Small Businesses Navigating the Pandemic**  
 MCCC, in partnership with the Monroe County Business Development Corporation, put on virtual workshops in fall 2020 for area small businesses affected by COVID-19. Among the many workshops, which were offered at a significant discount thanks to a \$5,000 grant from Consumers Energy Foundation to the BDC, was one focused on how to resume operations in the “new normal.” This training provided a “person-centered” approach for how to bring back staff safely and efficiently.

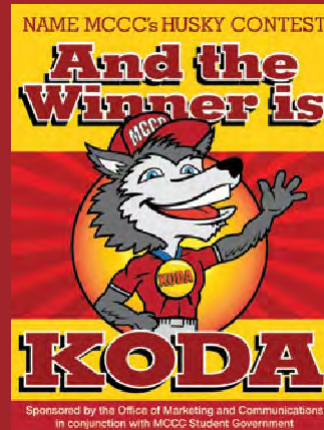
**Excellence in Marketing Communications**

MCCC’s Office of Marketing and Communications won seven Medallion Awards for community college communications excellence from the National Council for Marketing and Public Relations for projects completed last year. NCMPR is the only organization of its kind that connects marketing and public relations professionals at community and technical colleges. The winning entries included the “High-demand Programs Digital Ad Series,” “Michigan Reconnect Billboard,” “Annual Fund/Project Persist Brochure,” “Zero-increase Millage Renewal for Maintenance and Improvement Information Campaign,” “Foundation Holiday Card” and “Michigan Reconnect Marketing/Recruitment Campaign.”

**MCCC’s Mascot Gets a Name**

About five years ago, members of the Student Ambassador Club worked with MCCC’s Office of Marketing and Communications to reintroduce the college’s mascot, the Husky, which had not been used since the late 1970s when the college last fielded intercollegiate athletics. (The college does offer club sports opportunities.) The return of MCCC’s mascot has been a big success; now, it’s difficult to walk the campus without spotting someone in Husky attire.

Last year, the college decided to name the Husky and personify it as a character. To do this, MCCC developed an email survey campaign to students and employees to name the Husky. The winning name was “Koda,” which is Native American in origin and means “friend.” Two students, Lillian Baker and Larissa Coleman, submitted the winning name, and each received an Amazon gift card.



**Student Newspaper Staff Wins Numerous State Awards**

The staff of Monroe County Community College’s student newspaper, The Agora, earned numerous state-level awards in spring 2021.



In the Michigan Community College Press Association Awards Division 2 category, Jerry Meade of Monroe took third place in the News Story category for his story on the Futures for Frontliners Program. Meade also earned honorable mention in the In-Depth Enterprise Reporting category for his story on the college’s transition to online learning.

The Agora took home four awards from the Michigan Press Association’s 2020 College Better Newspaper Contest, Division 3:

- Abby Nisely of Carleton won third place in the Best Writer category.
- Juliet Jeffs of Ida took first place in the Feature Story category for her story about the MCCC Symphonic Band and Agora Chorale honoring its long-time oboist, the late Charles F. Pease.
- Todd Salisbury of Monroe took third place in the News Story category for his story about MCCC making personal protective equipment at the start of the pandemic.
- The Agora staff took third place for Non-front-page Design for its spread featuring a story about a new piano donated to MCCC and the success of local musician Reese Hindley Johnson, a 14-year-old freshman at Monroe County Middle College.





NOTICE  
COVID-19 NOTICE



# Achieving Our Vision

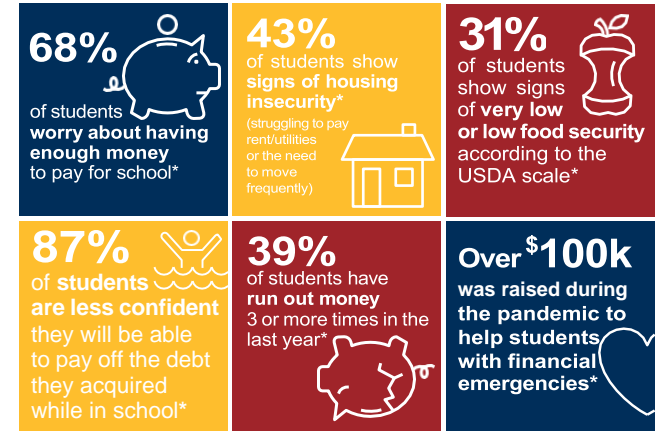
In 2020, the Board of Directors of The Foundation at Monroe County Community College developed a five-year strategic plan, rooted in The Foundation's recently updated Mission, Vision and Values statements. The strategic plan established four pillars for giving and The Foundation's work in the future:

- **Eliminating Barriers**
- **Transforming Learning Spaces**
- **Expanding Cultural Opportunity**
- **Supporting Excellence and Classroom Innovation**

This renewed focus is intended to comprehensively support MCCC; however, as the pandemic continued to have an impact through 2020-2021, it became evident that one pillar, Eliminating Barriers, was preeminent in the circumstances students are facing. The pandemic exposed the reality that many of the barriers students encounter go well beyond the reach of traditional aid programs directed toward tuition assistance. MCCC and The Foundation recognized that students who are hungry, have transportation issues, lack childcare, are unemployed or are housing insecure simply cannot succeed without help. These are not new problems for MCCC students, but the pandemic created a new urgency and imperative that propelled The Foundation to act.



**Eliminating Barriers –  
The Foundation's  
commitment to ensuring  
students complete college  
with a degree or credential  
that allows the student, and  
community, to prosper.**



The creation of new emergency funds and the launch of Project Persist represents a significant philosophical shift in how The Foundation provides support to students. Project Persist established a ready source of funding to help students persevere with their studies when faced with an unexpected emergency. The direct aid programs funded through Project Persist include:

- **The Student Emergency Fund** assists students with non-academic expenses by enabling MCCC to work with a vendor, utility provider or service provider to directly pay an outstanding or unexpected bill on behalf of the student.
- **The Eliminating Barriers Scholarship** is awarded to students in crisis who need immediate assistance paying for academic expenses.
- **Completion Scholarships** help students nearing the end of their academic studies complete their degree.
- **Emergency Relief** helps students who require assistance with basic needs security and living expenses that may not be directly related to academic expenses.

\*From the 2020 Trellis Research Survey: "Financial Wellness of MCCC Students."

- **FASST** is a partnership between The Foundation and MCCC faculty and staff to provide more opportunities for students to access aid. Volunteers will be trained and given a budget to award to students they identify as in need.

Through targeted services and dedicated support initiatives, The Foundation is joining with MCCC faculty and staff to provide wrap-around assistance to students and continue to develop additional mechanisms to refer struggling students to more sustainable means of support. This includes connecting students to community resources for public assistance, referring those in need to mental or emotional resources, and providing additional financial or academic counseling when appropriate.

The Foundation also collaborated with the college's Strategic Planning Committee to fund the "Healthy Minds Survey" that allows MCCC to collect data to better understand and address issues related to students' mental health needs.

### **New Initiatives Celebrate and Support Excellence and Innovation in the Classroom**

Last year, the Grants Program Committee of The Foundation's Board of Directors was charged with reviewing the Enhancement Grant process that had been in practice since 2002. Their task was to ensure The Foundation's support of instruction aligned with the college's Strategic Plan. As a result, two new opportunities were created that will have a positive impact on instruction and in the classroom.

- **The Strategic Innovation Fund** provides annual grants for professional development, capital, programmatic or other innovative projects that support the MCCC Strategic Plan.
- **The Excellence and Innovation Award** annually recognizes an innovative faculty or staff member who has excelled in service to MCCC students by establishing or adapting an innovative project or initiative on campus. In addition to the



award recognition, the recipient receives a grant to support an MCCC program or initiative of their choice.

In addition, more than 50 programs and initiatives representing every instructional area on campus accessed nearly \$400,000 of available funds to improve instruction in the classroom, an increase of approximately \$100,000 from the previous year.

# Achieving Our Vision

## Donors Continue to Support Scholarships as One of the Most Direct Forms of Support of Students

Scholarships remain one of the most popular giving options for donors. The Foundation continues to see overall growth in scholarship giving.

Last year, both annual and endowed scholarships increased to total over \$300,000 in traditional scholarship support for students, and The Foundation added another \$35,000 in emergency scholarships to assist students affected by the COVID-19 pandemic and other emergency situations. Nearly 150 students received scholarships ranging from \$200 to \$7,500 during the 2020-2021 academic year.



Four new endowed scholarships were also established in 2020-2021. Endowed scholarships must reach \$20,000 before becoming true endowments. Once endowed, the funds are pooled and invested according to The Foundation's investment policies, which guide the management of the fund with the intent to maintain the principal permanently. The Foundation now has 67 endowed scholarships.

The four new endowed scholarships are:

- Johnson Estate Endowed Scholarship
- Lakewood Machine Products Co./Howard Morrin Memorial Welding Scholarship
- Kurt and Renee Darrow Endowed Scholarship
- Victor and Bonnie Bellestri Family Scholarship

In recent years, there has been a significant shift in scholarship donations toward flexible support or unrestricted giving options. This allows The Foundation and the staff of the college to

respond quickly to emerging student needs.

In a purposeful alignment with the Strategic Plan's Eliminating Barriers pillar, endowments benefiting emergency scholarships have become the most prevalent type of new scholarship endowment.

## Financial Growth and Stability Lead to More Resources for Students and the Community

For the fifth consecutive year, The Foundation realized an increase in the overall net position over the previous fiscal year, topping \$10.6 million for the first time. The increase in net position largely stems from continued endowment growth as a result of positive market conditions along with new contributions.

- Total revenues exceeded \$1,000,000 for the fifth straight year.
- Investment gains increased significantly from the previous fiscal year. Net investment income exceeded \$1.7 million. Investment income has never exceeded \$500,000 in any prior fiscal year.

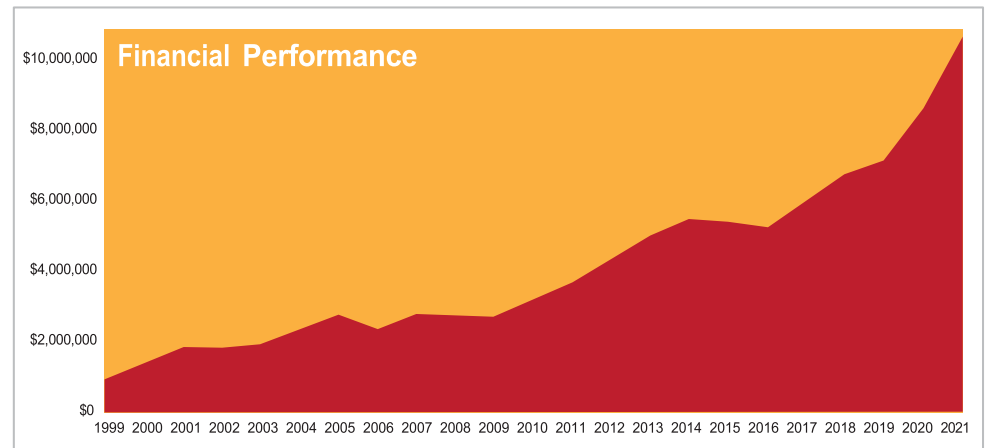
Growth was significant last year for both scholarships and programmatic endowments. As mentioned earlier, each year The Foundation adds new scholarship endowments to its portfolio.

Programmatic endowments such as the Cultural Enrichment Endowment, which is the oldest and largest programmatic endowment, and the Title III and Dingell endowments also represent a growth area, along with several others that are nearing endowment stage. Existing endowments continue to benefit from continued donor gifts.

Last year, the Bev Heck Memorial Endowment was established as the result of a legacy gift. Ms. Heck was a well-known civic leader in Monroe County, having served as an educator for many years and as director of the Arthur Lesow Community Center until her retirement. In her estate, she gave an unrestricted gift of \$280,748 that will be managed and administered in a way that will honor her life and legacy in perpetuity.

Over the past 20 years, the total investment income for all endowments slightly exceeded \$3 million. Last year alone, investment income exceeded \$1.7 million. One of the biggest stories for The Foundation at MCCC from last fiscal year is unprecedented investment portfolio growth.

This strong performance is, of course, driven by the generosity of donors along with the visionary approach to long-term giving and investment strategies the Board of Directors has adopted that defines priorities and guides initiatives. Most importantly, this strong financial performance allows The Foundation to continue to grow in scope and service to our students and the community.





The Foundation at MCCC's net assets, 1999 – 2021

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Emily J. Hodge

Theresa Howell

John Kuriwchak

Anna Liparoto

Terry Nisley

Joel Spotts



# Giving to The Foundation

Listed here are the individuals, corporations and organizations who have given annual gifts to The Foundation at Monroe County Community College between July 1, 2020 and June 30, 2021.

All 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 have 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.

## 2020-2021 Cumulative Donors

### Platinum \$1,000,000+

DTE Energy Foundation  
La-Z-Boy Foundation  
Mrs. Shirley A. Meyer  
Mr. Gary J. and Mrs. Patricia A. Vajcner

Estate of Richard Hicks  
Hurd Property Inc.  
Edward M. and Henrietta M. Knabusch Charitable Trust #2  
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Ms. Nancy D. Kirwen and  
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MCCC Alumni Association  
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Mr. Chad E. Nyitray  
Mr. Delton E. Osborn and  
Mrs. Veta V. Osborn  
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Rudolph/Libbe Inc.  
Siena Heights University

Dr. Joyce Haver  
Mr. Robert Wetzel and  
Mrs. Suzanne Wetzel  
Mr. Laurence W. Wilson and  
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### Trustee's Society \$10,000+

Jarrait Farm Bureau Insurance  
Company  
Mr. David and Mrs. Annette Sabo  
Johnson  
Jones Transfer Company  
Mr. Earl A. Karau

### Gold \$500,000+

Mrs. Ethel K. Fountain

Foundation  
Mr. Patrick Norton  
ProMedica Monroe Regional

Michigan Gas Utilities/  
Wisconsin Public Service  
Foundation

Estate of Flora Mae  
Younglove Wolf  
**Legacy Society \$20,000+**

Ameritech  
AT&T Foundation

Mr. Donald M. and  
Mrs. Lorna M. Lieto  
Mr. Richard Loonis

### Silver \$100,000+

Baker's Gas & Welding Supplies  
Inc. and Baker's Propane Inc.  
Mr. Eugene W. Beach and  
Mrs. Helen M. Beach

Mr. Jack Sandretto and  
Mrs. Rebecca M. Sandretto  
Charles E. Schell Foundation  
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Mr. and Mrs. John R. Mueller  
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the Arts  
Nexus Gas Transmission, LLC  
Dr. David E. Nixon and

Mr. William J. Bacarella and  
Mrs. Jennie E. Bacarella  
Mrs. Hildreth C. Braunlich  
Community Foundation of  
Monroe County

AXA Foundation  
Former Bedford Rotarians and  
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The Honorable Joseph N. Bellino, Jr.  
and Mrs. Peggy Bellino  
Mr. John Billmaier and

Mr. Keith P. and Mrs. Deborah S.  
Masserant  
B. D. and Jane E. McIntyre  
Foundation  
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Mrs. Genevieve McIntyre

Mr. Leo R. Boudinet

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Consumers Energy Foundation

Mrs. Julie A. Billmaier

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Ms. Donna J. Brett  
Mr. Noel H. Dentner and  
Mrs. Elizabeth R. Dentner  
Dr. Robert T. Ewing and  
Mrs. Louise R. Ewing

Mr. and Mrs. Victor Bellestri  
The Chrysler Foundation  
The Honorable and  
Mrs. Joseph A. Costello, Jr.  
DTE Energy Company

Roof Family Foundation, Inc.  
Mr. and Mrs. Richard Sieb  
Dr. Richard Walker and  
Mrs. Rosemarie Walker  
**Millennium Society \$30,000+**

DDS Eleemosynary Fund  
Ms. Sharon L. Grodi  
Mr. and Mrs. David K. Hehl  
Mr. and Mrs. Edward P. Kehoe  
Ms. Marjorie M. Kohler

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Mrs. Janice Brunswick  
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Dana Center of Technology

Dr. Kojo A. Quartey

Fluid Equipment Development  
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Ms. Beverly M. Heck  
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Floral City Beverage, Inc.  
The Alvin L. Glick  
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Mrs. Deanna Daniels  
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## 2020-2021 Annual Donors

### Silver \$100,000+

Ms. Beverly M. Heck  
Mr. Gary J. and Mrs. Patricia A. Vajcner

### Bronze \$50,000+

Edward M. and Henrietta M. Knabusch Charitable Trust #2

C. S. and Marion F. McIntyre

Foundation

### Millennium Society \$30,000+

ProMedica Monroe Regional Hospital

### Legacy Society \$20,000+

Ms. Marjorie M. Kohler  
Lakewood Machine Products Co.

### Trustee's Society \$10,000+

DDC Eleemosynary Fund  
First Merchants Bank  
La-Z-Boy, Inc.  
Roof Family Foundation, Inc.  
Mrs. Kathleen K. Shaw  
Dr. Richard Walker and Mrs. Rosemarie Walker

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The Alvin L. Glick Foundation Inc. – Alro Steel  
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Gene Haas Foundation

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Mr. Keith P. and Mrs. Deborah S. Masserant

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DTE Energy Foundation  
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Ms. Jane Karau and Ms. Nancy D. Kirwen

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Rupp Funeral Home

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Education Foundation of Monroe High School  
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Mr. David Johnson and Mrs. Annette Sabo Johnson  
Ms. Amy N. Lambert and Mr. Brandon Krueger  
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OPUS IVS  
Dr. Kojo A. Quartey  
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Mr. Mark H. Steward

Mr. Gregory P. Stoddard

Walbridge Aldinger LLC  
Mr. David J. and Mrs. Michele A. Weipert-Winter  
The Honorable Michael A. Weipert and Mrs. Joyce Weipert  
Mr. Gerald D. Welch and Dr. Joyce Haver  
Mr. Robert Wetzel and Mrs. Suzanne M. Wetzel

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American Legion Riders

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Mr. Kevin and Mrs. Alice J. Campbell  
Ms. Kristin B. Carver  
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Ms. Ann M. Gerweck  
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Dr. John M. Holladay

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Laibe Electric/Technology  
Ms. Debra S. Lake  
Mr. Richard Loonis  
Dr. Terry Bowman McLendon  
Mr. Kenneth W. Miller and Mrs. Susan R. S. Miller  
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### Gifts-In-Kind

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Atlas Welding Accessories Inc.  
Henry Ford Health System  
Mr. David W. Hile  
Jack's Lawn Service

### Memorial Gifts

---

Thurman Baisch  
John H. Braunlich  
Douglas R. Gipson  
Pete (Iacoangeli) Kennon  
Dannielle Lambert  
Leonard Meyer  
Janis and Kenneth H. Miller  
John Pasko, MD  
Brian Rothman  
Amara, Sophie & Ceclia Schaffhausen  
Dan Shaw  
Carl Stoddard  
Virginia and Harold A. Stotz  
Kelli Thisius  
Lucille Vuich  
Stacy Lynn Wain  
Janet Yonovich

### Gifts to Honor Individuals

---

William H. Braunlich  
Jack & Cheryl Johnston  
Dr. Kojo A. Quartey  
Meredith Vontroba  
Rebecca Vontroba  
Alexis Wheeler  
Blain Wheeler

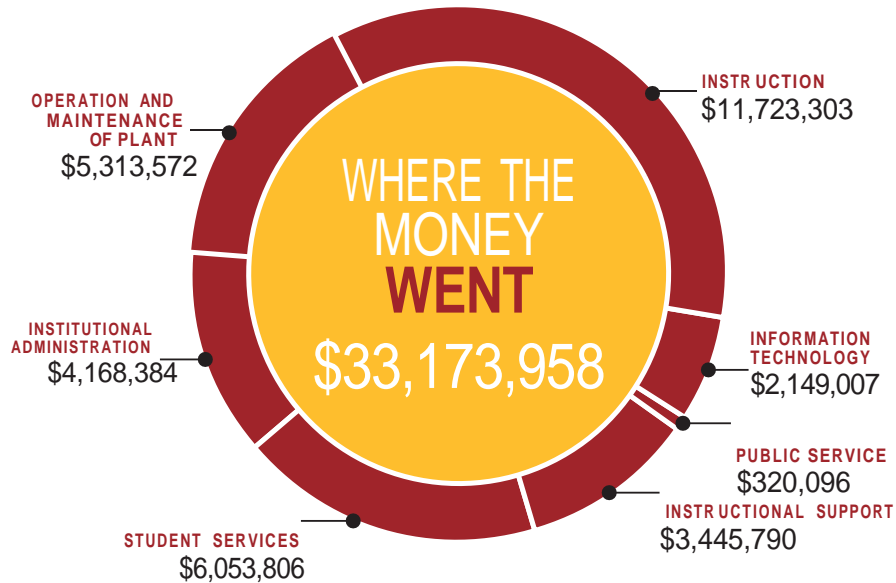
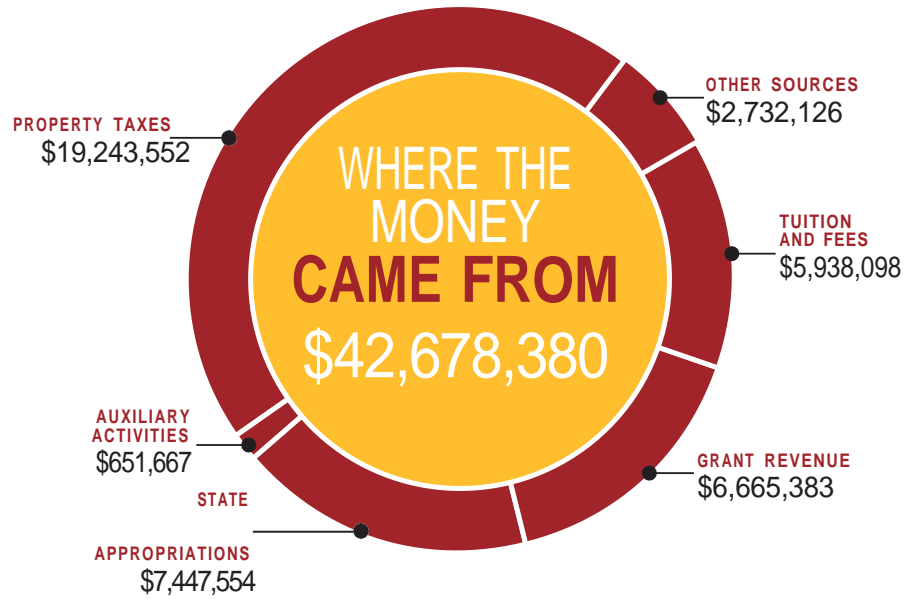


20 MCCC 2020-21 ANNUAL REPORT



# Revenues and Expenditures

Fiscal Year Ended June 30, 2021



# The Foundation at MCCC

Fiscal Year Ended June 30, 2021

## DURING THE FISCAL YEAR ENDED JUNE 30, 2021

We received contributions totaling	\$846,813
Investment gains of	\$1,763,805
Special event revenues of	\$15,000
We received in-kind contributions for administrative services from MCCC and other in-kind support of	\$307,384
<b>Which resulted in total revenues of</b>	<b>\$2,933,002</b>

We distributed to MCCC for scholarships and program funds	(\$593,068)
And had administrative and fund raising expenses of	(\$307,384)
And had other expenses of	(\$1,579)
<b>Which resulted in total expenditures of</b>	<b>(\$902,031)</b>

Resulting in a total net asset increase of	\$2,030,971
When combined with our net assets at June 30, 2020 of	\$8,637,539
<b>Resulted in new net assets at June 30, 2021</b>	<b>\$10,668,510</b>

The June 30, 2021 net assets are represented by	
Cash of	\$999,462
Investments of	\$8,872,631
Accounts and pledges receivable of	\$819,155
Our total assets as of June 30, 2021 were	\$10,691,248
Our total liabilities as of June 30, 2021 were	(\$22,738)
<b>Our net assets, therefore, as of June 30, 2021 were</b>	<b>\$10,668,510</b>

# Mission

Monroe County Community College enriches lives in our community by providing opportunity through student-focused, affordable, quality higher education and other learning experiences.



MONROE COUNTY  
COMMUNITY COLLEGE

*enriching lives*

## Main Campus

1555 S. Raisinville Rd.  
Monroe, MI 48161-9746  
734-242-7300  
877-YES-MCCC

## Whitman Center

7777 Lewis Ave.  
Temperance, MI 48182  
734-847-0559

**[www.monroeccc.edu](http://www.monroeccc.edu)**

Monroe County Community College is accredited by the Higher Learning Commission. For more information, visit [www.hlcommission.org](http://www.hlcommission.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, gender identity/expression, height, weight or veteran's status in any program or activity for which it is responsible.

The college's Equal Opportunity Officer and Title IX and Section 504/ADA Coordinator and Compliance Officer for discrimination and sexual harassment is the Director of Human Resources, Monroe County Community College, 1555 S. Raisinville Road, Monroe, MI 48161, phone 734-384-4245.

Monroe County Community College  
Enrollment Statistics  
Fall 1999-2023

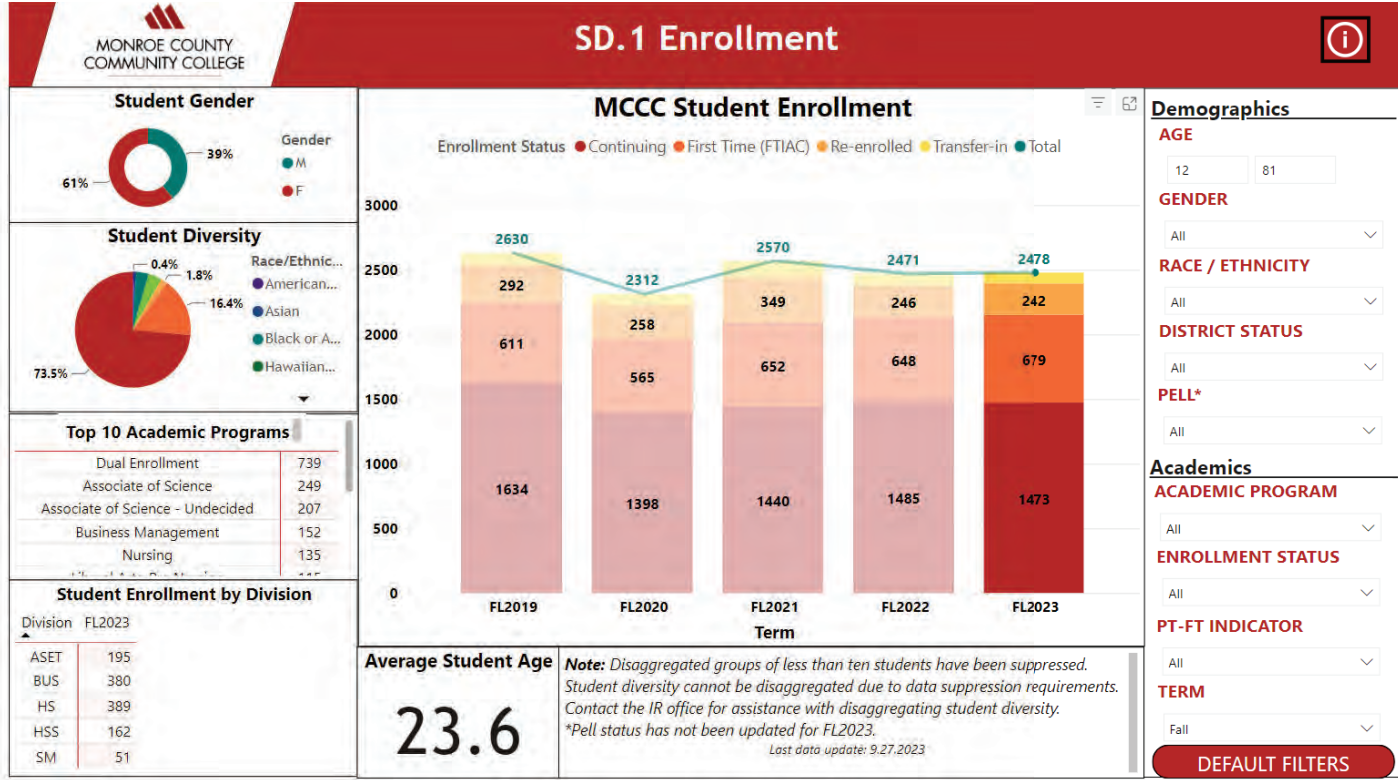
Semester	Headcount	Credit	Billable	Career	Transfer	Mean	%	%	%	%	%	% Out of County In State	%
		Hours	Hours			Age	PT	FT	M	F	County		Out of State
Fall 1999	3,568	27,873		1,487	2,081	25.7	71	29	40	60	85.3	10.5	4.2
Fall 2000	3,555	27,501		1,421	2,134	25.9	71	29	39	61	86.4	9.7	3.9
Fall 2001	3,649	29,190		1,553	2,096	25.4	67	33	39	61	87.7	9	3.3
Fall 2002	3,828	32,056		1,702	2,126	25.2	64	36	40	60	87.1	10	2.9
Fall 2003	3,943	33,743		1,788	2,155	24.9	62	38	41	59	85	11	4
Fall 2004	4,177	36,509		1,960	2,217	24.8	59	41	41	59	84.5	11.6	3.9
Fall 2005	4,193	37,137		1,906	2,287	24.4	58	42	42	58	86.2	10.4	3.4
Fall 2006	4,368	37,527		1,928	2,440	24.5	61	39	41	59	86.5	10.1	3.4
Fall 2007	4,433	38,123		2,144	2,289	24.9	61	39	41	59	85.6	10.4	4
Fall 2008	4,514	39,225		2,139	2,375	25.2	60	40	41	59	88	9	3
Fall 2009	4,624	41,839	46,866	2,244	2,380	25	56	44	42	58	87	9	4
Fall 2010	4,723	42,809	47,804	2,317	2,406	26	57	43	40	60	85	11	4
Fall 2011	4,440	39,621	44,205	2,210	2,230	25	61	39	40	60	84	12	4
Fall 2012	4,071	35,574	40,006	1,928	2,143	24.9	65	35	41	59	82	13	5
Fall 2013	3,777	32,814	36,982	1,777	2,000	24.6	65	35	43	57	82	14	4
Fall 2014	3,482	29,571	33,555	1,601	1,881	23.8	67	33	44	56	84	12	4
Fall 2015	3,192	27,011	30,957	1,508	1,684	23.4	68	32	43	57	85	12	3
Fall 2016	3,144	26,005	29,798	1,405	1,739	23.0	70	30	43	57	85	12	3
Fall 2017	3,122	25,404	29,033	1,240	1,882	22.9	73	27	42	58	86	11	3

Fall 2018	2,943	23,942	27,715	1,201	1,742	22.9	72	28	41	59	87	11	2
Fall 2019	2,630	21,853	25,368	1,110	1,520	22.7	71	29	42	58	88	10	2
Fall 2020	2,312	19,240	21,998	916	1,396	22.3	70	30	38	62	88	10	2
Fall 2021	2,570	20,581	23,509	1,171	1,399	23.9	76	24	38	62	88	11	1
Fall 2022	2,471	20,068	23,087	1,125	1,346	24.0	76	24	38	62	88	11	1
Fall 2023	2,478	19,945	22,932	1,177	1,300	23.6	77	23	39	61	87	11	2

Monroe County Community College

Fall 2023 Enrollment and Student Profile Statistics

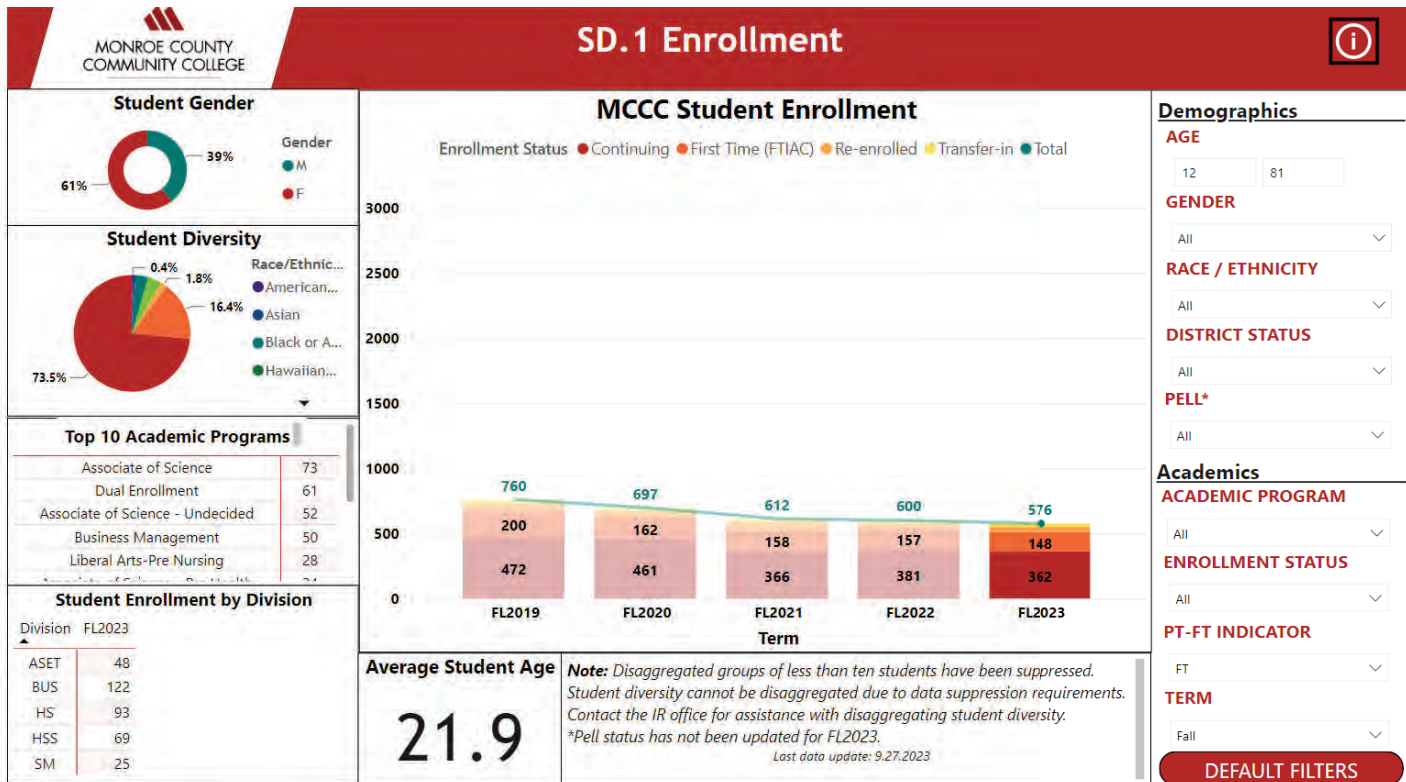
Figure 1. Overall Enrollment and Student Profile Statistics, Fall 2023



Dashboard access (sheet 1):

<https://app.powerbi.com/view?r=eyJrIjoizZDliZTM3ZWVtYjBkZS00NjIzLTlhZGQtdmYmViNjgxNTRiIiwidCI6Ijc2ZjU4YzZmM3LzRjY2ItNDk1My04NzU0LTQ4ZDNhYzI4NTdlNiIsImMiOjN9>

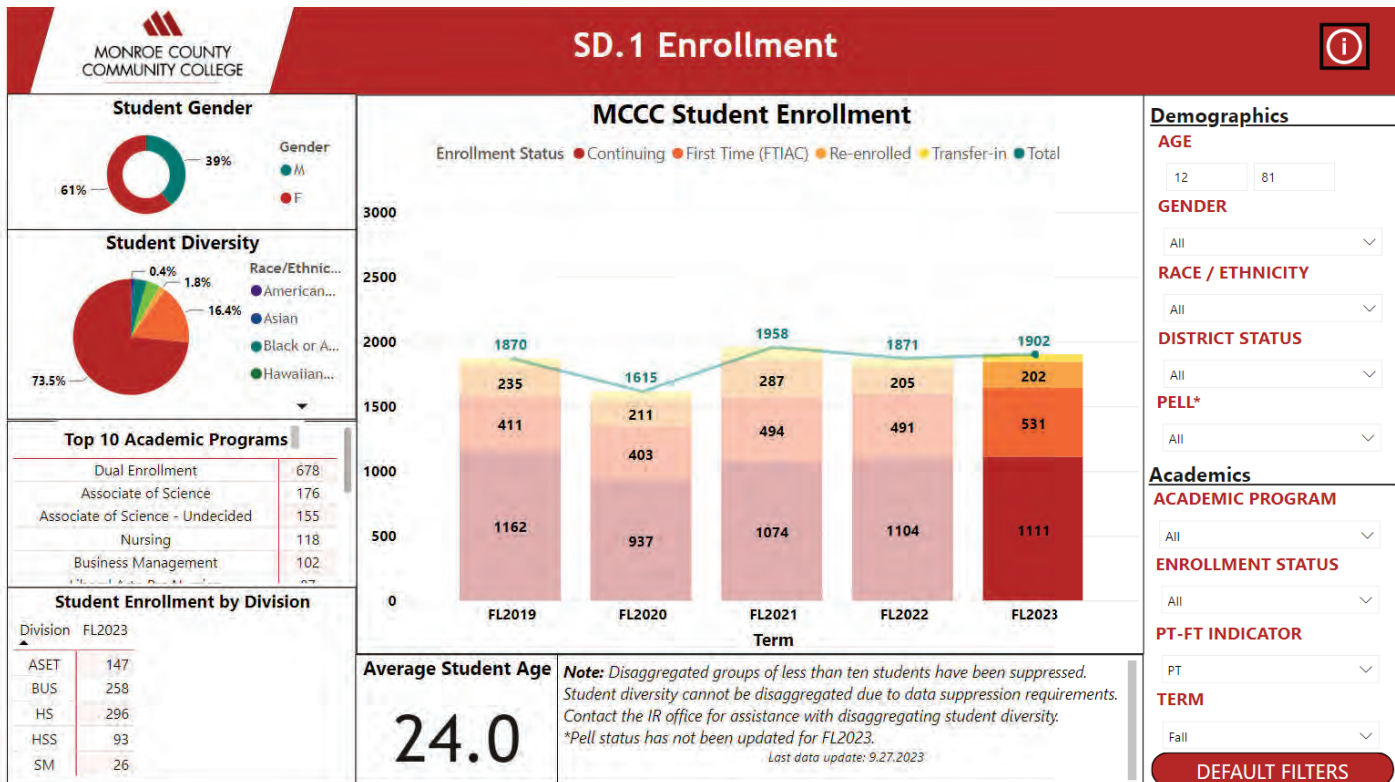
Figure 2. Full-Time Enrollment and Student Profile Statistics, Fall 2023



Dashboards access (sheet 1):

<https://app.powerbi.com/view?r=eyJrIjoiZDliZTM3ZWVtYjBkZS00NjIzLTlhZGQtNDJmYmVI NjgxNTRiIiwidCI6Ijc2ZjU4YzYzM3LTRjY2ItNDk1My04NzU0LTQ4ZDNhYzI4NTdlNiIsImMi OjN9>

Figure 3. Part-Time Enrollment and Student Profile Statistics, Fall 2023

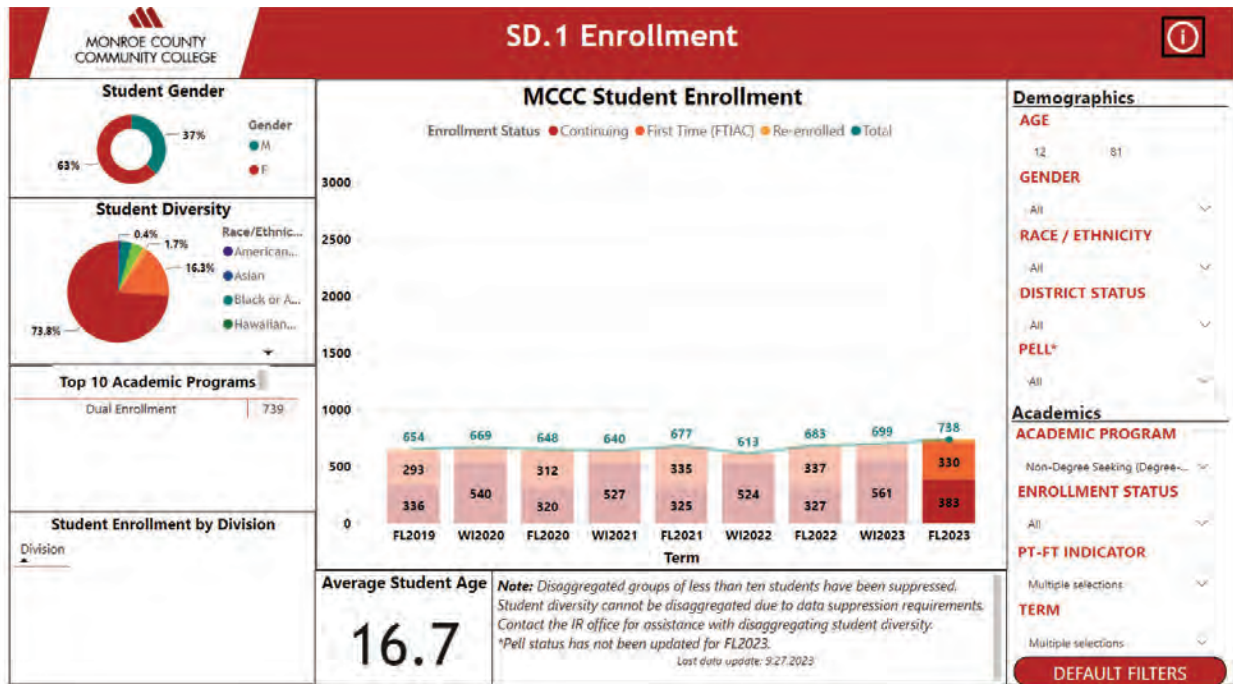


Dashboards access (sheet 1):

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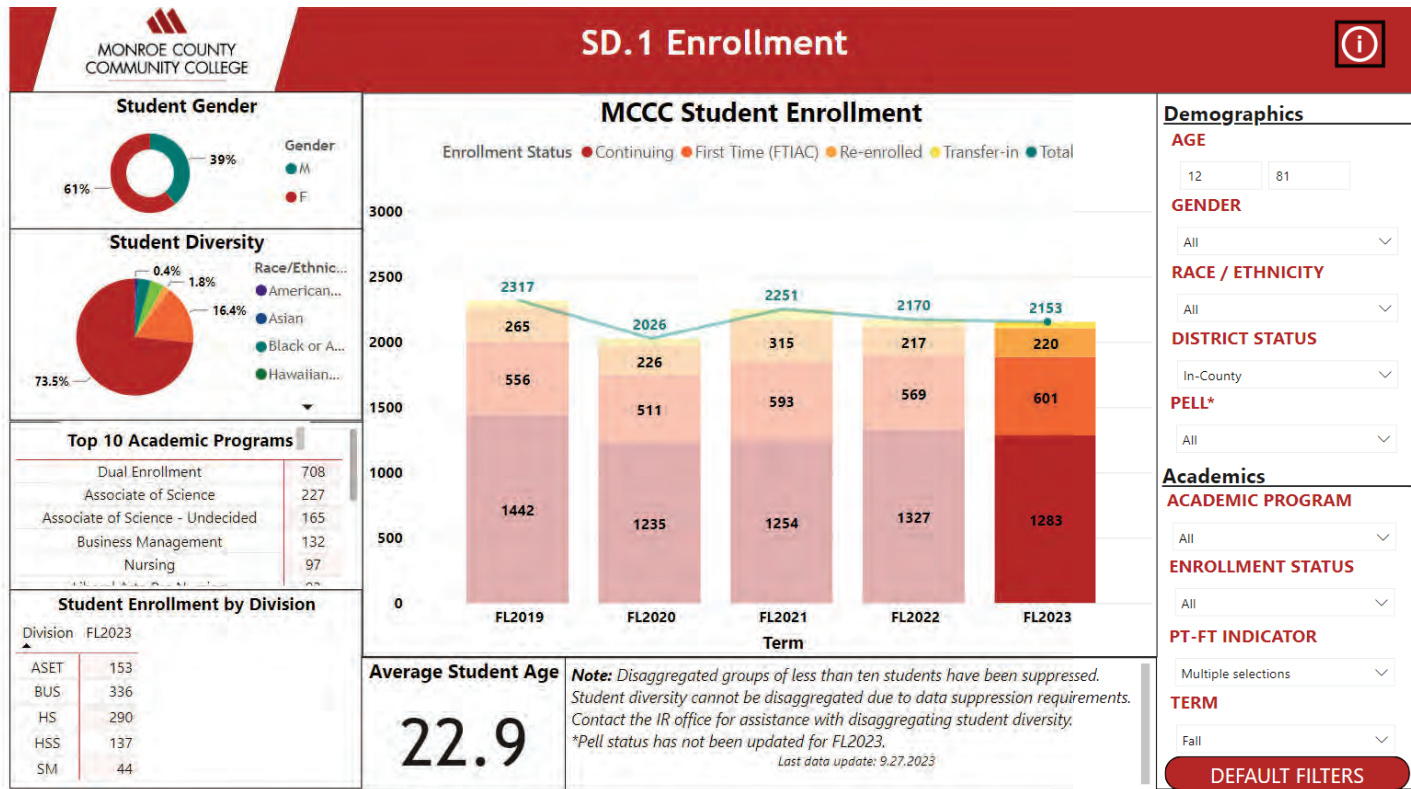
Figure 4. Dual-Enrolled Students and Profile Statistics, Fall 2023



Dashboard access (sheet 1):

<https://app.powerbi.com/view?r=eyJrIjoiZDliZTM3ZWVtYjBkZS00NjIzLTlhZGQtNDJmYmViNjgxNTRiIiwidCI6Ijc2ZjU4YzZM3LTRjY2ItNDk1My04NzU0LTQ4ZDNhYzI4NTdlNiIsImMiOjN9>

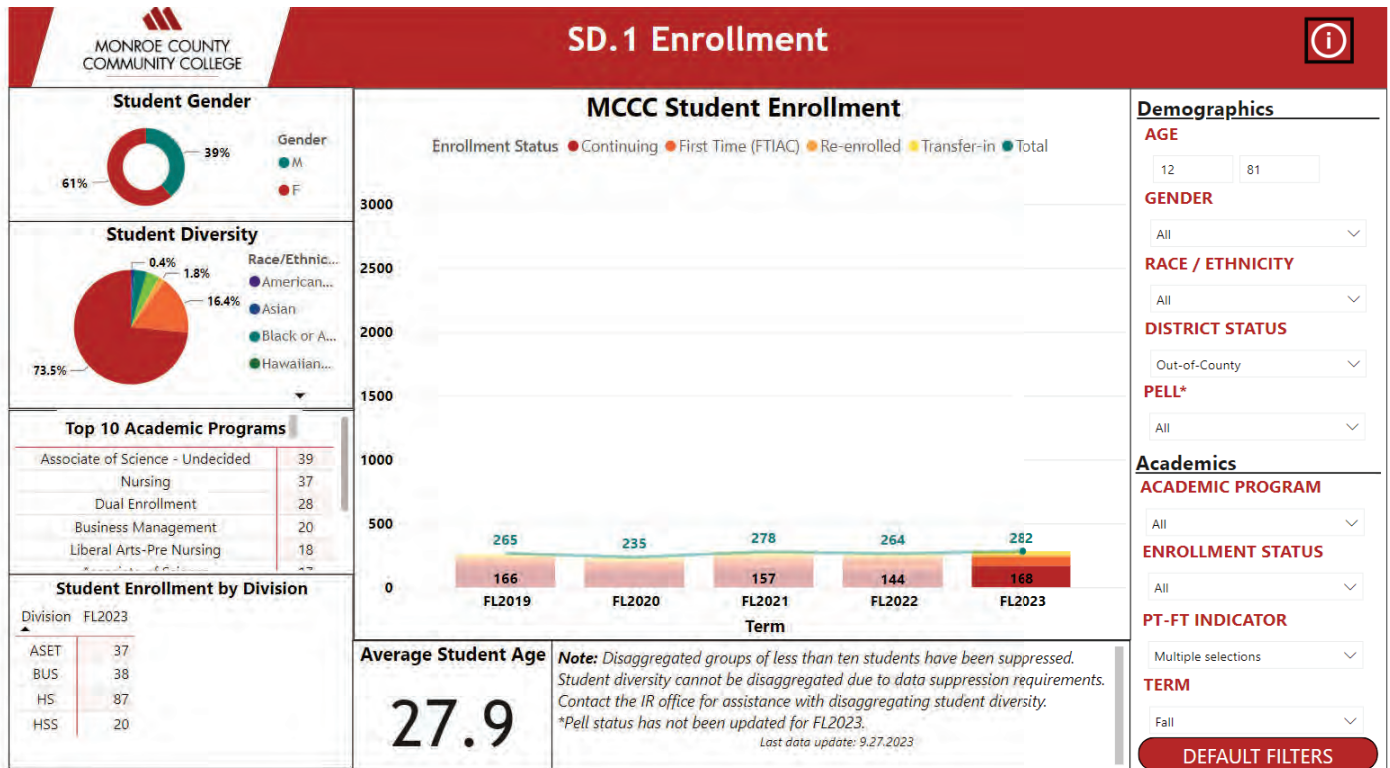
Figure 5. In-District Enrollment and Student Profile Statistics, Fall 2023



Dashboard access (sheet 1):

<https://app.powerbi.com/view?r=eyJrIjoiZDliZTM3ZWVtYjBkZS00NjIzLTlhZGQtNDJmYmViNjgxNTRiIiwidCI6Ijc2ZjU4YzU0MzU0LTQ4ZDZhYzI4NTdlNiIsImMiOjN9>

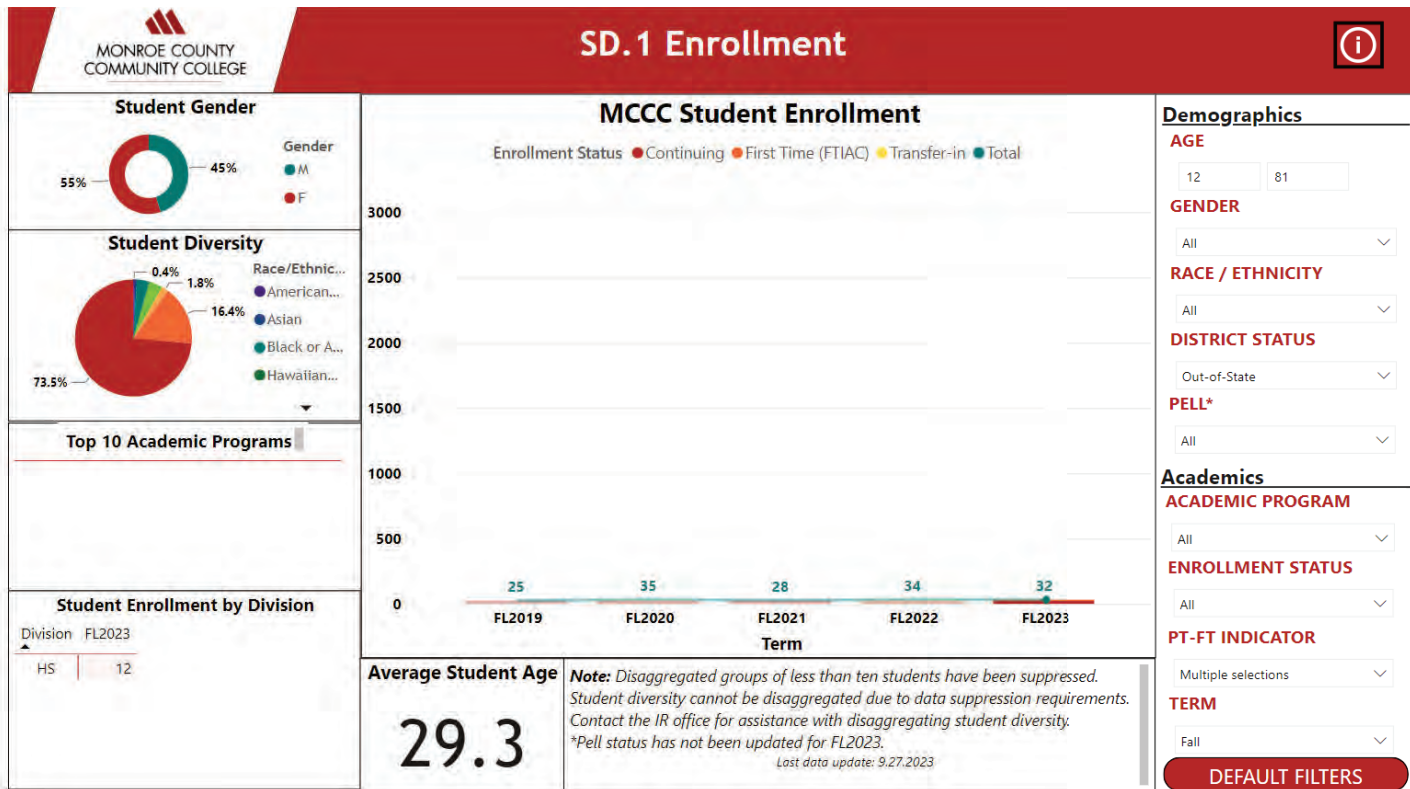
Figure 6. Out-of-County Enrollment and Student Profile Statistics, Fall 2023



Dashboard access (sheet 1):

<https://app.powerbi.com/view?r=eyJrIjojZDliZTM3ZWEtYjBkZS00NjIzLTlhZGQtNDJmYmVlNjgxNTRiIiwidCI6Ijc2ZjU4YzZM3LTRjY2ItNDk1My04NzU0LTQ4ZDNhYzI4NTdlNiIsImMiOjN9>

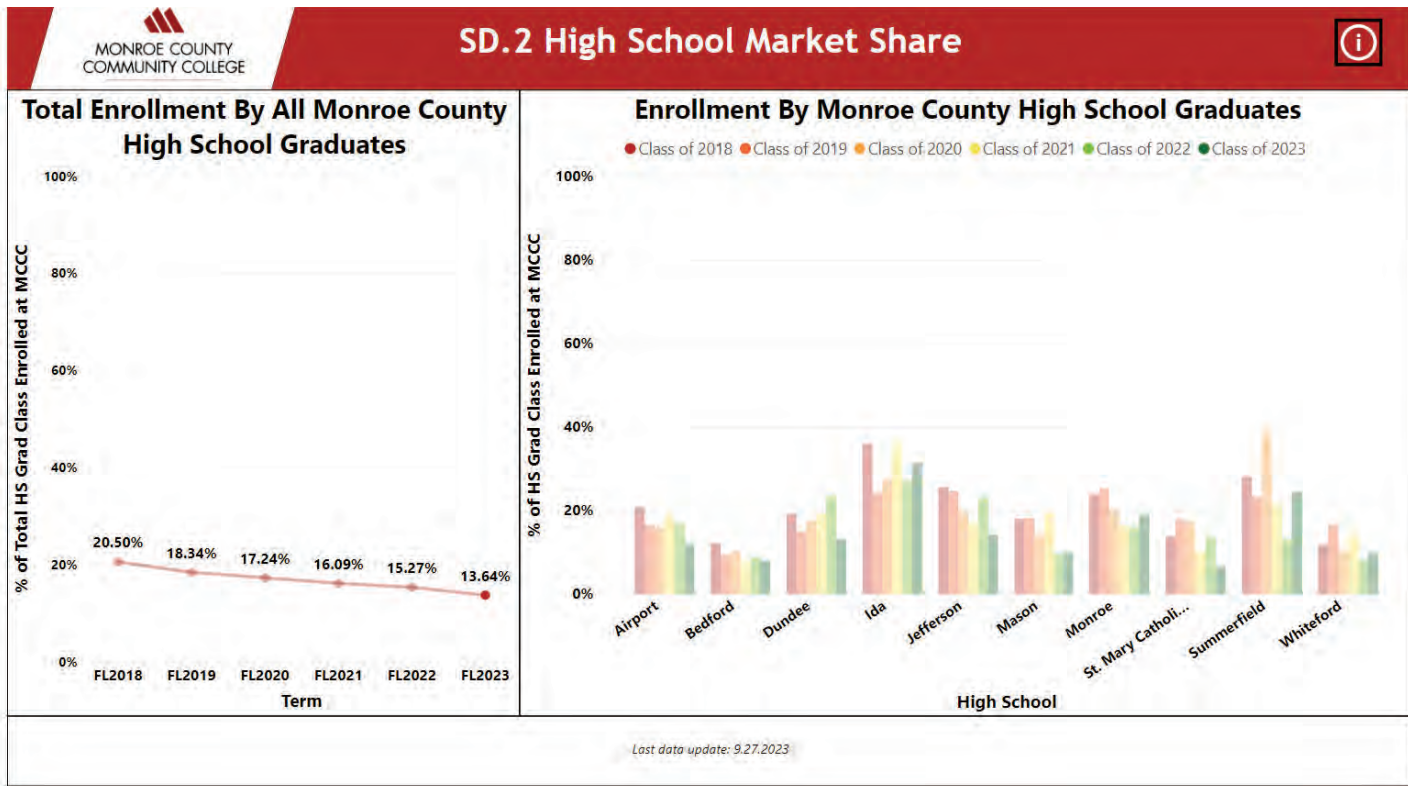
Figure 7. Out-of-State Enrollment and Student Profile Statistics, Fall 2023



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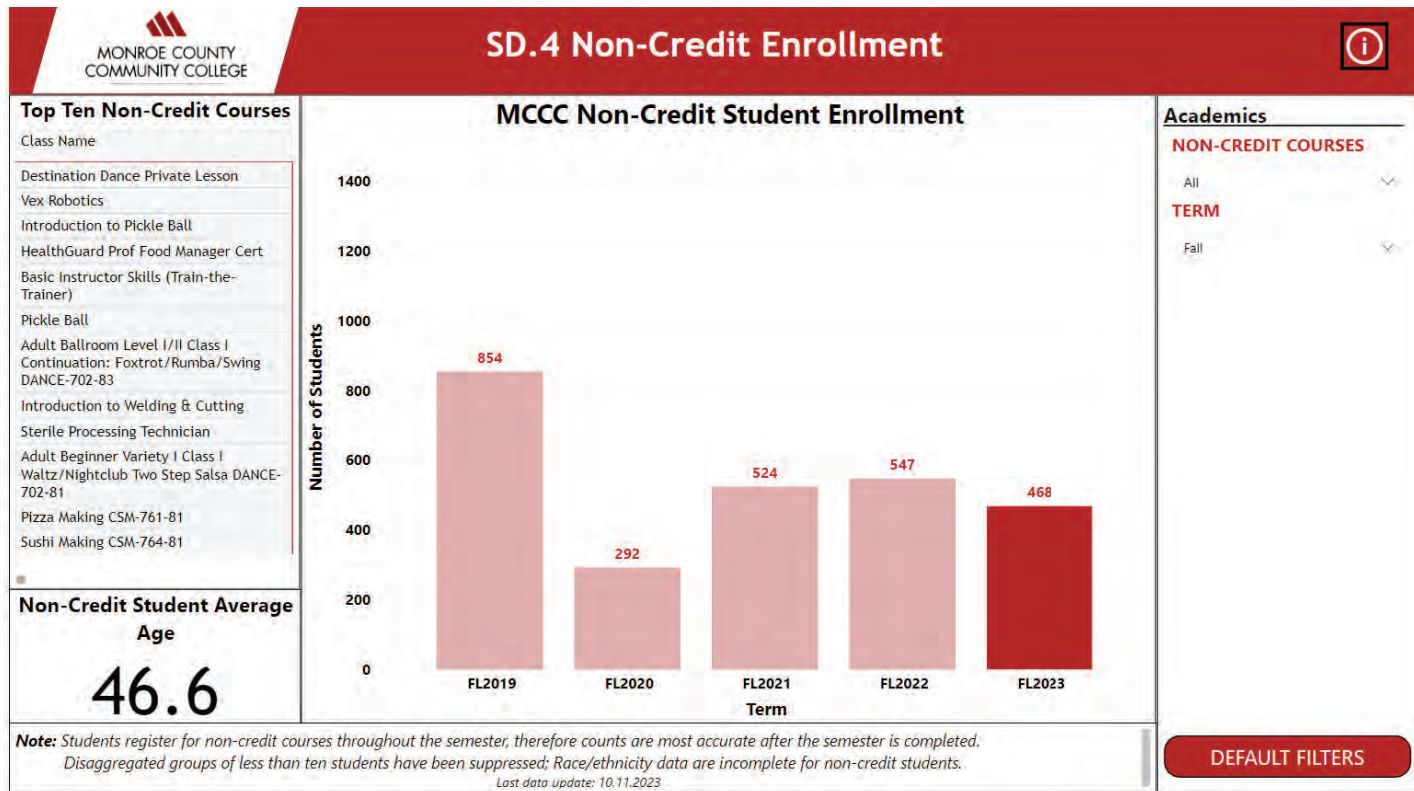
**Figure 8.** Total MCCC Enrollment by Monroe County High School Graduates, Fall 2018-2023



**Dashboard access (sheet 2):**

<https://app.powerbi.com/view?r=eyJrIjoiZDliZTM3ZWVtYjBkZS00NjIzLTlhZGQtNDJmYmVI NjgxNTRiIiwidCI6Ijc2ZjU4YzYzM3LTRjY2ItNDk1My04NzU0LTQ4ZDZhYzI4NTdlNiIsImMi OjN9>

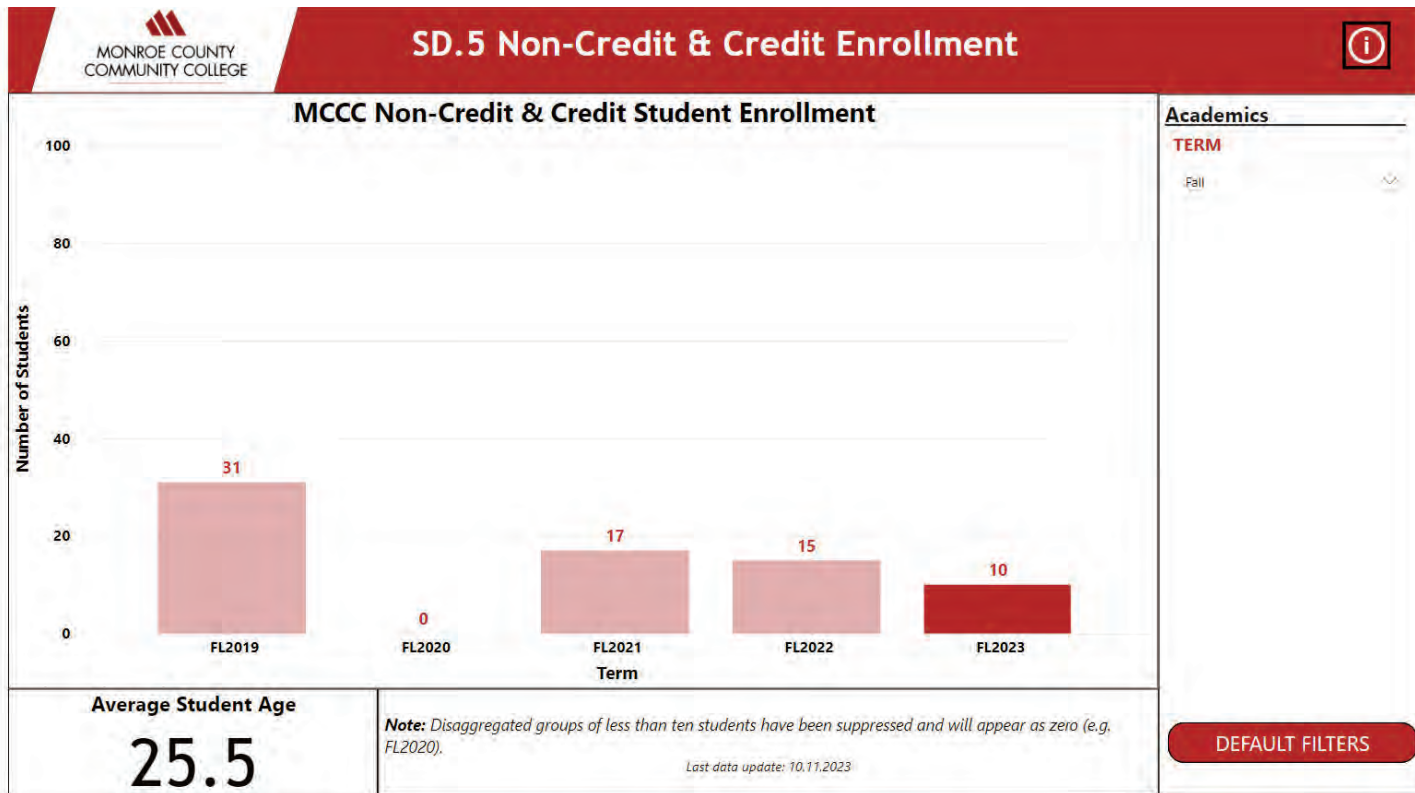
**Figure 9.** Non-Credit Enrollment and Student Profile Statistics, Fall 2023



**Dashboard access (sheet 3):**

<https://app.powerbi.com/view?r=eyJrIjojZDliZTM3ZWVtYjBkZS00NjIzLTlhZGQtdmYmViNjgxNTRiIiwidCI6Ijc2ZjU4YzYzM3LTRjY2ItNDk1My04NzU0LTQ4ZDNhYzI4NTdlNiIsImMiOjN9>

Figure 10. Non-Credit and Credit Enrollment and Student Profile Statistics, Fall 2023



Dashboard access (sheet 4):

<https://app.powerbi.com/view?r=eyJrIjoiZDliZTM3ZWEtYjBkZS00NjIzLTlhZGQtNDJmYmVIbjgxNTRiIiwidCI6Ijc2ZjU4YzYzM3LTRjY2ItNDk1My04NzU0LTQ4ZDNhYzI4NTdlNiIsImMiOjN9>

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

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2023

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

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2023

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

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.

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

A RECOGNIZED AUTHORITY SINCE 1935

THIRD: WITH THE INFORMATION OBTAINED FROM YOUR RECORDS,  
WE HAVE DEDUCTED IN DOLLARS ALL RETIREMENTS AND  
ABANDONMENTS THAT HAVE TRANSPIRED SINCE THE DATE  
OF YOUR 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.  
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 SEVENTY-NINE MILLION, NINE HUNDRED  
SEVENTY-SEVEN THOUSAND AND EIGHT HUNDRED DOLLARS.

ON THE BASIS OF ITS REPLACEMENT VALUE NEW

---

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS . . . . \$179,977,800.00

---

DATE: NOVEMBER FIRST, TWO THOUSAND TWENTY-THREE 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:

- ONE HUNDRED THIRTY MILLION, NINE HUNDRED SIXTY THOUSAND, ONE HUNDRED DOLLARS

ON THE BASIS OF ITS SOUND VALUATION

---

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS . . . . \$130,960,100.00

\_\_\_\_\_

DATE: NOVEMBER FIRST, TWO THOUSAND TWENTY-THREE R.A. SCHETTLER, INC.

PROJECT NO: 2180 BY \_\_\_\_\_

R.A. SCHESSLER, INC  
SUMMATION

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

As of 11/1/23

Summary by:	Replacement Value New	Sound or Depr. Value
HEALTH EDUCATION BUILDING	18,013,900.00	13,330,300.00
CAMPBELL ACADEMIC CENTER	20,055,000.00	15,241,800.00
FOUNDER HALL	21,037,500.00	14,936,600.00
LIBRARY/FOUNDER HALL BOILER RM.	4,339,500.00	3,732,000.00
LIFE SCIENCE BUILDING	27,113,300.00	15,996,800.00
LIFE SCIENCE BOILER	2,950,800.00	2,508,200.00
MAINTENANCE BUTLER BUILDING	87,600.00	38,500.00
POWER PLANT	2,443,700.00	1,270,700.00
WARRICK CENTER	29,245,700.00	18,132,300.00
WHITMAN CENTER	6,210,700.00	4,471,700.00
WHITMAN CENTER GARAGE	39,700.00	27,400.00
SALT STORAGE	26,600.00	20,000.00
LA-Z-BOY CENTER	26,205,900.00	21,488,800.00
CAREER TECHNOLOGY CENTER	22,207,900.00	19,765,000.00
ASSET ACCOUNT GRAND TOTAL	179,977,800.00	130,960,100.00
PERCENT DEPRECIATION	X	

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/23
FOUNDATION:	430,800.00
SUPERSTRUCTURE:	
FRAME	1,027,800.00
FLOORS	641,500.00
FLOOR COVERINGS	508,500.00
CEILINGS	145,700.00
ROOF STRUCTURE	1,010,700.00
ROOF COVER	696,400.00
INTERIOR CONSTRUCTION	3,161,500.00
BUILT-IN FIXTURES	483,700.00
ELECTRICAL	1,941,000.00
PLUMBING	1,151,600.00
HEATING AND AIR CONDITIONING	2,458,600.00
MISCELLANEOUS	925,700.00
EXTERIOR WALLS	2,251,900.00
TOTAL LABOR AND MATERIALS	16,835,400.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	18,013,900.00
Depreciation %	26%
Sound Valuation	13,330,300.00



R. A. SCHETTLER, INC.  
Appraisal Engineers

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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  
THERMOPLASTIC POLYOLEFIN (T.P.O.) 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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

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HEALTH EDUCATION BUILDING: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

- 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
- CASEWORK IN ROOMS 164 AND 165

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

- GEO THERMAL CONTROL
- 80 KW/100 KVA EMERGENCY GENERATOR
- ACCESS CONTROL SYSTEM
- VIDEO SURVEILLANCE SYSTEM

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
- 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
- 1 - DAIKIN MODEL AGZ150EDSEMNN0, AIR COOLED SCROLL CHILLER #STNU170300226

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 3

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HEALTH EDUCATION BUILDING: continued

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

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  
1 - EMERGENCY CALL STATION

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/23
BASEMENT:	
FRAME	573,300.00
FLOOR	194,500.00
CEILING	164,700.00
EXTERIOR WALLS	404,700.00
INTERIOR PARTITION	1,130,500.00
ELECTRICAL	564,000.00
FOUNDATION:	545,400.00
SUPERSTRUCTURE:	
FRAME	1,474,700.00
FLOORS	1,065,300.00
FLOOR COVERINGS	459,500.00
CEILINGS	447,100.00
ROOF STRUCTURE	469,500.00
ROOF COVER	261,100.00
INTERIOR CONSTRUCTION	2,729,100.00
BUILT-IN FIXTURES	274,000.00
ELECTRICAL	1,945,000.00
PLUMBING	1,187,900.00
HEATING AND AIR CONDITIONING	2,569,000.00
EXTERIOR WALLS	1,655,400.00
ELEVATORS	253,400.00
MISCELLANEOUS CONSTRUCTION	46,400.00
FIRE PROTECTION	<u>328,500.00</u>
TOTAL LABOR AND MATERIALS	18,743,000.00
ARCHITECT'S PLANS AND SUPERVISION	7%
<hr/>	
Replacement Value New	20,055,000.00
Depreciation %	24%
Sound Valuation	<u>15,241,800.00</u>

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

---

NAME OF BUILDING: CAMPBELL ACADEMIC CENTER

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS B

NO. OF STORIES: TWO WITH BASEMENT

DIMENSIONS: BASEMENT - 14,400 SQUARE FEET  
1ST FLOOR - 15,389 SQUARE FEET  
2ND FLOOR - 19,600 SQUARE FEET  
PENTHOUSE - 3,969 SQUARE FEET

TOTAL SQUARE FEET - 53,358

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 - SINGLE PLY MEMBRANE WITH INSULATION

INTERIOR CONSTRUCTION - FRAME AND MASONRY PARTITIONS

BUILT-IN FIXTURES - CIRCULATION DESK

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 2

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CAMPBELL ACADEMIC CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

ROOMS: C207-C215-C218-C221-C222-C224-C225

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

ROOMS: C220

- 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
- GEOTHERMAL POWER DISTRIBUTION
- ACCESS CONTROLL SYSTEM
- VIDEO SURVEILLANCE SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

HEATING - 1 - GREEN HECK MODEL AFDW, RETURN FAN, 10 HP

- 1 - GEOTHERMAL CONTROL
- 1 - DAIKIN MCQUAY MODEL CAC120GBAM, AIR HANDLING UNIT,  
#AHU-10
  - GEOTHERMAL SYSTEM FROM BOILER HOUSE, #200 AND #277  
WELL FIELD
- 1 - CARRIER EM10 CEILING MOUNT 3.5 TON AIR CONDITIONING  
UNIT - ROOM C12
- 1 - TRANE 2TTR1042 CONDENSING UNIT
- 1 - DAIKIN MODEL RZR42TAVJU, AIR CONDITIONER, #F000335
- 1 - DAIKIN MODEL RZR42TAVJU, AIR CONDITIONER, #F000334
- 1 - DAIKIN MODEL RZR42TAVJU, AIR CONDITIONWE, #F000289

EXTERIOR WALLS - GLASS AND INSULATED PANELS, ALUMINUM FRAME

- FACE BRICK, BLOCK BACKUP
- PRECAST CONCRETE PANELS
- SUSPENDED METAL LATH AND CEMENT PLASTER WITH  
INSULATION
- 2 - CANOPY
- STOREFRONT

R. A. SCHESSLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 3

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CAMPBELL ACADEMIC CENTER: continued

SUPERSTRUCTURE: continued

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

MISCELLANEOUS CONSTRUCTION -  
1 - EMERGENCY CALL STATION

FIRE PROTECTION - SPRINKLERS THROUGHOUT

BUILT: 1968

TOTALLY RENOVATED AND ADDITION IN 2022

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/23
TUNNEL:	
FLOOR	7,600.00
EXTERIOR WALLS	87,900.00
ELECTRICAL	24,000.00
FOUNDATION:	18,900.00
SUPERSTRUCTURE:	
FRAME	44,500.00
FLOORS	30,000.00
ROOF STRUCTURE	49,100.00
ROOF COVER	80,200.00
ELECTRICAL	828,000.00
HEATING AND AIR CONDITIONING	2,638,900.00
EXTERIOR WALLS	246,500.00
TOTAL LABOR AND MATERIALS	4,055,600.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	4,339,500.00
Depreciation %	14%
Sound Valuation	3,732,000.00



R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

---

NAME OF BUILDING: LIBRARY/FOUNDER HALL BOILER HOUSE, NO. 200

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

- GEOTHERMAL POWER DISTRIBUTION

1 - 125 KW/150 KVA EMERGENCY GENERATOR

HEATING - 7 - CLIMACOOL MODEL UCH085, HEAT RECOVERY CHILLER  
MODULES, #CHLR-1

2 - LIBRARY/TECH BUILDINGS CHILLED WATER PUMPS, 20 HP

2 - LIBRARY/TECH BUILDINGS HEATING HOT WATER PUMPS, 25 HP

1 - CHILLED WATER BUFFER TANK, 58" X 96"

1 - HEATING HOT WATER VERTICAL EXPANSION TANK, 24" X 78"

1 - CHILLED WATER HORIZONTAL EXPANSION TANK, 16" X 57"

- GEOTHERMAL SYSTEM FROM 277 WELL FIELD

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

- BLOCK, 12"

BUILT: 1978

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

Description	11/1/23
BASEMENT:	
FLOOR	44,600.00
EXTERIOR WALLS	160,700.00
INTERIOR PARTITION	195,700.00
ELECTRICAL	163,300.00
FOUNDATION:	593,800.00
SUPERSTRUCTURE:	
FRAME	3,051,100.00
FLOORS	1,143,500.00
FLOOR COVERINGS	488,500.00
CEILINGS	1,004,700.00
ROOF STRUCTURE	694,700.00
ROOF COVER	462,800.00
INTERIOR CONSTRUCTION	3,176,100.00
BUILT-IN FIXTURES	2,510,500.00
ELECTRICAL	3,099,700.00
PLUMBING	1,747,800.00
HEATING AND AIR CONDITIONING	3,318,300.00
EXTERIOR WALLS	3,208,700.00
ELEVATORS	228,600.00
MISCELLANEOUS CONSTRUCTION	46,400.00
TOTAL LABOR AND MATERIALS	25,399,500.00
ARCHITECT'S PLANS AND SUPERVISION	7%
<hr/>	
Replacement Value New	27,113,300.00
Depreciation %	41%
Sound Valuation	15,996,800.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

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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	-	32,993	SQUARE FEET
2ND FLOOR	-	21,437	SQUARE FEET
PENTHOUSE	-	<u>5,776</u>	SQUARE FEET
TOTAL		63,488	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  
- STEEL JOISTS, CONCRETE ON METAL DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION  
- MODIFIED BITUMANOUS MEMBRANE 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

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LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

- 1 - 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
- 8' INSTRUCTORS DESK

R. A. SCHETTLER, INC.  
Appraisal Engineers

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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

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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

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 5

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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
  - GEOTHERMAL POWER DISTRIBUTION
  - ACCESS CONTROL SYSTEM
  - VIDEO SURVEILLANCE SYSTEM
  
- PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:
  - 20 - WATER CLOSETS
  - 14 - LAVATORIES
  - 11 - URINALS
  - 2 - SERVICE SINKS
  - 2 - DRINKING FOUNTAINS
  
- HEATING -
  - 1 - DAIKIN MCQUAY MODEL CAH025GDGM, AIR HANDLING UNIT #AHU-7
  - 1 - DAIKIN MCQUAY MODEL CAH042GDGM, AIR HANDLING UNIT #AHU-8
  - 1 - DAIKIN MCQUAY MODEL CAH042GDGM, AIR HANDLING UNIT #AHU-9
  - GEOTHERMAL SYSTEM FROM BOILER HOUSE, #100 AND #277 WELL FIELD
  - GEOTHERMAL CONTROL
  - 1 - TRANE MODEL 4TYK1612, DUCTLESS SPLIT HEATING AND AIR CONDITIONING SYSTEM
  - 1 - REZNOR PREEVA AIR HANDLING UNIT - GREENHOUSE
  
- EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"
  - SINGLE HEAT REDUCING GLASS, ALUMINUM FRAME, BLOCK BACKUP, 12"
  - CENTRIA CORRAGATED METAL PANEL
  - PEWMAUFACTURED SUN SHADES

MISCELLANEOUS CONSTRUCTION - EMERGENCY CALL STATION

BUILT: 1972; ADDITION 2017

R. A. SCHELLER, INC.  
Appraisal Engineers

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

Description	11/1/23
FOUNDATION:	18,900.00
SUPERSTRUCTURE:	
FRAME	44,500.00
FLOORS	30,000.00
ROOF STRUCTURE	49,100.00
ROOF COVER	80,200.00
ELECTRICAL	317,700.00
HEATING AND AIR CONDITIONING	1,970,900.00
EXTERIOR WALLS	246,500.00
TOTAL LABOR AND MATERIALS	<u>2,757,800.00</u>
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	<u>2,950,800.00</u>
Depreciation %	<u>15%</u>
Sound Valuation	<u>2,508,200.00</u>



R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: LIFE SCIENCE BOILER HOUSE #100

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

- GEOTHERMAL POWER DISTRIBUTION

1 - 80 KW/100 KVA EMERGENCY GENERATOR

HEATING - 5 - CLIMACOOL MODEL UCH070, HEAT RECOVERY CHILLER MODULES  
#CHLR-3

2 - CHILLER WATER PUMPS, 15 HP

2 - HOT WATER HEATING PUMPS, 15 HP

1 - CHILLED WATER BUFFER TANK, 58" X 96"

1 - HEATING HOT WATER HORIZONTAL EXPANSION TANK,  
30" X 58"

1 - CHILLED WATER HORIZONTAL EXPANSION TANK, 16" X 57"

- GEOTHERMAL SYSTEM FROM 277 WELL FIELD

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

- BLOCK, 12"

BUILT: 1978

R. A. SCHELLER, INC.  
Appraisal Engineers

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

Description	11/1/23
FOUNDATION:	5,900.00
SUPERSTRUCTURE:	
FRAME	15,200.00
FLOORS	12,100.00
ROOF STRUCTURE	10,300.00
ROOF COVER	7,500.00
EXTERIOR WALLS	31,600.00
TOTAL LABOR AND MATERIALS	82,600.00
ARCHITECT'S PLANS AND SUPERVISION	6%

Replacement Value New	87,600.00
Depreciation %	56%
Sound Valuation	38,500.00

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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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. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/23
FOUNDATION:	77,200.00
SUPERSTRUCTURE:	
FRAME	177,300.00
FLOORS	138,300.00
ROOF STRUCTURE	193,400.00
ROOF COVER	136,500.00
INTERIOR CONSTRUCTION	122,400.00
ELECTRICAL	872,700.00
PLUMBING	74,400.00
HEATING	37,700.00
EXTERIOR WALLS	432,800.00
TOTAL LABOR AND MATERIALS	<u>2,262,700.00</u>
ARCHITECT'S PLANS AND SUPERVISION	8%
Replacement Value New	<u>2,443,700.00</u>
Depreciation %	<u>48%</u>
Sound Valuation	<u>1,270,700.00</u>

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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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
- 6 - PRIMARY SWITCH UNITS, 600 AMP
- NIAGARA 500 KVA TRANSFORMER
- FIRE ALARM SYSTEM
- 1 - KOHLER 45 KW EMERGENCY GENERATOR
- 1 - ACCESS CONTROL SYSTEM
- 1 - VIDEO SURVEILLANCE 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

- 1 - DAIKIN ROOM AIR CONDITIONER WITH CONDENSING UNIT

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 Engineer

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

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Description	11/1/23
BASEMENT:	
FRAME	473,900.00
FLOOR	343,500.00
CEILING	84,300.00
EXTERIOR WALLS	449,100.00
INTERIOR PARTITION	1,749,400.00
ELECTRICAL	1,073,000.00
FOUNDATION:	679,500.00
SUPERSTRUCTURE:	
FRAME	94,600.00
FLOORS	1,148,600.00
FLOOR COVERINGS	555,900.00
CEILINGS	483,900.00
ROOF STRUCTURE	1,524,400.00
ROOF COVER	823,600.00
INTERIOR CONSTRUCTION	4,030,600.00
BUILT-IN FIXTURES	1,061,100.00
ELECTRICAL	3,035,800.00
PLUMBING	1,669,500.00
HEATING AND AIR CONDITIONING	5,833,000.00
EXTERIOR WALLS	1,935,100.00
ELEVATORS	235,800.00
MISCELLANEOUS CONSTRUCTION	47,800.00
TOTAL LABOR AND MATERIALS	27,332,400.00
ARCHITECT'S PLANS AND SUPERVISION	7%
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Replacement Value New	29,245,700.00
Depreciation %	38%
Sound Valuation	18,132,300.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: WARRICK CENTER

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, CARPET

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 2

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WARRICK CENTER: continued

SUPERSTRUCTURE: continued

- ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY RECEPTACLES, OUTLETS, ETC. FIRE ALARM SYSTEM
- GEOTHERMAL POWER DISTRIBUTION
- 1 - 180 KW/225 KVA EMERGENCY GENERATOR
- ACCESS CONTROL SYSTEM
- VIDEO SURVEILLANCE SYSTEM

BUILT-IN FIXTURES -

- 3 - COOLERS
- 1 - WALK-IN FREEZER
- CABINETS AS REQUIRED
- 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 - 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



REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

WARRICK CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES: continued

- 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
- 11 LINEAR FEET LAMINATE BASE CABINET, STAINLESS STEEL SINK, QUARTZ TOP - ROOM 167
- 21 LINEAR FEET LAMINATE BASE CABINET, QUARTZ TOP - ROOM 167
- 19 LINEAR FEET LAMINATE BASE CABINET, QUARTZ TOP - ROOM 167
- 7 LINEAR FEET LAMINATE WALL CABINET - ROOM 167

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

HEATING -

- 1 - DAIKIN MCQUAY MODEL CAH050GDDM, AIR HANDLING UNIT, #AHU-1
- 1 - DAIKIN MCQUAY MODEL CAH049GDDM, AIR HANDLING UNIT, #AHU-2
- 1 - DAIKIN MCQUAY MODEL CAH039GDDM, AIR HANDLING UNIT, #AHU-3
- 1 - LOCHINVAR MODEL FBN5000, CREST CONDENSING GAS GEOTHERMAL WATER BOILER, #1619102940713
- 5 - CLIMACOOOL MODEL UCH070, HEAT RECOVERY CHILLER MODULES, #CHLR-2
- 2 - ADMINISTRATION BUILDING CHILLED WATER PUMPS, 20 HP
- 3 - BOREFIELD GEOTHERMAL WATER PUMPS, 25 HP
- 3 - CAMPUS DISTRIBUTION GEOTHERMAL WATER PUMPS, 40 HP
- 2 - ADMINISTRATION BUILDING HEATING HOT WATER PUMPS, 15 HP
- 1 - GEOTHERMAL VERTICAL EXPANSION TANK, 54" X 124"
- 1 - CHILLED WATER HORIZONTAL EXPANSION TANK, 16" X 57"
- 1 - HEATING HOT WATER VERTICAL EXPANSION TANK, 24" X 65"
- GEOTHERMAL SYSTEM FROM BOILER HOUSE, #300 AND #277 WELL FIELD
- GEOTHERMAL CONTROL
- 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

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

WARRICK CENTER: continued

SUPERSTRUCTURE: continued

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

MISCELLANEOUS CONSTRUCTION - EMERGENCY CALL STATION

BUILT: 1968 - 1978 - 1988

R. A. SCHETTLER, INC.  
Appraisal Engineers

Asset Acct.: MONROE COUNTY COMMUNITY COLLEGE Bldg.: FOUNDERS HALL  
REAL ESTATE - BUILDING

Description	11/1/23
BASEMENT:	
FLOOR	182,500.00
EXTERIOR WALLS	820,900.00
ELECTRICAL	367,800.00
FOUNDATION:	537,100.00
SUPERSTRUCTURE:	
FRAME	1,462,200.00
FLOORS	951,400.00
FLOOR COVERINGS	580,500.00
CEILINGS	438,700.00
ROOF STRUCTURE	1,221,400.00
ROOF COVER	880,700.00
INTERIOR CONSTRUCTION	4,095,100.00
BUILT-IN FIXTURES	53,400.00
ELECTRICAL	2,198,700.00
PLUMBING	935,900.00
HEATING AND AIR CONDITIONING	2,693,800.00
EXTERIOR WALLS	1,967,300.00
MISCELLANEOUS CONSTRUCTION	<u>273,800.00</u>
TOTAL LABOR AND MATERIALS	19,661,200.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	21,037,500.00
Depreciation %	29%
Sound Valuation	<u>14,936,600.00</u>

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: FOUNDER HALL

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

SIZE: BASEMENT - 14,492 SQUARE FEET  
1ST FLOOR - 52,204 SQUARE FEET

TOTAL 66,700 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, GLASS PARTITIONS

BUILT-IN FIXTURES -

ROOM F117 -

1 - BASE CABINET, LAMINATE TOP WITH 3 STAINLESS STEEL  
SINKS, 20 LINEAR FEET

ROOMS F114-F116-F117-F126-F130-F132-F140-F182-F185

1 EACH - INSTRUCTORS MEDIA WORK STATION, LAMINATE  
L SHAPE, 11 LINEAR FEET

ROOM F120 -

1 - WALL CABINET, WOOD, 10 LINEAR FEET  
1 - BASE CABINET, WOOD, ACID PROOF TOP, 38 LINEAR FEET  
1 - 4 COMPARTMENT STAINLESS STEEL SINK

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REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

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SUPERSTRUCTURE: continued

FOUNDER HALL: continued

BUILT-IN FIXTURES: continued

ROOM F121 -

1 - GLOBAL FINISHING DRY FILTER BENCH BOOTH

ROOM F126 -

1 - BASE CABINET LAMINATE WITH 4 STAINLESS STEEL SINKS,  
21 LINEAR FEET

1 - WALL CABINET, LAMINATE, 21 LINEAR FEET

ROOM F129 -

1 - INSTRUCTORS MEDIA WORK STATION, LAMINATE, 9 LINEAR FEET

ROOM F140A -

1 - BASE CABINET, LAMINATE, QUARTZ TOP, STAINLESS STEEL  
SINK, 9 LINEAR FEET

ROOM F193 -

1 - SERVICE DESK, J SHAPE, LAMINATE, QUARTZ TOP,  
20.5 LINEAR FEET

ROOM 160A -

1 - SERVICE DESK, 6 SHAPE, LAMINATE, QUARTZ TOP,  
24 LINEAR FEET

1 - BASE CABINET, LAMINATE, QUARTZ TOP, 9 LINEAR FEET

ROOM 151 -

1 - BASE CABINET, LAMINATE, QUARTZ TOP, 10 LINEAR FEET

1 - WALL CABINET, LAMINATE, 10 LINEAR FEET

ROOM 144 -

1 - SERVICE DESK, L SHAPE, LAMINATE, QUARTZ TOP,  
20 LINEAR FEET

1 - BASE CABINET, LAMINATE, QUARTZ TOP, 6 LINEAR FEET

1 - WALL CABINET, LAMINATE, 6 LINEAR FEET

ROOM 147 -

3 - SERVICE DESK, C SHAPE, LAMINATE BASE, QUARTZ TOP,  
9 LINEAR FEET

ROOM 185 -

28 LINEAR FEET LAMINATED BASE CABINET WITH 2 STAINLESS  
STEEL SINKS

28 LINEAR FEET LAMINATE WALL CABINETS

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REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

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SUPERSTRUCTURE: continued

FOUNDER HALL: continued

BUILT-IN FIXTURES: continued

ROOM F185A -

17 LINEAR FEET LAMINATE BASE CABINET WITH STAINLESS  
STEEL SINK  
17 LINEAR FEET WALL CABINET

ROOM 102/COMMONS -

6 - BENCHES, WALL MOUNTED, 10'  
6 - DISPLAY CASES, SLIDING GLASS DOORS, 5' X 4'

ROOM F107 -

1 - BASE CABINET, LAMINATE WITH STAINLESS STEEL SINK,  
QUARTZ TOP, 6 LINEAR FEET  
2 - WALL CABINET, LAMINATE, 6 LINEAR FEET  
1 - BASE CABINET, LAMINATE, QUARTZ TOP, 6 LINEAR FEET  
3 - TALL CABINET, LAMINATE

ROOM F187 -

1 - BASE CABINET, LAMINATE, QUARTZ TOP, 15 LINEAR FEET

ROOM F193 -

1 - BASE CABINET, LAMINATE, QUARTZ TOP, 3'

ROOM F188 -

1 - BASE CABINET, LAMINATE, QUARTZ TOP, 9 LINEAR FEET  
1 - WALL CABINET, LAMINATE, 9 LINEAR FEET

ROOM F187 -

1 - BASE CABINET, LAMINATE WITH STAINLESS STEEL SINK,  
9 LINEAR FEET  
1 - WALL CABINET, LAMINATE, 9 LINEAR FEET  
2 - BASE CABINET, LAMINATE, QUARTZ TOP, 6 LINEAR FEET

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

- WIRING FOR COMPUTER LABS
- FIRE ALARM SYSTEM
- GEOTHERMAL POWER DISTRIBUTION
- ACCESS CONTROL SYSTEM
- VIDEO SURVEILLANCE SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 12 - WATER CLOSETS
- 10 - LAVATORIES
- 4 - URINALS
- 2 - SERVICE SINK
- 2 - DRINKING FOUNTAIN

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REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

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SUPERSTRUCTURE: continued

FOUNDER HALL: continued

- HEATING - 1 - DAIKIN MCQUAY MODEL CAH052GDDM, AIR HANDLING UNIT #AHU-6
- 1 - GEOTHERMAL CONTROL
- 1 - DAIKIN MCQUAY MODEL CAH039GDDM, AIR HANDLING UNIT #AHU-4
- 1 - TRANE AIR HANDLING UNIT, #AHU-5
- 2 - GEOTHERMAL SYSTEM FROM BOILER ROOM, #200 AND #277 WELL FIELD
- 2 - TRANE MODEL VSWE I IIII VAV FAN POWERED VARIABLE VOLUME TERMINALS
- 2 - TRANE MODEL VSWE 2430 VAV FAN POWERED VARIABLE VOLUME TERMINALS
- 1 - DATA AIRE SERVICE ROOM AIR CONDITIONER
- 3 - KILN EXHAUST HOODS WITH EXHAUST FANS

- EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP; PRECAST CONCRETE PANEL
- PRE-FINISHED ALUMINUM STORE FRONT
- 1 - 8' X 10' OVERHEAD GLASS/METAL DOOR WITH ELECTRONIC OPERATOR

MISCELLANEOUS CONSTRUCTION - FIRE SUPPRESSION SYSTEM

BUILT: 1968, ADDITION AND RENOVATION 2019

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

Description	11/1/23
FOUNDATION:	144,000.00
SUPERSTRUCTURE:	
FRAME	427,600.00
FLOORS	246,600.00
FLOOR COVERINGS	115,800.00
CEILINGS	255,000.00
ROOF STRUCTURE	332,700.00
ROOF COVER	206,700.00
INTERIOR CONSTRUCTION	1,389,100.00
BUILT-IN FIXTURES	56,800.00
ELECTRICAL	880,300.00
PLUMBING	415,500.00
HEATING AND AIR CONDITIONING	738,800.00
EXTERIOR WALLS	549,100.00
MISCELLANEOUS CONSTRUCTION	46,400.00
TOTAL LABOR AND MATERIALS	5,804,400.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	6,210,700.00
Depreciation %	28%
Sound Valuation	4,471,700.00



R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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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 -

- 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 - ROOM 10
- 2 - 10 LINEAR FEET LAMINATE SCIENCE COUNTERS,  
DOORS AND DRAWERS IN BASE - ROOM 10
- 1 - 14 LINEAR FEET LAMINATE SCIENCE COUNTER WITH  
1-STAINLESS STEEL SINK - ROOM 10
- 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

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

page 2

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WHITMAN CENTER: continued

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

1 - SIMPLEX FIRE ALARM SYSTEM

- CONTROL

1 - 53 KW/60 KVA EMERGENCY GENERATOR

- ACCESS CONTROL SYSTEM

- VIDEO SURVEILLANCE 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

1 - WEIL-McLAIN 776 GAS FIRED HOT WATER BOILERS

- PUMPS AS REQUIRED

1 - DAIKIN ROOM AIR CONDITIONER

1 - LOCHIVAR FTXL GAS FIRED BOILER

EXTERIOR WALLS - STEEL STUD WALLS, FACE BLOCK

- WINDOWS IN ALUMINUM SASH

- WELDED STEEL DECORATIVE CUPOLA

- CONCRETE BLOCK TRANSFORMER ENCLOSURE

MISCELLANEOUS -

1 - EMERGENCY CALL STATION

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	11/1/23
FOUNDATION:	1,800.00
SUPERSTRUCTURE:	
FLOORS	4,200.00
CEILINGS	2,500.00
ROOF STRUCTURE	5,000.00
ROOF COVER	2,400.00
ELECTRICAL	2,200.00
HEATING	1,700.00
EXTERIOR WALLS	14,100.00
MISCELLANEOUS CONSTRUCTION	5,800.00
Replacement Value New	39,700.00
Depreciation %	31%
Sound Valuation	27,400.00

R. A. SCETTLE, 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 WITH INSULATION

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, INSULATION 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	11/1/23
FOUNDATION:	1,600.00
SUPERSTRUCTURE:	
FLOORS	3,100.00
ROOF STRUCTURE	4,400.00
ROOF COVER	2,300.00
ELECTRICAL	2,500.00
EXTERIOR WALLS	12,700.00
Replacement Value New	26,600.00
Depreciation %	25%
Sound Valuation	20,000.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

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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. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/23
BASEMENT:	
FLOOR	14,700.00
EXTERIOR WALLS	95,000.00
INTERIOR PARTITION	29,300.00
FOUNDATION:	1,017,000.00
SUPERSTRUCTURE:	
FRAME	1,233,700.00
FLOORS	1,001,700.00
FLOOR COVERINGS	708,000.00
CEILINGS	139,800.00
ROOF STRUCTURE	982,200.00
ROOF COVER	591,500.00
INTERIOR CONSTRUCTION	4,150,100.00
BUILT-IN FIXTURES	1,299,900.00
ELECTRICAL	4,057,800.00
PLUMBING	1,273,200.00
HEATING AND AIR CONDITIONING	5,023,300.00
MISCELLANEOUS CONSTRUCTION	429,200.00
EXTERIOR WALLS	2,445,100.00
TOTAL LABOR AND MATERIALS	24,491,500.00
ARCHITECT'S PLANS AND SUPERVISION	7%
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Replacement Value New	26,205,900.00
Depreciation %	18%
Sound Valuation	21,488,800.00

R. A. SCHESSLER, 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



REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

LA-Z-BOY CENTER: continued

BUILT-IN FIXTURES - continued

- DISPLAY BOARDS

- 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
- 1 - 80 KW/ 100 KVA EMERGENCY GENERATOR
- GEOTHERMAL CONTROL

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

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LA-Z-BOY CENTER: continued

ELECTRICAL - continued

- LIGHTING
- FIRE ALARM
- DATA CABLING
- AUDIO VISUAL
- SOUND SYSTEM
- ACCESS CONTROL SYSTEM
- VIDEO SURVEILLANCE 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
- EMERGENCY CALL STATION

YEAR BUILT: 2004

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/23
FOUNDATION:	360,900.00
SUPERSTRUCTURE:	
FRAME	562,600.00
FLOORS	791,400.00
FLOOR COVERINGS	193,000.00
CEILINGS	417,900.00
ROOF STRUCTURE	890,900.00
ROOF COVER	963,100.00
INTERIOR CONSTRUCTION	2,344,200.00
BUILT-IN FIXTURES	836,200.00
ELECTRICAL	4,130,800.00
PLUMBING	922,600.00
HEATING AND AIR CONDITIONING	6,246,200.00
FIRE PROTECTION	206,500.00
EXTERIOR WALLS	1,778,400.00
MISCELLANEOUS CONSTRUCTION	110,300.00
TOTAL LABOR AND MATERIALS	20,755,000.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	22,207,900.00
Depreciation %	11%
Sound Valuation	19,765,000.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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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  
6 - STUDENT WORK STATIONS, WOOD, EPOXY RESIN  
TOP, 9'

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

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CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: continued

- ROOM 210 - 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  
6 - STUDENT WORK STATIONS, WOOD, EPOXY RESIN  
TOP, 9'
  
- ROOM 145 - 1 - BASE CABINET, LAMINATE, 11'  
1 - WALL CABINET, LAMINATE, 11'
  
- ROOM 152 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"
  
- ROOM 156A - 1 - BASE CABINET, LAMINATE WITH SINK, 12'  
1 - WALL CABINET, LAMINATE, 12'
  
- ROOM 157 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"
  
- ROOM 158 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"
  
- ROOM 159 - 1 - OPEN BASE CABINET, LAMINATE, 12'
  
- ROOM 160 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"  
1 - BASE CABINET, METAL, EPOXY TOP, 9'  
1 - WALL CABINET, METAL  
1 - BASE CABINET, METAL, EPOXY TOP, 15'  
1 - BASE CABINET, METAL, EPOXY TOP, 9'  
- ACOUSTIC PANELS, WALL MOUNTED
  
- ROOM 161 - 1 - BASE CABINET, METAL, MAPLE TOP, 16.5'  
1 - WIRE PARTITION WITH DOOR, 30 LINEAR FEET  
1 - BASE CABINET, METAL, MAPLE TOP, 18'

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 3

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CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: CONTINUED

ROOM 163 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"

ROOM 164 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"  
- ACOUSTIC PANELS, WALL MOUNTER

ROOM 165 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"

ROOM 166 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"  
- ACOUSTIC PANELS, WALL MOUNTED

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'  
1 - LARKIN EXHAUST FUME HOOD, 12' X 3'

ROOM 168B - 1 - BASE CABINET, METAL, WOOD TOP, 16'  
1 - WOOD COUNTER TOP, 9'

ROOM 169 - 30 - LOCKERS, DOUBLE TIER  
1 - LARKIN EXHAUST FUME HOOD, 2' X 2'  
28 - WELDING BOOTHS, 6' WITH EXHAUST SYSTEM  
2 - WELDING BOOTHS, 10' WITH EXHAUST SYSTEM  
1 - LARKIN EXHAUST FUME HOOD, 6' X 6'  
1 - LARKIN EXHAUST FUME HOOD, 8' X 6'

ROOM 173 - 1 - WIRE MESH PARTITION, 14' X 10' HEIGHT

ROOM 175 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"

ROOM 178 - 1 - COUNTER TOP, LAMINATE, 20'  
1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 4

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CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: CONTINUED

RESTROOMS

- 16 - TOILET PARTITIONS
- 4 - URINAL PARTITIONS

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
- GEOTHERMAL CONTROL
- ACCESS CONTROL SYSTEM
- VIDEO SURVEILLANCE SYSTEM

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, STAINLESS STEEL
- 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-1
- 1 - TRANE MODEL CSAA040UBC, PERFORMANCE CLIMATE CHANGER AIR HANDLER WITH ENERGY RECOVERY WHEEL, #K12F63780, AHU-2
- 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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 5

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CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

HEATING AND AIR CONDITIONING: continued

- 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
- ACOUSTIC SOUND PROOFING

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'

MISCELLANEOUS CONSTRUCTION - GAS CYLINDER CANOPY, STEEL JOISTS, METAL DECK  
- EMERGENCY CALL STATION

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

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

OCTOBER 1, 2023

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.

A RECOGNIZED AUTHORITY SINCE 1935

# R.A. Schettler, Inc.

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

Certified  
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

OCTOBER 1, 2023

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

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.

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VERY TRULY YOURS,

R.A. SCHETTLER, INC.

A RECOGNIZED AUTHORITY SINCE 1935

R. A. Schettler, Inc.  
Appraisal Engineers

Monroe County Community College  
Library Holdings by Building

DATE: OCTOBER 2023

Building Name	Circulating Books	Reference Books	Periodicals	Videotape	CD Rom	Sound Recordings	Other Holdings	Building Total
LRC	496,000	272,800	853	162,900	0	0	0	\$932,553
<b>TOTAL</b>	<b>\$496,000</b>	<b>\$272,800</b>	<b>\$853</b>	<b>\$162,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$932,553</b>



**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  $\pm 20\%$  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 problem 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.***

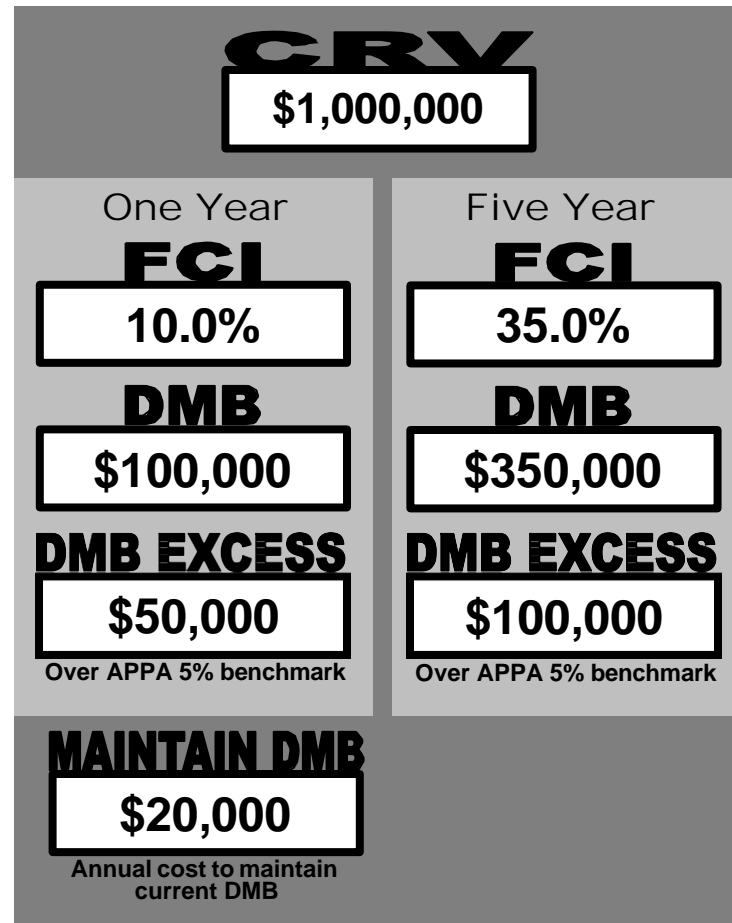
**DMB Equilibrium (Annual cost to maintain current DMB)**

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.

<i>Use Type</i>	<i>Cost/SF</i>
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.

<i>Category</i>	<i>Component Name</i>
Structure	Structure
Envelope	Roof
	Glazing
	Cladding
Mechanical	HVAC Equipment
	Plumbing
Electrical	Primary/Secondary
	Distribution
	Lighting
Finishes	Voice/Data
	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:

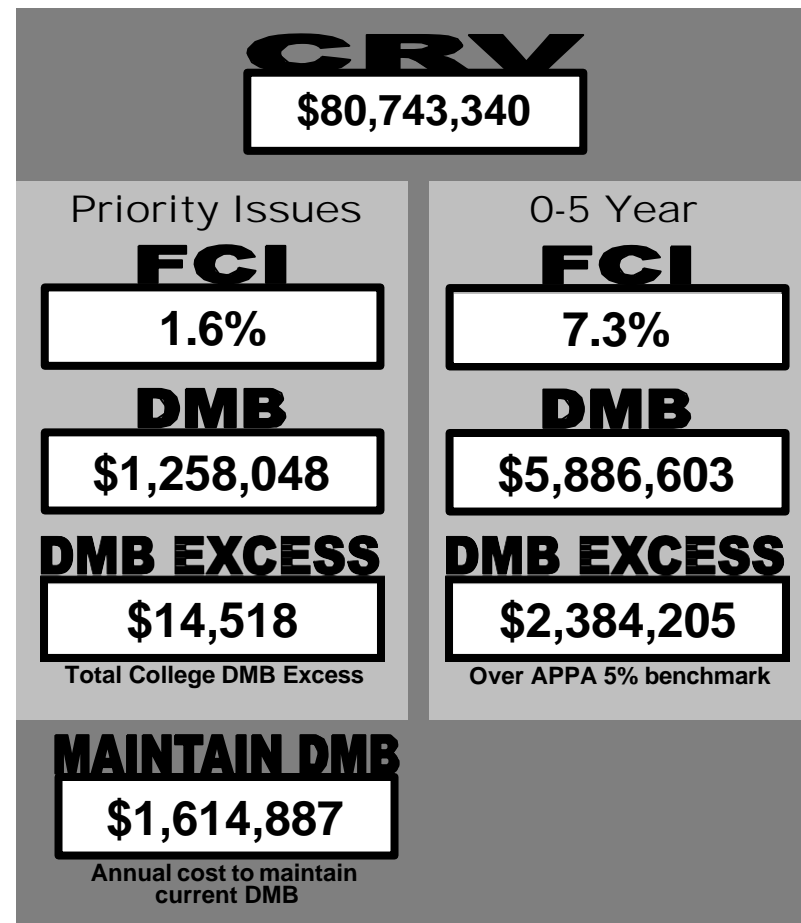
Monroe County Community College should review the items that comprise the One Year Deferred Maintenance Backlog of approximately \$1,258,000 and address those affecting life/safety issues, those having the greatest potential for future damage to other building components, and those that are code compliance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

## 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

## FCL

**2.3%**

## DMB

**\$206,632**

## DMB EXCESS

**\$0**

Over APPA 5% benchmark

0-5 Year

## FCL

**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 Ctr.  
Monroe County Community College

## **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, 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

**FCL**

**1.6%**

**DMB**

**\$204,250**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

0-5 Year

**FCL**

**6.4%**

**DMB**

**\$823,463**

**DMB EXCESS**

**\$177,103**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$258,544**

Annual cost to maintain current DMB

Student Services / Admin.

Monroe County Community College

## 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

**FCL**

**1.9%**

**DMB**

**\$235,400**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

0-5 Year

**FCL**

**6.7%**

**DMB**

**\$809,338**

**DMB EXCESS**

**\$202,638**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$242,680**

Annual cost to maintain current DMB

Life Science

Monroe County Community College

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**

**\$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.



**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



1 YEAR



5 YEAR

## 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.



**CRV**  
**\$10,013,250**

Priority Issues

**FCL**  
**1.3%**

**DMB**  
**\$125,166**

**DMB EXCESS**  
**\$0**

Over APPA 5% benchmark

0-5 Year

**FCL**  
**4.1%**

**DMB**  
**\$412,546**

**DMB EXCESS**  
**\$0**

Over APPA 5% benchmark

**MAINTAIN DMB**  
**\$200,265**

Annual cost to maintain current DMB



1 YEAR



5 YEAR

## 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.



1 YEAR



5 YEAR

# CRV

**\$2,019,710**

Priority Issues

## FCL

**1.0%**

## DMB

**\$20,399**

## DMB EXCESS

**\$0**

Over APPA 5% benchmark

0-5 Year

## FCL

**21.4%**

## DMB

**\$431,814**

## DMB EXCESS

**\$330,829**

Over APPA 5% benchmark

## MAINTAIN DMB

**\$40,394**

Annual cost to maintain current DMB

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

**FCL**

**0.6%**

**DMB**

**\$2,583**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

0-5 Year

**FCL**

**8.9%**

**DMB**

**\$41,744**

**DMB EXCESS**

**\$18,266**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$9,391**

Annual cost to maintain current DMB

Boiler House 100

Monroe County Community College

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).



1 YEAR



5 YEAR

**CRV**

**\$469,560**

Priority Issues

**FCL**

**0.8%**

**DMB**

**\$3,522**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

0-5 Year

**FCL**

**6.3%**

**DMB**

**\$29,394**

**DMB EXCESS**

**\$5,916**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$9,391**

Annual cost to maintain current DMB



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

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

Maintenance Butler Building

Monroe County Community College

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

**FCL**

**2.1%**

**DMB**

**\$4,462**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

0-5 Year

**FCL**

**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.



1 YEAR



5 YEAR

**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

Salt Storage

Monroe County Community College

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

**FCL**

**0.6%**

**DMB**

**\$85,140**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

0-5 Year

**FCL**

**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

**FCL**

**1.8%**

**DMB**

**\$2,236**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

0-5 Year

**FCL**

**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

**FCL**

**1.6%**

**DMB**

**\$62,615**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

0-5 Year

**FCL**

**6.1%**

**DMB**

**\$210,677**

**DMB EXCESS**

**\$37,707**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$69,188**

Annual cost to maintain current DMB

Whitman Center  
Monroe County Community College

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.



1 YEAR



5 YEAR

**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



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.



1 YEAR



5 YEAR

**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



# Building/Campus/All Assessed Facilities Comparison Report

Monroe County Community College

Facility	Year Built	Building Area (S.F.)	Pct of Total S.F.	CRV		Priority Issues Data				0-5 Year Cumulative Data			
				CRV	Percent of Total CRV	DMB	Percent of Total DMB	FCI	Rating	DMB	Percent of Total DMB	FCI	Rating
<b>All assessed facilities</b>		389,621		\$80,743,340		\$1,272,359		1.6%	GOOD	\$5,913,648		7.3%	FAIR
<b>Hurd Road</b>		6,770	1.7%	\$1,191,520	1.5%	\$0	0.0%	0.0%	GOOD	\$20,256	100.0%	1.7%	GOOD
Welding Center	1993	6,770	1.7%	\$1,191,520	1.5%	\$0	0.0%	0.0%	GOOD	\$20,256	0.3%	1.7%	GOOD
<b>Main Campus</b>		364,721	93.6%	\$76,037,220	94.2%	\$1,196,606	94.0%	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%	\$223,280	17.5%	2.3%	GOOD	\$1,069,396	18.1%	10.9%	POOR
Student Services/Admin.	1968	72,219	18.5%	\$12,927,201	16.0%	\$204,250	16.1%	1.6%	GOOD	\$823,463	13.9%	6.4%	FAIR
Life Science	1972	54,905	14.1%	\$12,134,005	15.0%	\$235,400	18.5%	1.9%	GOOD	\$809,338	13.7%	6.7%	FAIR
East Technology	1968	28,523	7.3%	\$6,303,583	7.8%	\$174,609	13.7%	2.8%	GOOD	\$830,182	14.0%	13.2%	POOR
West Technology	1968	32,180	8.3%	\$7,208,320	8.9%	\$101,637	8.0%	1.4%	GOOD	\$866,440	14.7%	12.0%	POOR
Health Education	1997	50,700	13.0%	\$10,013,250	12.4%	\$125,166	9.8%	1.3%	GOOD	\$412,546	7.0%	4.1%	GOOD
Physical Plant	1968	9,394	2.4%	\$2,019,710	2.5%	\$20,399	1.6%	1.0%	GOOD	\$431,814	7.3%	21.4%	POOR
Boiler House 100 (Life Science)	1978	2,184	0.6%	\$469,560	0.6%	\$2,583	0.2%	0.6%	GOOD	\$41,744	0.7%	8.9%	FAIR
Boiler House 200 (Library/Tech)	1978	2,184	0.6%	\$469,560	0.6%	\$3,522	0.3%	0.8%	GOOD	\$29,394	0.5%	6.3%	FAIR
Boiler House 300 (SSA)	1978	1,924	0.5%	\$413,660	0.5%	\$3,102	0.2%	0.8%	GOOD	\$36,857	0.6%	8.9%	FAIR
Maintenance Butler Bldg.	1978	1,500	0.4%	\$172,500	0.2%	\$4,382	0.3%	2.5%	GOOD	\$7,504	0.1%	4.4%	GOOD
Technology Butler Bldg.	1983	1,830	0.5%	\$210,450	0.3%	\$4,462	0.4%	2.1%	GOOD	\$13,848	0.2%	6.6%	FAIR
Salt Storage	1999	400	0.1%	\$46,000	0.1%	\$6,440	0.5%	14.0%	POOR	\$9,890	0.2%	21.5%	POOR
La-Z-Boy Center	2004	53,329	13.7%	\$13,732,218	17.0%	\$85,140	6.7%	0.6%	GOOD	\$282,884	4.8%	2.1%	GOOD
SAE Building	2001	1,080	0.3%	\$124,200	0.2%	\$2,236	0.2%	1.8%	GOOD	\$3,726	0.1%	3.0%	GOOD
<b>Whitman Center</b>		18,130	4.7%	\$3,514,600	4.4%	\$75,753	6.0%	2.2%	GOOD	\$224,367	100.0%	6.4%	FAIR
Whitman Center	1991	17,650	4.5%	\$3,459,400	4.3%	\$62,615	4.9%	1.8%	GOOD	\$210,677	3.6%	6.1%	FAIR
Whitman Center Garage	1991	480	0.1%	\$55,200	0.1%	\$13,138	1.0%	23.8%	POOR	\$13,690	0.2%	24.8%	POOR

# Deferred Maintenance Report - All assessed facilities

## Monroe County Community College

### Facility Stats

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

### Facilities Condition Index - All assessed facilities

Priority Issues Data						0-5 Year Cumulative Data				
389,621	\$80,743,340	\$1,272,359	\$14,518	1.6%	GOOD	\$5,913,648	\$2,411,250	7.3%	\$1,614,867	FAIR
<b>TOTAL \$</b>	<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MM</b>	<b>RATING</b>



# Deferred Maintenance Detail Report - by Building Monroe County Community College

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		PCC 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	\$1,958,601	0	2	5	93	<p>Description: Poured concrete basement with slab on grade foundation. Concrete frame with concrete masonry block infill.</p> <p>Priority 1: None observed / reported</p> <p>Priority 2: Moisture problem in basement (at room C-3) requires additional investigation and remediation</p> <p>2011: It was reported that problem in Room C-3 still exists, the problem in Room C-16 appears to have been corrected.</p> <p>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.</p> <p>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</p>

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System	CRV of System		PCT. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	2	\$195,860	2	3	70	25	<p>Description: Built-up roof; replaced in 1997</p> <p>Priority 1: None observed / reported</p> <p>Priority 2: None observed / reported</p> <p>2011: Sealant joints and flashings were replaced in 2010.</p> <p>2008: Structure Tek rating is 70 out of 100 for the roof. Correct failing sealant joints and replace aging flashings</p> <p>Previous Comments: Roof regularly inspected</p>
Glazing	4	\$391,720	5	75	10	10	<p>Description: Anodized aluminum window framing with non-insulated glazing.</p> <p>Priority 1: None observed / reported</p> <p>Priority 2: Windows (glazing and frames) on level I and II are due for replacement</p> <p>2011: No changes reported.</p> <p>2008: Windows are largely original to the building and are nearing end of life.</p> <p>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.</p>



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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	\$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

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System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	17	\$1,664,811	2	3	20	75	<p>Description:</p> <ul style="list-style-type: none"> <li>- Steam provided from Boiler House 200 and shared with East/West Technology Buildings</li> <li>- Physical Plant provides chilled water</li> <li>- Independent heat pump split-system installed to cool Server Room C-12 (2005)</li> <li>- Independendent split Acsystem serves IT in basement</li> <li>- Pneumatic terminal controls on an Apogee DDC framework</li> </ul> <p>Priority 1:</p> <ul style="list-style-type: none"> <li>Replace ventilation dampers in Electrical Room.</li> <li>Replace chilled water valves.</li> <li>Replace reduced voltage starter for main AHU.</li> </ul> <p>Priority 2:</p> <ul style="list-style-type: none"> <li>None observed / reported</li> </ul> <p>2011:</p> <ul style="list-style-type: none"> <li>-Chilled water valves are due for replacement.</li> <li>-Reduced voltage starter for main AHU 40-HP fan motor at end of useful service life.</li> </ul> <p>2008:</p> <ul style="list-style-type: none"> <li>-Building has a new condensate return system to address failing components (pumps, vacuum breaker, valves, etc.). Work completed in 2007</li> <li>-Level 2 ductwork is scheduled for rework as part of 2009 classroom renovations.</li> <li>-Controls air compressors were rebuilt (2004); no reported problems</li> <li>-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.</li> <li>-Secondary AHU (lower capacity) maintains humidity levels during unoccupied mode; No reported problems.</li> <li>-A sump and pump were installed within the AHU to remove moisture correcting the problem. Correction has reduced ongoing building humidity problems.</li> <li>-Ductwork was cleaned following correction of AHU moisture problem.</li> <li>-Rolled filters were upgraded to pleated media</li> <li>-Chilled water valves are at end of life and are due for replacement.</li> </ul> <p>Previous Comments:</p>

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System	CRV of System		PCC of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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>

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Bldg. No: 01

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System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	6	\$587,580	0	5	10	85	<p>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</p> <p>Priority 1: None observed / reported</p> <p>Priority 2: None observed / reported</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>-Building is below capacity. No reported problems. -Secondary: Building is below capacity. No reported problems.</p> <p>Previous Comments: -Newer transformer - installed in the 1980's. -At maximum capacity, due to equipment load.</p>
Distribution	4	\$391,720	0	10	20	70	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>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.</p> <p>Previous Comments: At maximum capacity</p>

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Bldg. No: 01

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System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	\$391,720	0	0	5	95	<p>Description: Recessed fluorescent fixtures with T-8 lamps</p> <p>Priority 1: No reported problems</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:  -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.</p> <p>1999: Building was upgraded to T-8 fixtures.</p>

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

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Notes:lower level below grade.

System	CRV of System		PCT. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Voice/Data	4	\$391,720	20	0	5	75	<p>Description:</p> <p>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.</p> <p>Priority 2: No reported problems</p> <p>2011: Voice/data/wireless -Recommend a campus-wide, all inclusive study for future direction of voice/data/wireless systems.</p> <p>2008:</p> <p>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)</p>

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

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Notes:lower level below grade.

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

Campus: Main Campus

Bldg. No: 01

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Use Types:

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System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	4	\$391,720	10	15	5	70	<p>Description: Aluminum exterior doors and frames</p> <p>Priority 1: No reported problems</p> <p>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.</p> <p>2011: No changes reported.</p> <p>2008: -Exterior door threshold heaved and cracked.</p> <p>Previous Comments: -Second floor/basement are original, hardware not ADA compliant. -Interior library doors new in 2001.</p>



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Notes:lower level below grade.

System	CRV of System		Pct. of system value to budget for 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.

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Use Types:

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Notes:lower level below grade.

System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$391,720	2	8	10	80	<p>2008:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: -Learning Assistance Lab rear access door swings into corridor reducing clear width -Theatre seating in room C-3 is due for replacement</p> <p>2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted.</p> <p>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.</p> <p>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.</p>

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

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60 % Classroom

Notes: lower level below grade.

System	CRV of System		PCT. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., etc	3	\$293,790	2	10	5	83	Description:  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.
<b>GRAND TOTAL:</b>		\$9,793,003	\$223,280	\$846,115	\$1,091,920	\$7,631,687	

Priority Issues Data					0-5 Year Cumulative Data				
\$9,793,003	\$223,280	\$0	2.3%	GOOD	\$1,069,396	\$579,746	10.9%	\$195,860	POOR
<small>CRV</small>	<small>DIVID</small>	<small>CRV</small>	<small>TOT</small>	<small>RTTRNG</small>	<small>DIVID</small>	<small>CRV</small>	<small>TOT</small>	<small>RTTRNG</small>	<small>RTTRNG</small>

**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 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	<p>Description: Slab on grade foundation. Basement at southern end of the original structure. Steel frame with concrete masonry block infill.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: Water leaks at entry sealed, no reported problems.</p>
Roof	5	\$646,360	2	5	93	0	<p>Description: Granular surfaced SBS modified bitumen roof system - 1999.</p> <p>Priority 1: Built-up roofing is due for repairs - refer to comments below.</p> <p>Priority 2: No reported problems</p> <p>2011: Minor roof system repairs made in 2010.</p> <p>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).</p> <p>-Infrared images indicate areas of moisture within the insulation. Leaks at penetrations will require corrective action. Repairs are not currently funded.</p>

**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		P.C. of system value to budget for 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**

**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		P.C. of system value to budget for 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	<p>Description:</p> <ul style="list-style-type: none"> <li>- Steam from Boiler House 300 and Power Plant (Chilled Water)</li> <li>- 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.</li> <li>- Two (2) AHU in the original building. (1) unit serving cafeteria only. (1) AHU serves the addition</li> <li>- One (1) 30-ton DX RTU serves the culinary arts area</li> <li>- One (1) Make up air unit for the kitchen</li> </ul> <p>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.</p> <p>Priority 2: Food odors in central corridor (upon entering) suggest air balance issue or not enough kitchen exhaust. Data Room A173A is too warm.</p> <p>2011: During interview and walk-through inspection, no significant issues were noted.</p>

**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 serverly renovated: 2002  
 original building 59,126 s.f.  
 Partial basement  
 Partial basement

System	CRV of system		PCL of system value to budget for 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	<p>Description: Galvanized domestic piping (1968) Copper domestic piping within 1978 addition</p> <p>Priority 1: Install City Water PRV to address pressure control issues.</p> <p>Priority 2: Galvanized piping is near or at end of life and due for replacement.</p> <p>2011: -PRV for city water pressure issue noted in 2008 is not installed. -No changes yet reported.</p> <p>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)</p> <p>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).</p>

**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		P.C. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	5	\$646,360	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:  Transformer supplies power to the building from campus loop power. No reported problems. Secondary: Switchgear has blanks available for expansion.
Distribution	4	\$517,088	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: -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		P.C. of system value to budget for 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
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 serverly renovated: 2002  
 original building 59,126 s.f.  
 Partial basement  
 Partial basement

System	CRV of system		P.C. of system value to budget for 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).  Previous Comments: New 2x2 ceiling during kitchen / server renovation (2002).
Walls	5	\$646,360	0	0	5	95	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		PCL of system value to budget for 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	<p>Description: Original exterior aluminum doors Interior - Wood doors</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Exterior doors and hardware are at end of life and are due for replacement</p> <p>2011: No changes reported.</p> <p>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</p>
Floors	4	\$517,088	0	5	10	85	<p>Description: Terrazzo has hairline cracks throughout, condition stabilized VCT in cafeteria; No reported problems. VAT in mailroom and non-renovated classrooms</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p>

**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		P.C. of system value to budget for 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. Ltg., 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		P.C. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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
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0-5 Year Cumulative Data

\$823,463	\$177,103	6.4%	\$258,544	FAIR
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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		PCT. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	19	\$2,305,461	2	2	10	86	<p>Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill.</p> <p>Priority 1: Annually monitor settlement @ west wall</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>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.</p> <p>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.</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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	2	\$242,680	2	10	75	13	<p>Description: Built-up roof - 1997</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Replacement of the pre-cast coping stones and minor roof repairs were done in 2010.</p> <p>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.</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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$606,700	2	5	5	88	<p>Description: Window system replaced - 2010</p> <p>Priority 1: No reported problems</p> <p>Priority 2: New window system (2010) has some water leak issues which are in the process of being corrected.</p> <p>2011: Window system replaced in 2010. Minor water leaks are in the process of being corrected. Greenhouse louvers were replaced in 2009.</p> <p>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.</p>



Campus: Main Campus

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**Use Types:**

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60 % Lab

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

System	CRV of System		Pct. of system value to budget for 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	<p>Description: Brick veneer with precast concrete fascia panels.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Sealant joints at spandrel panel joints have been replaced 2010.</p> <p>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.</p> <p>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</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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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

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**Use Types:**

40 % Classroom

60 % Lab

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

System	CRV of System		PCT. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	6	\$728,040	0	5	5	90	<p>Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site. No reported problems</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: Secondary: No reported problems, adequate. Transformer replaced recently</p>
Distribution	3	\$364,020	0	5	5	90	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: During interview and walk-through inspection, no significant issues were noted.</p> <p>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.</p> <p>Previous Comments:</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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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 Yr Built: 1972 Floors:2

**Use Types:**

40 % Classroom

60 % Lab

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

System	CRV of System		Pct. of system value to budget for 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	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Metal ceiling tiles within classrooms and 12 x 12 ceiling tile system within the main corridor, have been replaced.</p> <p>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.</p> <p>Previous Comments: Ceilings in labs replaced as part of renovations.</p>
Walls	5	\$606,700	0	10	10	80	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: Primarily masonry interior walls. In good condition except for structural cracking at north face of building (see structural note).</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		Pct. of system value to budget for 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	<p>Description: Exterior: Doors in fair condition, but original hardware wearing out.</p> <p>Interior Doors in good condition, but hardware wearing out.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Doors in fair condition, but original hardware wearing out. Doors in good condition, but hardware wearing out.</p> <p>2011: Exterior door hardware was replaced in 2010.</p>
Floors	4	\$485,360	0	5	10	85	<p>Description: Terrazzo in halls and vestibules VAT in classrooms Office carpet</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Replace office carpet.</p> <p>2011: No changes reported.</p> <p>2008: Terrazzo in halls and vestibules - cracking, worn, recently refinished. VAT in classrooms OK Office carpet at end of life</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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$485,360	0	10	5	85	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>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.</p> <p>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.</p>
Immed. Site, Ext. Ltg., etc	3	\$364,020	0	5	10	85	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Some additional sub-grade drainage work was done in 2010 to resolve the standing water issue around the building.</p> <p>2008: Northwest entry slab replaced. Drainage system installed around building to remove standing water - 2004.</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		PCC of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

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

Priority Issues Data					0-5 Year Cumulative Data				
\$12,134,005	\$235,400	\$0	1.9%	GOOD	\$809,338	\$202,638	6.7%	\$242,680	FAIR

**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		PCT. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$315,179	5	40	40	15	<p>Description: Anodized aluminum window framing with non-insulated glazing.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Windows are nearing end of life and are due for replacement</p> <p>2011: No changes reported.</p> <p>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.</p> <p>Previous Comments: Original single pane glazing with exterior storms No reported problems</p>
Cladding	7	\$441,251	2	5	5	88	<p>Description: Brick veneer with precast concrete fascia panels.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Sealant joints at fascia panel joints were replaced in 2010.</p> <p>2008: -Shifting fascia panels result in on-going sealant issues and misalignment. Recommend on-going monitoring.</p> <p>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.</p>

**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		Pct. of system value to budget for 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 lab 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		Pct. of system value to budget for 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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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		PCT. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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		Pct. of system value to budget for 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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$252,143	5	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.
Immed. Site, Ext. Ltg., etc	3	\$189,107	5	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.

**CRV Totals**                      \$6,303,583    \$174,609    \$655,573    \$1,186,965    \$4,286,436

Priority Issues Data					0-5 Year Cumulative Data				
\$6,303,583	\$174,609	\$0	2.8%	GOOD	\$830,182	\$515,003	13.2%	\$126,072	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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	4	\$288,333	2	80	2	16	Description: Built-up roof; replaced in 1998.  Priority 1: No reported problems  Priority 2: No reported problems  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. Infrared images indicate areas of moisture within the insulation at the SW corner of the roof. Leaks will require corrective action.  Previous Comments: 1997 built up roof, no reported problems Roof regularly inspected

**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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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		PCC of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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</p> <p>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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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

**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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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		Pct. of system value to budget for 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		P.C. of system value to budget for 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**  
**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		PCT. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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. Ltg., 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				
\$7,208,320	\$101,637	\$0	1.4%	GOOD	\$866,440	\$506,024	12.0%	\$144,166	POOR

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		P.C. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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		PCL 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	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		PCL of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	4	\$400,530	5	5	10	80	<p>Description: Aluminum storefront and curtain wall glazing</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Minor leaking still occurring in the system.</p> <p>2011: Failed flashings at storefront system and second floor level windows were replaced in 2009. Failed (fogging) glass units were replaced in 2009.</p> <p>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.</p> <p>Previous Comments: Clerestory windows at entry leaked - repaired seal problem.</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		PCL of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	6	\$600,795	5	5	10	80	<p>Description: Concrete masonry block, composite metal panels, and aluminum framed storefront / curtain wall glazing systems.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Some building control joints and some gaskets at the metal panels are at the end of life.</p> <p>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.</p> <p>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.</p> <p>Previous Comments: -Mechanical room louvers are re-sealed; minor water infiltration will require on-going 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</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		P.C. 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	17	\$1,702,253	0	3	10	87	<p>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</p> <p>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.</p> <p>Priority 1:  No reported problems.</p> <p>Priority 2:  No reported problems.</p> <p>2011:  -No changes reported.  -Noise level of gymnasium AHU-2 still too loud.</p> <p>2008:</p> <p>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.</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		PCL of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	8	\$801,060	5	0	5	90	<p>Description: Supply piping is predominantly copper. Waste piping is cast iron and plastic</p> <p>Priority 1: Provide permanent solution to Electrical Vault flooding issue. Provide PRV for City Water issue.</p> <p>Priority 2: No reported problems</p> <p>2011: -PRV for city water issue noted in 2008 is not installed. -Permanent solution to Electrical Vault flooding is needed.</p> <p>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.</p> <p>Previous Comments: -Showers - mixing valves repaired. -Sanitary sewer plug was corrected.</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		PCL of system value to budget for 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	<p>Description: -Building is on the campus primary loop with an onsite transformer providing 480V and 277V to the building.</p> <p>Priority 1: Annually monitor water drainage issue at electrical vault.</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.</p>
Distribution	4	\$400,530	0	0	5	95	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.</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 replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	\$400,530	1	0	4	95	<p>Description: Lighting is original throughout with T8 lampping typical. Emergency lighting is provided using battery back-up packs.</p> <p>Priority 1: Provide daylighting sensing and control for Atrium lighting for energy savings.</p> <p>Priority 2: No reported problems</p> <p>2011: -Recommend that atrium lighting use daylighting sensors. -During interview and walk-through inspection, no significant issues were noted.</p> <p>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</p> <p>Previous Comments:</p>
Voice/Data	4	\$400,530	0	0	5	95	<p>Description:</p> <p>Priority 1: Wireless equipment needs replacement.</p> <p>Priority 2: No reported problems</p> <p>2011: - Wireless equipment is at end of life. - During interview and walk-through inspection, no significant issues were noted for voice/data.</p> <p>2008: No reported problems</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		P.C. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	3	\$300,398	0	2	3	95	<p>Description: 2x2 acoustical ceiling tile within public spaces and classrooms. Exposed wood structure and decking within gymnasium.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: No reported problems.</p> <p>Previous Comments: Limited damage due to corrected roof leaks.</p>
Walls	5	\$500,663	0	5	5	90	<p>Description: Painted gypsum board, painted CMU and burnished block.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: Some incidental cracking was observed.</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		PCL of system value to budget for 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	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Exterior - no reported problems. Interior - no reported problems.</p> <p>2008: Some incidental cracking was observed.</p>
Floors	5	\$500,663	2	3	10	85	<p>Description: Ceramic tile (public areas and locker areas), vinyl composition tile (classrooms), and hardwood maple (gymnasium)</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Repair work to tile grout joints has been done.</p> <p>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.</p> <p>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</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 replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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				
\$10,013,250	\$125,166	\$0	1.3%	GOOD	\$412,546	\$0	4.1%	\$200,265	GOOD

**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

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Campus: Main Campus  
 Bldg. No: 07  
 Building: Physical Plant  
 Area: 9,394sf Yr Built: 1968 Floors:1

Use Types:  
 100% Boiler House

Notes:equipment included  
 partial basement

System	CRV of System		PCT. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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  
 Bldg. No: 07  
 Building: Physical Plant  
 Area: 9,394sf Yr Built: 1968 Floors:1

Use Types:  
 100% Boiler House

Notes:equipment included  
 partial basement

System	CRV of System		Pct. of system value to budget for 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  
 Bldg. No: 07  
 Building: Physical Plant  
 Area: 9,394sf Yr Built: 1968 Floors:1

Use Types:  
 100% Boiler House

Notes:equipment included  
 partial basement

System	CRV of System		PCC of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	35	\$706,899	0	50	15	35	<p>Description:            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.            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 retrofit 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 Yr Built: 1968 Floors:1

Use Types:  
 100% Boiler House

Notes:equipment included  
 partial basement

System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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  
 Bldg. No: 07  
 Building: Physical Plant  
 Area: 9,394sf Yr Built: 1968 Floors:1

Use Types:  
 100% Boiler House

Notes:equipment included  
 partial basement

System	CRV of System		Pct. of system value to budget for 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  
 Bldg. No: 07  
 Building: Physical Plant  
 Area: 9,394sf Yr Built: 1968 Floors:1

Use Types:  
 100% Boiler House

Notes:equipment included  
 partial basement

System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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	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	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  
 Bldg. No: 07  
 Building: Physical Plant  
 Area: 9,394sf Yr Built: 1968 Floors:1

Use Types:  
 100% Boiler House

Notes:equipment included  
 partial basement

System	CRV of System		Pct. of system value to budget for 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  
 Bldg. No: 07  
 Building: Physical Plant  
 Area: 9,394sf Yr Built: 1968 Floors:1

Use Types:  
 100% Boiler House

Notes:equipment included  
 partial basement

System	CRV of System		Pct. of system value to budget for 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**  
**Bldg. No: 07**  
**Building: Physical Plant**  
**Area: 9,394sf**      **Yr Built: 1968**    **Floors:1**

**Use Types:**  
 100% Boiler House

**Notes:**equipment included  
 partial basement

System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., 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
<b>CRV Totals:</b>		\$2,019,710	\$20,399	\$411,415	\$242,365	\$1,345,531	

Priority Issues Data					0-5 Year Cumulative Data				
\$2,019,710	\$20,399	\$0	1.0%	GOOD	\$431,814	\$330,828	21.4%	\$40,394	POOR
<small>CRV</small>	<small>DIVID</small>	<small>EXCEED</small>	<small>TOT</small>	<small>HEALTHY</small>	<small>DIVID</small>	<small>EXCEED</small>	<small>TOT</small>	<small>OF THE TOT</small>	<small>HEALTHY</small>

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		Pct. of system value to budget for 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:  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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	\$51,652	5	35	25	35	Description:  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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	5	\$23,478	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	\$9,391	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.  2008:
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: 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		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	\$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. Ltg., etc	2	\$9,391	0	5	5	90	No reported problems

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		PCC of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

**CRV Totals**                      \$469,560      \$2,583      \$39,161      \$153,875      \$273,941

Priority Issues Data

0-5 Year Cumulative Data

\$469,560	\$2,583	\$0	0.6%	GOOD	\$41,744	\$18,266	8.9%	\$9,391	FAIR
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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		Pct. of system value to budget for 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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	8	\$37,565	0	2	5	93	<p>Description: Brick</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: Masonry was recently tuck-pointed correcting previously noted damage.</p> <p>Previous Comments: Salt damage and deterioration of brick abutting sidewalk, needs tuck pointing</p>
HVAC	36	\$169,042	0	10	75	15	<p>Description: (2) original Cleaver Brooks boilers - 1978-79.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted. -Tube maintenance/replacement underway.</p> <p>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.</p> <p>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.</p>

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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	\$51,652	5	10	20	65	<p>Description:</p> <p>Priority 1: Provide PRV for city water issue.</p> <p>Priority 2: Galvanized piping, no serious problems, but condition should be monitored.</p> <p>2011: PRV for city water issue noted in 2008 is not installed.</p> <p>2008:</p> <p>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.</p> <p>(2) hot water tanks; one replaced in 2004 and a second tank added in 2005.</p>
Primary/Secondary	3	\$14,087	0	0	0	100	<p>Description: Power from elsewhere - No reported problems</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p>

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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	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	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.  2008:
Voice/Data	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

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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A
Doors	2	\$9,391	10	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	90	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	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.  2008: -Boiler 200: Fire alarm is pull station only (no detection)

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		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	
Immed. Site, Ext. Ltg., 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.

<b>CRV Total:</b>	\$469,560	\$3,522	\$25,873	\$151,668	\$288,498	
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Priority Issues Data					0-5 Year Cumulative Data				
\$469,560	\$3,522	\$0	0.8%	GOOD	\$29,394	\$5,916	6.3%	\$9,391	FAIR
<small>CITY</small>	<small>DIVID</small>	<small>EXCEED</small>	<small>TOT</small>	<small>STATUS</small>	<small>DIVID</small>	<small>EXCEED</small>	<small>TOT</small>	<small>OF THE TOT</small>	<small>STATUS</small>

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		Pct. of system value to budget for 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

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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	8	\$33,093	0	2	5	93	<p>Description: Brick masonry.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: Brick - No reported problems</p>
HVAC	36	\$148,918	0	10	40	50	<p>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.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted. -Boiler tube repair/replacement underway.</p> <p>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.</p>

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		Pct. of system value to budget for 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	<p>Description: Galvanized domestic piping</p> <p>Priority 1: Provide PRV for city water pressure issue.</p> <p>Priority 2: -Galvanized piping failing, requires replacement of long sections when failure occurs. Entire piping system due for replacement.</p> <p>2011: -PRV for city water pressure issue noted in 2008 is not installed.</p> <p>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.</p>
Primary/Secondary	3	\$12,410	0	0	0	100	<p>Description: Power from elsewhere - No reported problems</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p>



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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	5	\$20,683	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	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	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: 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		PCT. of system value to budget for 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	<p>Description: (1) man door, (1) large double door, no reported problems. Doors are beginning to age and require repainting.</p> <p>Priority 1: Prep and repaint large double door.</p> <p>Priority 2: No reported problems.</p> <p>2011: Large double door requires to be prepped and repainted.</p>
Floors	3	\$12,410	0	0	10	90	<p>Description: Sealed concrete: Some cracking - does not appear to be a problem</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No reported problems</p>
Bldg., Fire, ADA, Elevators	3	\$12,410	0	0	5	95	<p>Description: Upgraded fire system</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems Fire Alarm - During interview and walk-through inspection, no significant issues were noted.</p> <p>2011: No change reported.</p>

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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., 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.
<b>GRAND TOTAL:</b>		\$413,660	\$3,102	\$33,755	\$83,766	\$293,037	

**Priority Issues Data**

\$413,660	\$3,102	\$0	0.8%	GOOD
<b>CRV</b>	<b>DIVID</b>	<b>CRV/00</b>	<b>TOT</b>	<b>STATUS</b>

**0-5 Year Cumulative Data**

\$36,857	\$16,174	8.9%	\$8,273	FAIR
<b>DIVID</b>	<b>CRV/00</b>	<b>TOT</b>	<b>CRV/100</b>	<b>STATUS</b>

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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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

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		Pct. of system value to budget for 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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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

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		PCC of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., etc	3	\$5,175	0	0	5	95	Description:  Priority 1: No reported problems  Priority 2: No reported problems  2011: No changes reported.
<b>GRAND TOTAL:</b>		\$172,500	\$4,382	\$3,122	\$8,625	\$156,371	

**Priority Issues Data**

\$172,500	\$4,382	\$0	2.5%	GOOD
<b>CRV</b>	<b>DIVID</b>	<b>EXCEED</b>	<b>TOT</b>	<b>HEALTHY</b>

**0-5 Year Cumulative Data**

\$7,504	\$0	4.4%	\$3,450	GOOD
<b>DIVID</b>	<b>EXCEED</b>	<b>TOT</b>	<b>CRV</b>	<b>HEALTHY</b>

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		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	37	\$77,867	0	0	5	95	<p>Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No reported problems.</p> <p>2008: Building interior was not reviewed in 2008 - building was inaccessible at the time of walk-through.</p>
Roof	14	\$29,463	2	3	5	90	<p>Description: Metal panels with exposed, gasketed fasteners.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Correct gutter condition, downspouts are either missing or in dis-repair.</p> <p>2011: No changes reported. In general, downspouts are either missing or in dis-repair.</p> <p>2008: Gutters were full of debris and non-functional.</p> <p>Previous Comments: OK Roof regularly inspected.</p>



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		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	3	\$6,314	2	3	5	90	<p>Description: Aluminum framed windows.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Some of the screen assemblies are in need of repair.</p> <p>2011: No changes reported. Some of the screen assemblies are in need of repair.</p> <p>2008: No reported problems.</p> <p>Previous Comments: A couple of windows - no reported problems.</p>
Cladding	14	\$29,463	2	25	3	70	<p>Description: Metal panels with exposed, gasketed fasteners.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Wall panels are due for repaint, some panels are damaged.</p> <p>2011: No changes reported.</p> <p>2008: Metal panels appear to have original, factory finish - nearing end of life</p> <p>Previous Comments: OK</p>
HVAC	0	\$0	0	0	0	100	<p>Description: N/A</p>
Plumbing	0	\$0	0	0	0	100	<p>Description: N/A</p>

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		Pct. of system value to budget for 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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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:  Previous Comments: Minimal
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
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.
Floors	10	\$21,045	0	0	5	95	No reported problems

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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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

**CRV Totals**                      \$210,450      \$4,462      \$9,386      \$9,618      \$186,985

Priority Issues Data					0-5 Year Cumulative Data				
\$210,450	\$4,462	\$0	2.1%	GOOD	\$13,848	\$3,325	6.6%	\$4,209	FAIR

Campus: Main Campus  
 Bldg. No: 13  
 Building: Salt Storage  
 Area: 400sf

Yr Built: 1999 Floors:1

Use Types:  
 100% Storage/Maintenance

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	11+ Years	
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  
 Bldg. No: 13  
 Building: Salt Storage  
 Area: 400sf

Yr Built: 1999 Floors:1

Use Types:  
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	20	\$9,200	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	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: 13  
 Building: Salt Storage  
 Area: 400sf

Yr Built: 1999 Floors:1

Use Types:  
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	15	\$6,900	0	50	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	0	100	No reported problems
Bldg., Fire, ADA, Elevators	0	\$0	0	0	0	100	Description: N/A
Immed. Site, Ext. Ltg., etc	0	\$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					0-5 Year Cumulative Data				
\$46,000	\$6,440	\$4,140	14.0%	POOR	\$9,890	\$7,590	21.5%	\$920	POOR

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		P.C. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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

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		Pct. of system value to budget for 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	<p>Description: EPDM (Fully-adhered) - 2004 EPDM (Ballasted) - 2007</p> <p>Priority 1: A majority of the roof to wall transitions are not yet repaired and will require corrective action.</p> <p>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</p> <p>2011: No changes reported.</p> <p>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.</p> <p>Previous Comments: Original EPDM roof Multiple roof leaks since new, all repaired under warranty,. Currently 6 known leaks, condition requires continued monitoring.</p>

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		P.C. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	4	\$549,289	2	3	5	90	Description: Aluminum framed glazing system  Priority 1: No reported problems  Priority 2: -Sealant where frames abut 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**

**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		PCL of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	7	\$961,255	2	3	10	85	<p>Description: Split and smooth face Concrete Masonry Units</p> <p>Priority 1: No reported problems</p> <p>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.</p> <p>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.</p> <p>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.</p>

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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	15	\$2,059,833	1	2	2	95	<p>Description:</p> <ul style="list-style-type: none"> <li>(2) gas fired Cleaver Brooks hot water boilers</li> <li>(2) grade mounted, air cooled chillers</li> <li>Attic mounted AHU's operate with variable frequency drives.</li> <li>-Smaller rooftop air handling units at office areas</li> <li>-Theatre zone has humidification; No reported problems.</li> <li>-VAV boxes with terminal reheat.</li> <li>-Perimeter radiant heat: Belimo valves were subject to a recall and College is replacing failed units on an as-needed basis.</li> <li>-Controls on Trane EMS computer, connected to campus-wide Apogee system</li> </ul> <p>Priority 1:</p> <ul style="list-style-type: none"> <li>-IT Room H143 should have a door grille for air transfer.</li> </ul> <p>Priority 2:</p> <ul style="list-style-type: none"> <li>-No reported problems.</li> </ul> <p>2011:</p> <ul style="list-style-type: none"> <li>-During interview and walk-through inspection, no significant issues were noted.</li> </ul> <p>2008: No reported problems.</p> <p>Previous Comments:</p> <ul style="list-style-type: none"> <li>No reported problems.</li> </ul>

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

Area: 53,329sf Yr Built: 2004 Floors:1

Use Types:

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20 % Classroom

70 % Auditorium

Notes:plus lobby with mezzanine access, mechanical penthouses

System	CRV of system		P.C. of system value to budget for 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	<p>Description:</p> <p>Priority 1: Add PRV to city water for pressure control problems.</p> <p>Priority 2: No reported problems</p> <p>2011: PRV for city water pressure issue noted in 2008 is not installed.</p> <p>2008:</p> <p>Previous Comments: No reported problems.</p>
Primary/Secondary	6	\$823,933	0	5	5	90	<p>Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>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.</p> <p>Previous Comments: No reported problems.</p>

Campus: Main Campus

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Use Types:

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Notes:plus lobby with mezzanine access, mechanical penthouses

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

Distribution	4	\$549,289	0	0	5	95	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: No reported problems.</p> <p>Previous Comments: No reported problems.</p>
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Lighting	4	\$549,289	0	0	5	95	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: No reported problems.</p>
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Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

Area: 53,329sf Yr Built: 2004 Floors:1

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Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of system		P.C. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Voice/Data	3	\$411,967	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. -Approximately 15-18 phone/data pairs were lost during construction.
Ceilings	3	\$411,967	0	0	5	95	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

Bldg. No: 14

Building: La-Z-Boy Center

Area: 53,329sf Yr Built: 2004 Floors:1

Use Types:

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70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of system		P.C. of system value to budget for 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.



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Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of system		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Floors	5	\$686,611	0	0	10	90	<p>Description:</p> <ul style="list-style-type: none"> <li>-VCT flooring within corridors</li> <li>-Broadloom carpet within lobby and select areas of the theatres</li> <li>-Epoxy flooring within the auditorium seating areas; no reported problems.</li> </ul> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: Replacement of failed carpet in: Atrium, Hallways, Classrooms and Boardroom was done.</p> <p>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.</p> <p>Previous Comments: VCT typical in corridors, no reported problems.</p>

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Bldg. No: 14

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Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of system		PCL 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	<p>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.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. -All fire alarm issues have been resolved.</p> <p>2008: Fire alarm panel was recently replaced due to failure. At time of walk-through, building was experiencing false alarms.</p> <p>Previous Comments: Meets current codes, no reported problems.</p>
Immed. Site, Ext. Ltg., etc	3	\$411,967	0	0	5	95	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: No reported problems.</p> <p>Previous Comments: Area upgraded as part of site development for new building, no reported problems</p>

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

Area: 53,329sf Yr Built: 2004 Floors:1

Use Types:

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Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of system		P.C. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

**CRV Totals**                      \$13,732,218    \$85,140    \$197,744    \$992,839    \$12,456,494

Priority Issues Data					0-5 Year Cumulative Data				
\$13,732,218	\$85,140	\$0	0.6%	GOOD	\$282,884	\$0	2.1%	\$274,644	GOOD

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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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

Bldg. No: 15

Building: SAE Building

Area: 1,080sf

Yr Built: 2001

Floors:1

Use Types:

100% Storage/Maintenance

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	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  
 Bldg. No: 15  
 Building: SAE Building  
 Area: 1,080sf Yr Built: 2001 Floors:1

Use Types:  
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	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  2011: -During interview and walk-through inspection, no significant issues were noted.
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.  2008: No reported problems
Voice/Data	0	\$0	0	0	0	100	N/A
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

Bldg. No: 15

Building: SAE Building

Area: 1,080sf Yr Built: 2001 Floors:1

Use Types:

100% Storage/Maintenance

Notes:

System	CRV of System		PCT. of system value to budget for 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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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				
\$124,200	\$2,236	\$0	1.8%	GOOD	\$3,726	\$0	3.0%	\$2,484	GOOD



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		P.C. of system value to budget for 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.

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Use Types:  
 10 % Administration  
 20 % Lab  
 70 % Classroom

Notes:

System	CRV of system		PCL of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$172,970	5	3	3	89	<p>Description: Aluminum storefront glazing and windows throughout. Glazing is original and functional.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: -Identify and correct sources of water infiltration. -Plastic laminate sills are failing and due for replacement</p> <p>2011: No changes reported. Plastic laminated window sills are still failing.</p> <p>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.</p> <p>Previous Comments: -Original - No reported problems</p>

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Notes:

System	CRV of system		PCL of system value to budget for 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  
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Use Types:  
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Notes:

System	CRV of system		PCL of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	14	\$484,316	2	13	20	65	<p>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.</p> <p>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.</p> <p>Priority 2:            No reported problems.</p> <p>2011:            - During interview and walk-through inspection, no significant issues were noted.            - New gas-fired roof top unit installed for whole building.</p> <p>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</p>

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 70 % Classroom

Notes:

System	CRV of system		P.C. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	8	\$276,752	0	0	10	90	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.

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Notes:

System	CRV of system		PCL of system value to budget for 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	<p>Description:            Building receives 208V, 3-phase power from outside pad-mounted transformer. Transformer is owned by the power company.</p> <p>Priority 1:            No reported problems</p> <p>Priority 2:            No reported problems</p> <p>2011:            - During interview and walk-through inspection, no significant issues were noted. Power conditioning has been installed.</p> <p>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.</p> <p>Previous Comments:            No reported problems.</p>
Distribution	4	\$138,376	0	0	5	95	<p>Description:</p> <p>Priority 1:            No reported problems.</p> <p>Priority 2:            No reported problems.</p> <p>2011:            - During interview and walk-through inspection, no significant issues were noted.</p> <p>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.</p>

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Notes:

System	CRV of system		PCL of system value to budget for 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.

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Notes:

System	CRV of system		PCL of system value to budget for 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	<p>Description: 2x2 Acoustical Ceiling Panels (ACP) and Gypsum Board;</p> <p>Priority 1: 1X1 hole in janitor closet fire-rated ceiling should be closed up.</p> <p>Priority 2: Investigate and correct moisture bloom noted below</p> <p>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.</p> <p>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.</p> <p>Previous Comments: 2 x 2 - No reported problems</p>
Walls	7	\$242,158	2	3	5	90	<p>Description: Gypsum board typical</p> <p>Priority 1: Wall in Maintenance Room has hole for wiring in fire-rated wall and should be closed up.</p> <p>Priority 2: No reported problems.</p> <p>2011: Gypsum board "window liners" - repairs were made in 2010. Many of the gypsum board "wall cracking" - repairs were made in 2010.</p> <p>2008: Drywall in corridors cracking, possibly from blower unit vibration.</p>



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Notes:

System	CRV of system		Pct. of system value to budget for 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.

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 10 % Administration  
 20 % Lab  
 70 % Classroom

Notes:

System	CRV of system		P.C. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	5	\$172,970	0	0	5	95	<p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: College has funded the replacement of the original alarm panel for FY 2008-2009.</p> <p>Previous Comments: Original fire alarm - No reported problems. ADA up to date</p>
Immed. Site, Ext. Ltg., etc	2	\$69,188	3	5	5	87	<p>Priority 1: Concrete slab at main entry is a trip hazard.</p> <p>Priority 2: No reported problems.</p> <p>2011: No changes reported. At exterior slab at Student Lounge area, joint material between slab sections needs to be replaced.</p> <p>2008: Sidewalks were recently replaced addressing previously noted settlement.</p>

**CRV Totals**                      \$3,459,400    \$62,615    \$148,062    \$317,227    \$2,931,496

Priority Issues Data					0-5 Year Cumulative Data				
\$3,459,400	\$62,615	\$0	1.8%	GOOD	\$210,677	\$37,707	6.1%	\$69,188	FAIR

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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ 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		Pct. of system value to budget for 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.  2011: During interview and walk-through inspection, no problems were reported.
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	4	\$2,208	0	0	5	95	Description: 60 Amp service with breaker panel.  Priority 1: - No reported problems.  Priority 2: - No reported problems.  2011: During interview and walk-through inspection, no problems were reported.
Lighting	1	\$552	0	0	5	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	0	100	Description: N/A
Ceilings	5	\$2,760	0	0	5	95	Description: Drywall ceiling - with storage above.  Priority 1: No reported problems.  Priority 2: No reported problems.  2011: No changes reported.

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		Pct. of system value to budget for 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: 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.  2011: Exterior - overhead sectional door and man door are at end of life and due for replacement.
Floors	10	\$5,520	0	0	5	95	Description: Concrete  Priority 1: No reported problems.  Priority 2: No reported problems.  2011: - No reported problems
Bldg., Fire, ADA, Elevators	4	\$2,208	0	5	10	85	Description: No fire system, security system only.
Immed. Site, Ext. Ltg., etc	2	\$1,104	0	5	10	85	Description:  Priority 1: No reported problems.  Priority 2: No reported problems.  2011: No reported problems.

**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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

**CRV Totals:**                      \$55,200    \$13,138            \$552            \$3,064            \$38,447

Priority Issues Data					0-5 Year Cumulative Data				
\$55,200	\$13,138	\$10,378	23.8%	POOR	\$13,690	\$10,930	24.8%	\$1,104	POOR

**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		Pct. of system value to budget for 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**  
**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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	14	\$166,813	0	2	3	95	<p>Description: Metal panels with exposed, gasketed fasteners.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: No reported problems.</p>
HVAC	5	\$59,576	0	10	10	80	<p>Description: Welding operations served by gas-fired unit heaters and ceiling fans. Classroom served by through-wall AC unit.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>
Plumbing	10	\$119,152	0	5	5	90	<p>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.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>

**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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	5	\$59,576	0	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	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	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**  
**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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
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**  
**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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	2	\$23,830	0	2	3	95	<p>Description:  Insulated metal-clad man doors, exterior (3).  Metal-clad man doors, interior (5).  Over-head, insulated metal clad, sectional door, exterior.</p> <p>Priority 1:  No reported problems.</p> <p>Priority 2:  Paint man door on South elevation.</p> <p>2011:  Paint man door on South elevation.</p>
Floors	2	\$23,830	0	2	3	95	<p>Description:  Carpet at Classroom.  Ceramic tile (12x12) at Toilet Room.  Exposed concrete at Shop area, some large patches.</p> <p>Priority 1:  No reported problems.</p> <p>Priority 2:  No reported problems.</p> <p>2011:  No reported problems.</p>
Bldg., Fire, ADA, Elevators	1	\$11,915	0	0	5	95	<p>Description:  Toilet Room does not comply with current ADA standards.  Fire Alarm system is new.  Security System is new.</p> <p>Priority 1:  No reported problems.</p> <p>Priority 2:  No reported problems.</p> <p>2011:  During interview and walk-through inspection, no issues were noted.</p>

**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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., 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.
<b>GRV Total:</b>		\$1,191,520	\$0	\$20,256	\$38,724	\$1,132,540	

Priority Issues Data					0-5 Year Cumulative Data				
\$1,191,520	\$0	\$0	0.0%	GOOD	\$20,256	\$0	1.7%	\$23,830	GOOD
<small>GRV</small>	<small>DIVID</small>	<small>EXCLOS</small>	<small>TOT</small>	<small>STATUS</small>	<small>DIVID</small>	<small>EXCLOS</small>	<small>TOT</small>	<small>GRV</small>	<small>STATUS</small>

**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		Pct. of system value to budget for replacement				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

## **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 1980-1981 fiscal year, its primary source of funding has been transfers from the College’s General Fund.

The table below lists the projects planned for FY 2023-2024.

### **2023-2024 Projects**

	<b>Project</b>	<b>2023-24 Budget</b>
80-7600-5250003	Plumb Creek Bridge	36,320.00
80-7600-5250004	Landscaping	120,500.00
80-7600-5250033	Ceramic Lab Renovation	5,500.00
80-7600-5250125	Pump Replacement	4,000.00
80-7600-5250400	Roof Work	164,680.00
80-7600-5250450	Sidewalks	89,000.00
80-7600-5250621	HVAC Front End Controls	6,963.00
80-7600-5250727	Campbell Loading Dock	23,000.00
80-7600-5250706	AHU# Meyer Theater	8,080.00
80-7600-5250729	Misc. Door Hardware	10,000.00
80-7600-5250730	Bleacher Repair HEB	9,450.00
80-7600-5250732	Confined Space Training	500.00
80-7600-5700000	Contingencies	100,000.00
	<b>TOTAL EXPENSES</b>	<b>577,993.00</b>

**MAINTENANCE AND REPLACEMENT FUND**

	Actual 2021-2022	Budget 2022-2023	Projected 2022-2023	Proposed 2023-2024
<b>Revenue</b>				
Interest	\$ -	\$ -	\$ -	\$ -
Pledge Payments/Donations	\$ 50,000	\$ 55,000	\$ 55,083	\$ 10,000
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 50,000</b>	<b>\$ 55,000</b>	<b>\$ 55,083</b>	<b>\$ 10,000</b>
<b>Expenses</b>	<b>\$ 312,342</b>	<b>\$ 500,980</b>	<b>\$ 227,619</b>	<b>\$ 577,993</b>
Revenues over/(under) expense	\$ (262,342)	\$ (445,980)	\$ (172,537)	\$ (567,993)
Transfer from General Fund	\$ (500,000)	\$ -	\$ -	\$ -
Transfer from Technology Fund				
Transfer from Auxiliary Fund				
Transfer from Endowment Fund	\$ (164,623)	\$ 14,850	\$ 14,850	\$ (15,000)
Transfer from 71 Fund				
Transfer to General Fund	\$ -			\$ -
<b>Total Transfers In/(Out)</b>	<b>\$ (664,623)</b>	<b>\$ 14,850</b>	<b>\$ 14,850</b>	<b>\$ (15,000)</b>
Net Increase / (Decrease)	\$ 402,281	\$ (460,830)	\$ (187,387)	\$ (552,993)
Beginning Net Position	\$ 1,604,147	\$ 2,006,428	\$ 2,006,428	\$ 1,819,041
<b>Ending Net Position</b>	<b>\$ 2,006,428</b>	<b>\$ 1,545,598</b>	<b>\$ 1,819,041</b>	<b>\$ 1,266,048</b>



## MILLAGE MAINTENANCE AND IMPROVEMENT FUND

The Millage Maintenance and Improvement Fund is used to account for maintenance and improvement projects funded through the 5-Year Maintenance and Improvement Millage.

The objectives of this fund are: 1) to account for revenue received from the 5-year .85 mill property tax levy approved by the Monroe County voters on November 8, 2016, and renewed on November 3, 2020; and 2) record the expenses for the maintenance and improvement projects planned.

The projects proposed for FY 2023-2024 are listed below for a total cost of \$6,096,012.

### 2023-2024 Projects

	Actual 2020-2021	Actual 2021-2022	Budget 2022-2023	Projected 2022-2023	Proposed 2023-2024
<b>Revenue:</b>					
Property Tax Revenue	\$ 5,399,298	\$ 5,549,107	\$ 5,757,568	\$ 5,707,415	\$ 6,004,012
Pledge Payments/Donations	\$ 146,559	\$ 54,747	\$ 50,000	\$ 56,964	\$ 50,000
Earnings/Incentives	\$ 17,605	\$ 2,417	\$ 1,200	\$ 55,247	\$ 42,000
<b>Total Revenue</b>	<b>\$ 5,563,461</b>	<b>\$ 5,606,271</b>	<b>\$ 5,808,768</b>	<b>\$ 5,819,626</b>	<b>\$ 6,096,012</b>
<b>Expenses:</b>					
Allowance	\$ 2,717	\$ 3,352	\$ 2,500		\$ -
Legal Services	\$ 12,059	\$ 13,705	\$ 7,500		\$ -
<b>Life Science Building</b>					
Classrooms & Lecture Hall	\$ 3,621	\$ 2,372	\$ -		\$ -
Student Collaborative Space	\$ -	\$ -	\$ -	\$ -	\$ -
Classroom Renovations	\$ 2,482,969	\$ -	\$ -	\$ -	\$ -
Domestic Water Pipe Lining	\$ 397,690	\$ -	\$ -	\$ -	\$ -
<b>Administration Building</b>					
Roof Restoration	\$ -	\$ -	\$ -	\$ -	\$ -
Diversity Center	\$ 21,205	\$ 387,446	\$ -	\$ 12,292	\$ -
Safety Services Renovation	\$ 33,288	\$ -	\$ -	\$ -	\$ -
Human Resources Relocation		\$ 110,521	\$ -		\$ -
Institution Research/Data Processing Office	\$ -	\$ -	\$ 20,000	\$ 16,273	\$ -
Campus Technology	\$ 10,018				
Wireless Project Phase #3 Upgrade		\$ -	\$ -	\$ -	\$ 98,133
Phone System Hardware	\$ 74,881	\$ 113	\$ -		\$ -
Cellular DAS Solution	\$ 509,370	\$ 46,878	\$ 84,000	\$ 83,991	\$ -
<i>Continued on next page.</i>					

**MILLAGE MAINTENANCE AND IMPROVEMENT FUND**

	Actual 2020-2021	Actual 2021-2022	Budget 2022-2023	Projected 2022-2023	Proposed 2023-2024
Campus Air Blown Fiber Installation	\$ 306,711	\$ 13,536	\$ -	\$ -	\$ -
Campus Fire Panel Connection		\$ 77,148	\$ 38,000	\$ -	\$ -
Wireless Network Infrastructure Upgrades		\$ 26,380	\$ 120,000	\$ 112,883	\$ -
Campus IT Support Rooms	\$ 4,424	\$ -	\$ -	\$ -	\$ -
Campus IT Support Rooms Construction	\$ 57,412	\$ 6,820	\$ -	\$ -	\$ -
Emergency Generators Engineering Services	\$ 3,196	\$ -	\$ -	\$ -	\$ -
Emergency Generators Construction	\$ 147,037	\$ 6,974	\$ -	\$ -	\$ -
Campus Security & Access Control	\$ 1,374,620	\$ 15,803	\$ 161,000	\$ 4,715	\$ -
Campus-Wide Lockset	\$ 99,130	\$ 1,125	\$ -	\$ 282	\$ -
Campus Renovations					
Single-user Restrooms	\$ 10,863	\$ 102,446	\$ -	\$ 11,086	\$ -
Campus Signage	\$ 9,223	\$ 53,958	\$ 70,000	\$ -	\$ -
Campus Clean-up & Restoration	\$ 1,470	\$ 7,126	\$ -	\$ 790	\$ -
Campus Pavilion Architect/Engineering		\$ 9,919	\$ -	\$ -	\$ -
Campus Wayfinding		\$ -	\$ 61,000	\$ 125,689	\$ -
DTE Lighting Project		\$ -	\$ -	\$ 67,934	\$ 70,000
Parking Lots					
Parking Lots 4 - 6	\$ 694,310	\$ 11,412	\$ -	\$ -	\$ -
Parking Lots 3 & 7		\$ 14,900	\$ 340,000	\$ 326,327	\$ -
Loop Road Repairs	\$ -	\$ -	\$ -	\$ 15,150	\$ 300,000
Physical Plant (Maintenance)					
Maintenance Garage/Salt Storage	\$ 10,206	\$ 1,148	\$ -	\$ -	\$ -
Butler Building & Garage Demolition	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Physical Plant Building Renovation	\$ 48,451	\$ 84,547	\$ -	\$ -	\$ -
Campbell Learning Resources Center					
Renovation Architectural/Engineering	\$ 419,195	\$ 251,772	\$ 56,000	\$ 13,743	\$ -
CAC Loading Dock Drain Repaid		\$ -	\$ -	\$ 2,338	\$ 7,013
Building Renovation	\$ 4,187	\$ 8,085,742	\$ 610,000	\$ 2,160,355	\$ -
Health Education Building (HEB)					
Renovation Architectural/Engineering			\$ 400,000		\$ -
Building Renovation *			\$ -		\$ 5,620,867
Whitman Center					
Roof Restoration	\$ 159,770	\$ -	\$ -	\$ -	\$ -
Paint Entrance Canopy and Tower	\$ 7,076	\$ -	\$ -	\$ -	\$ -
Renovation Architectural/Engineering		\$ -	\$ 200,000	\$ 180,118	\$ -
<b>Total Expenses</b>	<b>\$ 6,915,098</b>	<b>\$ 9,335,142</b>	<b>\$ 2,170,000</b>	<b>\$ 3,133,966</b>	<b>\$ 6,096,012</b>
Revenues over/(under) expense	\$ (1,351,637)	\$ (3,728,871)	\$ 3,638,768	\$ 2,685,660	\$ (0)
Transfer to 72 Fund	\$ 1,098,831	\$ (1,350)	\$ -	\$ -	\$ -
Transfer from 72 Fund		\$ -	\$ -	\$ -	\$ -
<b>Net Increase /(Decrease)</b>	<b>\$ (252,806)</b>	<b>\$ (3,730,221)</b>	<b>\$ 3,638,768</b>	<b>\$ 2,685,660</b>	<b>\$ (0)</b>
Beginning Net Position	\$ 6,098,732	\$ 5,845,926	\$ 2,115,706	\$ 2,115,706	\$ 4,801,366
Ending Net Position	\$ 5,845,926	\$ 2,115,706	\$ 5,754,474	\$ 4,801,366	\$ 4,801,365

- *To show FY funds received to be earmarked for HEB, as partial funding.*

**FISCAL YEAR 2025  
CAPITAL OUTLAY PROJECT REQUEST**

**Institution Name: Monroe County Community College**

**Project Title: Renovation and Addition to Welch Health Education Building**

**Project Focus: Academic**

**Type of Project: Renovation and Addition**

**Program Focus of Occupants: Health Sciences, Criminal Justice, and Public Safety Services**

**Approximate Square Footage: 62,322 sf (16,822 renovations; 23,350 nursing/rt addition; 22,150 criminal justice addition)**

**Total Estimated Cost: \$21,864,400**

**Estimated Start/Completion Dates: May 2024 – August 2025**

**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**

**Project Purpose**

The purpose of the renovation and addition to the Welch Health Education Building is to add needed classroom and laboratory spaces in support of Monroe County Community College's (MCCC) Registered Nursing, Practical Nursing, Certified Nursing Assistant (CNA), Respiratory Therapy Programs, as well as, expansion of existing criminal justice programming and execution of planned public safety services programming in a single integrated space in order to leverage training and professional development and career preparation opportunities. The project will add needed classroom and laboratory space to allow for the creation of new programs and forge new partnerships with area healthcare providers and public safety employers. The program focus for students in Health Sciences is currently Registered Nursing, Practical Nursing, Certified Nursing Assistant (CNA), Respiratory Therapy, Phlebotomy Technician, Personal Trainer Certification, and health, physical education and dance. The renovation will enable the College to expand public safety programs in the areas of police and fire safety services, criminal justice, community policing, corrections, juvenile justice, and social work. The College currently lacks the space to expand Health Sciences and Criminal Justice and Public Safety Services programming into high-demand areas identified by our local employers, such as medical assistant, dietary and environmental technology, radiology technologist, physical/occupational therapy assistant, surgical technologist, police, corrections officers, social workers, fire fighters, emergency medical technicians (EMT), and social workers.

Criminal justice includes many opportunities in law enforcement, including local, county, and state police agencies as well as the federal government, and positions in the courts and correctional systems. These positions, as well, can be divided into numerous support, research and technical functions. In

addition, Criminal Justice is expanding into community relations by broadening its scope in other roles like social services, community policing, and community corrections. This ever-expanding role has necessitated a change in our approach to Criminal Justice and Public Safety.

The social climate in the United States has also dictated changes to law enforcement, making education and training even more crucial. In 2015 and 2019, the president convened a task force to study how to improve policing and the criminal justice system. The common conclusion was more education, regular standardized training, and community involvement would make vast improvements to the criminal justice system. For these reasons, MCCC is moving forward with changes to the program by increasing education through updated courses, incorporating training to allow more standardized continuing education, and expanding into the community with locations for police, fire, EMS, and mental health. By doing this, MCCC will be a hub of training to provide a stable site and adequate resources for the entire region to participate in the skill-building they need. This plan will make Monroe County Community College an innovator and center the program around, in more modern terms, Public Service.

One of the resonant lessons from the COVID-19 pandemic is the critical role healthcare and public service heroes play in the overall health and safety of our communities. These industry workers deserve more than gratitude. They need community colleges to ensure that a sufficient supply of capable, compassionate and highly skilled workers who can serve communities in normal times as well as times of crisis are available. Monroe County Community College has long worked hand-in-hand with regional healthcare providers, clinical, and public safety partners to educate the next generation of workers. To meet the growing workforce needs in Michigan, the College proposes a significant expansion to its Health Sciences, criminal justice, and public safety services programs through the construction of additional facilities to train more students through established programs and to allow for the creation of new programs to meet current and future industry demands. The College's sterling reputation for quality and rigor results in a high demand for its graduates. Expanding MCCC's ability to supply more healthcare and public safety graduates would benefit the entire region through safer communities, better care and improved health outcomes for patients.

### **Scope of the Project**

This project is a renovation to existing classrooms and laboratories (16,822 sf) as well as additions of 23,230 sf for health sciences programs, and an addition for public safety programs of approximately 22,150 sf. The project would also include site improvements per the local township regulations. The building will also be connected to the campus-wide geothermal HVAC system, offering both cost savings and greater energy efficiency. Finally, a number of legacy maintenance items would be addressed, such as the installation of new door and window systems, swapping out all the building lighting for more energy efficient LED fixtures, replacing the barrel-vaulted gym roof, ensuring that the building is fully updated with regard to handicap accessibility, the installation of new A/V systems related to instruction, and cladding the existing insulated metal panels so as to better weather-proof the exterior of the building.

The renovated space will include the following:

### **Health Sciences**

- Renovation of the existing Respiratory Therapy Skills Lab and converting the existing Respiratory Therapy classroom into a second skills.
- Renovation of two existing classrooms/labs into technology-rich classrooms with seating for 30 students that will support the Respiratory Therapy Program students.
- Renovation of the existing Nursing classroom and Skills Lab into two technology rich classrooms with seating for 40 students and renovation of the AV Learning Lab into a seminar room that will seat 16.
- Renovation to the staff office suites to add a second entrance/exit in keeping with best practice workplace security plans and adding two faculty offices.

### **Criminal Justice and Public Safety Services**

- Retrofit programming into existing gymnasium-sized multipurpose room for all agencies to use including training and large gatherings and weight room, track and locker room facilities. Once academies begin, it will also be used for daily physical training and graduation ceremonies.

The addition will include the following:

### **Health Sciences**

- Nursing classrooms with seating for minimally 40 students.
- Nursing Skills Labs equipped with minimally six beds.
- A large Computer Lab.
- A Simulation Lab and control room.
- Technology-rich labs equipped with resources for health program expansion with accompanying workrooms.
- A lecture room with seating for 30 students.
- General classrooms with seating for 40 students.
- Increase faculty offices and a staff lounge to consolidate the entire health education division into a single building.
- Minimally two new unisex ADA restrooms and a lactation/meditation room

### **Criminal Justice and Public Safety Services (Police and Fire Services)**

- Move MILO Simulation System (a virtual training system training systems for critical incident training, de-escalation, decision support training, traditional tactical judgment training, and firearms proficiency training; scenario-based training, and mission-specific interactive judgment training.
- Smart Classrooms: classrooms include smart boards, multiple monitors, multiple screens and technology for remote learning (police, fire, EMS, and college courses to occur simultaneously, as well as with local agencies to teach remote seminars).
- Evidence classroom: CRJ 260 Criminalistics, alterations for classroom and laboratory with crime scene capabilities.

- Fire Simulation: Similar to the aforementioned MILO for police, pump operations and driving simulations would be added along with other outdoor simulations aided by the existing welding, fabrication classes at MCCC allows for flashover and controlled fire training, rarely available to smaller departments. Fire simulation represents the first step in public safety integration.
- Tactics Room: large padded classroom to allow for hands-on tactical training; space for taser and contact pressure point/ defensive tactics, and locked storage room added for equipment.
- EMS Classroom: constructed as two adjacent rooms (classroom and lab). Provides locked storage room for EMS Supplies and equipment; allows for all practical stations and a simulation manikin. The College anticipates state accreditation for medical first responder and EMT classes (Fall 2023), with National Paramedic Accreditation to follow.
- Fire Classroom: constructed as two adjacent rooms (classroom and lab). Provides locked storage room for fire equipment and gear. Enables instructional capacity for training in the areas of forcible entry simulation, search and rescue, firefighter safety, and rapid intervention training, which are required to achieve anticipated state accreditation.
- Driving Pad: skid pad and driving courses for police, fire and ambulance set up for use by local agencies.
- A simunitions (blank or training ammunition, made from wax, paintballs) room adjacent to the multipurpose room and range. Simunitions are used to closely simulate live ammunition, but the interchangeable configuration for police, can be used for fire and EMS as well.
- Conference room will be added to allow for advisory committee meeting and can be used for meetings by any agency in the region.
- Break room and small cafeteria. Academies run nine hours a day, and the candidates will need a place to eat lunch-
- Indoor firing range for Academy programming and use by local agencies since there are currently only three exclusive indoor locations, which may include MILO integration and the ability to bring in larger props like a patrol car. Enhanced security and an armory for weapons and ammunition involved with this type of training is required.

### **Program Focus of Occupants**

The program focus for students in Health Sciences is currently Registered Nursing, Practical Nursing, Certified Nursing Assistant (CNA), Respiratory Therapy, Phlebotomy Technician, Personal Trainer Certification, and health, physical education, and dance. Monroe County Community College offers an associate degree nursing program that was established in 1974 and is approved by the Michigan Board of Nursing and accredited by the Accreditation Commission for Education in Nursing (ACEN). The Registered Nursing Program's NCLEX-RN pass rate in 2022 was 85.42% percent, exceeding the national average of 77.91 percent. The NCLEX-PN pass rate for 2022 was 100 percent, exceeding the national average of 79.93 percent. The College's Respiratory Therapy Program is accredited by the Commission on Accreditation for Respiratory Care (CoARC). The program's Certified Respiratory Therapy Credential (CRT) pass rate reported for 2022 is 100 percent, which exceeds the national average of 77.3 percent with a set accreditation threshold of 70 percent. The Registered Respiratory Therapist Credential pass rate for 2021 is 86.7 percent, which exceeds the national average of 63.5% percent with a set accreditation threshold of 60 percent.

MCCC Criminal Justice (MCCCCJ) is moving into the 21st century and beyond. Numerous studies, task forces, and other analyses about police and criminal justice over the last five-plus years revealed common threads: improvement is needed in the areas of recruitment, training, and community education. MCCCCJ is looking to the future and taking on a four-phase project to turn the Criminal Justice Program into a Public Service Division to better serve the community's broader needs, including classrooms, simulations, primary education, and regional training. MCCC's criminal justice current pathway options prepare students for challenging careers in law enforcement, corrections, security (new 2023) and other criminal justice fields. Students examine the history and philosophy of criminal justice; the organization, management and operation of modern criminal justice agencies; the laws impacting criminal justice functions, and more. This capital outlay project proposal includes expansion of existing programming required to realize an accredited police academy, with immediate program needs in simulation space and crime lab and defensive tactics room. All others (Driving, firing range, etc.) will be needed in the future as plans for an academy come closer to implementation. The College is also on the cutting edge of virtual simulation training resources for both students and local agency training. Occupants of the building will include faculty and students from these programs and local and regional safety services personnel.

The College currently lacks the space to expand Health Sciences and Criminal Justice programming into high-demand areas identified by our local healthcare and safety service providers, such as medical assistant, dietary and environmental technology, radiology technologist, surgical technologist, police officers, firefighters, emergency medical technicians, paramedics, and other public safety services personnel, corrections officers, and others. In addition to addressing the lack of space, MCCC's proposed plan would allow for greater integration of industry-standard technology including incorporation of simulation technology to ensure students receive the education and training necessary to meet the skill competencies expected of today's healthcare and safety service providers.

Most Recent MCCC, Michigan and National Pass Rate, 2022

Licensure Type	MCCC Pass Rate	MI Pass Rate	National Pass Rate
Registered Nurse	85.42%	78.97%	77.91%
Practical Nurse	100%	80.38%	79.93%
Nursing Assistant/Aide	N/A	N/A	N/A
Phlebotomy Technician	N/A	N/A	N/A
Certified Respiratory Therapist	100%	N/A	77.3%
Registered Respiratory Therapist	86.7%	N/A	63.5%

- 1. How does the project enhance Michigan's job creation, talent enhancement 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 and addition project is necessary to deliver the elemental instruction in the classrooms and labs essential to meet this need. The healthcare and safety service workforce have become one of the cornerstones of Michigan's economy, and it is imperative that community colleges continue to provide a pipeline of new entrants into the healthcare workforce. According to the Michigan Bureau of Labor Market Information and Strategic Initiatives (MBLMISI), "despite low projected growth, we expect over 500,000 job opening on average annually through the projection period: About one in three openings will come from labor forces exits." MBLMISI projects from 2018 to 2028 healthcare support occupations will grow more than triple the statewide rate at 22.7 percent, which is by far the largest projected growth for any major occupational group. The job market for safety service occupations in the areas of criminal justice, law enforcement, and corrections is extremely good. Police and sheriff patrol officer positions show stable growth, with significant increase in demand trend 2022-23.

The returns on investment are significant and immediate. MBLMISI educational attainment plays a critical role in improving the employment outcomes of Michigan residents. The Michigan's HOT 50 jobs listing includes Registered Nurses with an anticipated 8 percent, 10-year (2020-2030) job growth rate. The two most in-demand healthcare profession certifications in Michigan are reported as License Practical Nurses and Certified Nursing Assistant. Wages for registered nurses range from \$28 - \$47 per hour and License Practical Nurses \$21 - \$31 (DTMB, 2021). The wage range for respiratory therapists in Michigan is \$24 - \$37 per hour with projected growth of 24.2 percent. MCCC nursing and respiratory care graduate pass rates on licensing examinations far exceed state and national averages by 4.1 to 60.5% (averaging 82% - 100% percent every semester). High pass rates are one of the reasons healthcare industry employers throughout the State seek MCCC graduates. One-hundred percent of MCCC Registered Nursing, Practical Nursing, Nursing Assistant, and Respiratory Therapy program graduates secure high-demand, high-wage jobs. Many MCCC healthcare program graduates go on to complete four-year degrees in related areas at Michigan universities, resulting in even higher earning potential. The Michigan Bureau of Labor Market Information and Strategic Initiatives cautions that anticipated growth in healthcare employment will not come to fruition unless the workforce is adequately trained (Health Care Cluster Workforce Analysis, 2013).

Employment projections for safety service and related occupations report job growth (8- 10%). Regional compensation for these positions (\$65,790) is higher than the national compensation. Probation officers and correctional treatment specialists' employment opportunities are showing stable growth, with significant increase in demand trend 2022-23. Regional compensation for these positions (\$67,680) is higher than the national compensation. Correctional officers and Jailers project a slight decrease in workforce demand 2022-23 (1/2 of national decrease); however, regional compensation for these positions (\$53,628) is higher than the national compensation rate. Opportunities for fire, EMS, social work/mental health and other public safety service occupations remain strong (Lightcast Occupational Overview Q1 2023 Data Set).



It is essential that Monroe County Community College continue to produce highly qualified nursing and respiratory therapy, law enforcement, corrections, security (new 2023) and other criminal justice professionals, and expand the development and impact of new programming, especially in the areas of public safety services. With support from the State of Michigan, the College will secure the resources necessary to increase the number of exceptional healthcare and safety service professionals unleashed into the Michigan economy annually, and sustain the quality that its programs are known for and on which employers rely.

**2. How does the project enhance the core academic, development of critical skill degrees, and/or research mission of the institution?**

The renovation project aligns perfectly with the College's mission and is in support of our core values of providing relevant educational offerings, instructional excellence, accessibility, diversity and inclusion, and accountability to students and stakeholders. The United States Department of Health and Human Services has designated Monroe County, Michigan as "having met criteria indicating a significant need for additional primary health care resources." Michigan hospital executives are reporting that pandemic burnout and retirements are creating staffing shortages at hospitals across the state and jeopardizing their ability to meet the growing demand for care. As the need for healthcare professionals increases, MCCC stands ready to provide the critical skill degreed students that will help to fill this gap; however, renovated and expanded classrooms and labs are desperately needed to continue to offer existing the high-quality health sciences and criminal justice degrees and certificates that MCCC is known for and upon which community partners depend and to expand opportunities for education and training in the areas of police, corrections, emergency medical technicians, firefighter and paralegal, and additional opportunities to marry the two programs, health and safety services (for example RN to EMT bridge program), all programming currently in the College's plan for curricular expansion and in one single, multi-use building.

**3. Is the requested project focused on a single, stand-alone facility? If no, please explain.**

Yes, the request is for renovation and a new addition to the Welch Health Education Building.

**4. How does the project support investment in or adaptive re-purposing of existing facilities and infrastructure?**

The project requested re-purposes and enhances existing classrooms and laboratories while also adding additional instructional spaces to support student learning in

healthcare occupations. The Capital Outlay Project Request will provide investment in the existing facility while adding enhanced Skills Labs to assist in preparing MCCC

students for employment in these high growth, high demand fields.

The project includes a renovation of interior spaces as well as improving the energy efficiencies of the exterior envelope of the existing building while adding additional space

to meet enrollment demands. The College is committed to the goal of integrating sustainable design principles and systems throughout this project.

**5. Does the project address or mitigate any current health/safety deficiencies relative to existing facilities? If yes, please explain.**

To date, no life/safety deficiencies/issues have been identified relative to this project.

**6. How does the institution measure utilization of its existing facilities, and how does it compare relative to established benchmarks for educational facilities? How does the project help to improve the utilization of existing space and infrastructure, or conversely how does current utilization support the need for additional space and infrastructure?**

During academic program development and review, the utilization of existing facilities is a major consideration. The accreditation processes for both the Registered Nursing

Program and the Respiratory Therapy Program includes a thorough review of the teaching facilities as related to the maximum number of students who can be accommodated

to meet learning outcomes. The majority of physical resources for the College's health sciences programs are housed in the Welch Health Education Building. Built in 1997,

the physical facilities have received very limited renovation or improvement since its opening. Feedback from the faculty and students regarding the adequacy of the physical

resources provided indicate that both groups agree that additional classroom and lab space is needed.

The physical resources are sufficient to ensure the achievement of the learning outcomes and meet the needs of faculty and students.

**Year Faculty Students**

Response Rate Classrooms Skills Lab Computer Labs Response Rate Classrooms Skills Lab Computer Labs

2018-2019 100% 40% 20% 60% 93% 96% 96% 96%

97% 94% 90% 97%

2019-2020 100% 40% 40% 100% 100% 100% 92% 88%

96% 96% 92% 84%

2020-2021 60% 66% 66% 100% 100% 100% 100% 86%

95% 79% 84% 69%

During its visit to MCCC in September 2021, the peer evaluation team from The Accreditation Commission for Education in Nursing (ACEN) was impressed with the quality of

MCCC's program (recommending continuing accreditation without any areas needing improvement). However, the team expressed concern about MCCC's facility/space

needs and stopped short of identifying this as an area needing improvement based upon the College's commitment to securing funding to expand, renovate and improve the

educational facilities used to teach health sciences programs and the efficiency in scheduling and effective oversight of the area currently in use.

While the current classrooms have received technology upgrades, physical space limitations are affecting the College's ability to expand programmatically and meet the Skills

Lab resources needed to help facilitate student learning. To accommodate limited classroom availability in the Welch Health Education Building, the Nursing Department utilizes classrooms in other buildings on campus.

Room utilization for all classrooms and labs is tracked on a semester basis and the data is used by the instructional area to determine program and course offerings. This

information is used in concert with program enrollment data, economic forecasts and workforce analysis, and community interest as a benchmark by the academic disciplines

to determine additional facility needs. Research has shown that expansion of technology-rich classrooms and laboratories is vital to the continuing success of our students

both in the classroom and in the workforce.

#### **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 and eco-friendly design features into all of its renovation and new construction projects as was done in the construction

of the Career Technology Center, the Renovation to the East and West Technology Buildings, and the renovation of the Campbell Academic Center. All designs will include

appropriate sustainable design principles to improve efficiencies including, but not limited to, the following:

- utilization of LED lighting technology and occupancy sensors,
- use of environment-friendly materials such as sustainable products made from reclaimed (recycled) products and/or locally sourced products,
- use of low VOC (volatile organic compounds) paints,
- installation of water efficient fixtures,
- enhanced insulation throughout the building,
- incorporation of indoor air quality (IAQ) solutions,
- replacement of all window and door systems with energy efficient solutions, and
- application of passive solar design concepts and integration of day lighting to utilize solar gain.

**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 has the matching funds available for the project via a five-year maintenance and improvement millage approved by the Monroe County electorate in November 2016 and renewed in November 2020.

**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 the additional cost.**

It is anticipated that the additional space added to the Welch Health Education Building will increase operating costs for utilities (electric, gas and water) by approximately \$28,487 in year one (23,350 sf X \$1.22/sf). The five-year projection includes a 3 percent inflation factor in years two through five resulting in increased utility costs for the first five years of operation of approximately \$151,241. The College does not anticipate that there will be additional staffing costs. General fund revenues will be utilized to support the additional utility costs to operate the new addition.

It is expected that the overall operating costs will be reduced in the future through College sustainability efforts. Phase 3 includes upgrading the HVAC system to a geothermal system in keeping with the HVAC system currently operating throughout the majority of the campus.

**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 educational needs of students in the Health Sciences and Safety Services areas are shifting due to the rapidly changing face of technology in public clinical settings. Health Sciences programs, such as nursing and respiratory therapy, do what they can to purchase and integrate new technology into the existing skills lab settings; however, physical space is a serious challenge. Most health occupation programs utilize and integrate simulation technology into their curricula to ensure students receive the education and training necessary to meet the skill competencies expected of today's healthcare providers. Because of space limitations, MCCC is not currently able to emulate this ongoing trend. MCCC's Health Education Building has one 4-bed nursing skills lab that meets the needs of three

programs (educating approximately 175 students per year): Registered Nursing, Practical Nurse to Registered Nursing, and phlebotomy. MCCC offers both for-credit and not-for-credit Certified Nurse Assistant (CNA) courses taught in the Welch Health Education Building. The non-credit courses have been taught in partnership with ProMedica and Monroe's MichiganWorks! Office to offer completers guaranteed employment upon completion. Given congestion and scheduling issues in the skills lab early in each semester, these courses are typically scheduled as late start courses and set with a typical class cap of 12 students. The Respiratory Therapy program uses a classroom that has a 3-bed station at the back to meet the needs of 60 respiratory therapy students. Due to space issues, the Licensed Practical Nursing program is housed in another building and delivers its entire curriculum in a combined classroom and lab with only three stations (educating 24 students per year). The Practical Nursing program would be relocated into the Health Education Building following the renovation and new construction project. MCCC has done what it can to expand access to the Health Science programs. However, if the expansion/renovation is not funded, the College will not be able to sustain the number of students that are currently enrolled in its allied health programs. The Division will need to reconsider the number of students accepted/enrolled and contemplate converting existing classroom space into lab space. This will be necessary to adequately house the technology required to ensure well-educated graduates suited with the skills and competencies needed to work in today's complex healthcare system. Limiting enrollment will result in the exact opposite of what the College hopes to do with this project, which is to increase the number of healthcare professionals available to work in and contribute to Michigan's growing economy. Without the State's support of this project, the College would have to limit enrollment and turn-away students, lease facilities off-campus, or reduce the scope of the project in keeping with the College's current resources.

Further, should MCCC's proposed capital project for 2025 not be authorized, planned expansion of the current criminal justice program and new curricula and training in safety services, including police, fire, EMS, and etc. will not occur in the near future. Potential job opportunities resulting from training, development, licensing, and certification will go unfilled, and the College will be unable to meet the educational and professional development training needs of local and regional law enforcement, fire and safety, and human and social services. Currently, there are 49 program majors enrolled in Criminal Justice and Law Enforcement programming, and 80 unduplicated students enrolled in Criminal Justice courses. With the addition of technology and new curriculum with potential for new employment opportunities in criminal justice and public safety services, that number will easily double over the next three to five years. It is essential the College have the technology, classrooms, and labs to accommodate the increase in enrollment.

**13. What alternative to this project were considered? Why is the requested project preferable to those alternatives?**

The project as proposed allows the College to improve and expand the instructional resources for our health courses and programs and will result in an enhanced learning environment for our students. The College has considered scaling down the project and using existing funding to add additional classroom and lab space for the Nursing Program; however, this alternative does not address the growing instructional needs for all of the health courses and programs nor space to launch new programs. Additionally, the College has looked at housing the Criminal Justice and public safety programs in other buildings, however, co-locating these programs with health education programming is the most efficient and responsible use of space and allows for synergy between the two areas. The Health Education

Building already has spaces needed to accommodate the CRJ and public safety programs' needs, such as labs, classrooms, spaces for tactical training, locker room with showers, large gymnasium-type classroom, and external square footage that would easily accommodate outdoor program needs, such as firing range, driving pad, and fire training ground. The option chosen is the best alternative to balance investment with efficient utilization of space and capacity growth for the College's health-related courses and programs.



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
STATE BUDGET OFFICE  
LANSING

CHRISTOPHER M. HARKINS  
DIRECTOR

September 8, 2023

## **BUDGET LETTER -- CAPITAL OUTLAY**

**TO: University and Community College Presidents**

**Fiscal Year 2025 Capital Outlay Budget Information  
Due Date: Friday, October 27, 2023**

Michigan universities and community colleges are invited to participate in the capital outlay budget development process in preparation for the Fiscal Year 2025 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. No capital outlay project request will be considered for planning without its inclusion in the corresponding Five-Year Capital Outlay Plan. The details of these submissions are further outlined below.

### **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 2025 through fiscal year 2029. 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 an attachment and remain unchanged from the prior fiscal year. 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 2025 Capital Project Request**

Requests for state funding of 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. Project requests 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 potential inclusion in the Executive Budget Recommendation. A scoring panel convened by the State Budget Office will review and evaluate the top priority capital project request from each institution relative to a set of minimum statutory criteria (MCL 18.1242), which includes the following:

- 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.

*Note: The State Budget Office may also consider additional criteria that it believes will enhance the objective evaluation of projects at its discretion.*

If new capital outlay projects are included in the Fiscal Year 2025 Executive Budget Recommendation, only planning authorizations 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 a dollar amount less than those levels.

A planning authorization approval does not guarantee support for a future construction authorization. A full assessment of the State Building Authority bond cap and available state budget resources to fund future State Building Authority Rent costs will be completed before advancing projects beyond the planning stage. Projects for which final planning costs significantly exceed original estimates will be carefully scrutinized and may require additional program and scope refinement. Universities and



community colleges may submit only their top priority capital outlay request. Institutions with a current planning authorization should continue to identify that project as their top priority request pending the enactment of a construction authorization.

### **Submission to the State Budget Office**

Fiscal Year 2025 budget development continues with the use of the Statewide Integrated Governmental Management Applications (SIGMA) system for the collection of the university and community college capital outlay submissions.

To facilitate the submission of Five-Year Plan internet links and capital outlay project requests to the State Budget Office, university and community college end users will use virtual private network (VPN) hard tokens provided by the state to access the SIGMA system. In order to properly identify the appropriate end users at each institution, the SIGMA Security & Workflow team will be contacting, via email, those university and community college users who were identified in the previous year's capital outlay budget development process to ascertain whether or not those individuals will remain as each institution's SIGMA end user. A confirmed end user for each institution is required to be identified prior to mailing out the VPN hard tokens. If a university or community college is aware that their designated SIGMA end user has changed, please contact the SIGMA Security & Workflow team and notify them of this change. Additionally, communications regarding the availability of job aides, access to a training video, VPN access and any other steps required to access and properly complete the capital outlay submissions within SIGMA will occur directly with those identified end users as necessary.

We appreciate your cooperation as we continue to work diligently to make access and use of the SIGMA interface as seamless as possible for all users. Any questions regarding access to, or use of, SIGMA should be directed to the SIGMA Security & Workflow team at [SIGMA-Security@michigan.gov](mailto:SIGMA-Security@michigan.gov).

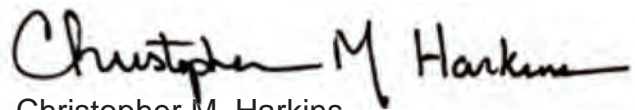
Submission guidelines for the Five-Year Capital Outlay Plan and Fiscal Year 2025 Capital Outlay Project Request are as follows:

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 publicly 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. Utilizing SIGMA, institutions are to submit the internet hyperlink of the posting from their institutional internet site no later than **Friday, October 27, 2023. The State Budget Office will subsequently report these hyperlinks to the required statutory recipients, including Joint Capital Outlay Subcommittee members and the House and Senate Fiscal Agencies.**

2. **Fiscal Year 2025 Capital Project Request:** Utilizing SIGMA, institutions may also submit a capital project request on the designated input form. The SIGMA form mirrors previous State Budget Office budget templates and is closely aligned with the statutory evaluation criteria. In addition, SIGMA allows for the upload of support documents via an attachment function, which institutions may utilize at their discretion. Institutions electing to submit a capital project request are to complete the input form in SIGMA no later than **Friday, October 27, 2023. The State Budget Office will subsequently report these submissions to the same statutory recipients as the Five-Year Plans.** A blank SIGMA report that combines all of the elements of the designated SIGMA input form for the major project request is attached.

Thank you in advance for your submission. We look forward to working with you in developing the Fiscal Year 2025 Executive Budget Recommendation. Any questions regarding the capital outlay process should be directed to Ryan Fink, Capital Outlay Coordinator, at [finkr@michigan.gov](mailto:finkr@michigan.gov).

Sincerely,



Christopher M. Harkins  
State Budget Director

#### Attachments

cc: Rep. Natalie Price, Chair, JCOS  
Sen.. Kristen McDonald Rivet, Vice-Chair, JCOS  
Chief Financial Officers  
Governmental Relations Officers  
Michigan Association of State Universities  
Michigan Community College Association  
House Fiscal Agency  
Senate Fiscal Agency  
Kyle Guerrant, Deputy State Budget Director  
SBO, Office of Economic Development  
State Building Authority  
DTMB, Facilities Administration  
SIGMA Security & Workflow

## **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 other unique characteristics of each institution’s academic mission:  
***For Universities:***  
Major research institution, liberal arts, technical/vocational center, geographic service delivery area(s), community presence activities, demographic profile, 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. Evaluate enrollment patterns over the last five years;
- c. Project enrollment patterns over the next five years (including distance learning initiatives);
- 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 Capital Outlay Design Manual, appendix 8. 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 and, if not, what is the plan/timetable for completing such audits?
- j. Land owned by the institution, including 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 2025 through fiscal year 2029.
- 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 2025**  
**CAPITAL OUTLAY MAJOR PROJECT REQUEST**

**Institution Name:**

**Capital Outlay Code:**

**Request Code:**

**Project Title:**

**Project Focus:**

**Academic**

**Research**

**Administrative/Support**

**Type of Project:**

**Renovation**

**Addition**

**New Construction**

**Approximate Square Footage:**

**Total Estimated Cost:**

**Estimated Duration of Project:**

**Is the Five-Year Plan posted on the department's public Internet site?**

**Is the requested project included in the Five-Year Capital Outlay Plan?**

**Project Purpose**

**Scope of the Project**

**Program Focus of Occupants**

**Additional Information:**

**How does the project support Michigan's talent enhancement, job creation and economic growth initiatives on a local, regional and/or statewide basis?**

**How does the project enhance the core academic, development of critical skill degrees, and/or research mission of the institution?**

**Is the requested project focused on a single, stand-alone facility? If no, please explain.**

**How does the project support investment in or adaptive re-purposing of existing facilities and infrastructure?**

**Does the project address or mitigate any current health/safety deficiencies relative to existing facilities? If yes, please explain.**

**How does the institution measure utilization of its existing facilities, and how does it compare relative to established benchmarks for educational facilities? How does the project help to improve the utilization of existing space and infrastructure, or conversely how does current utilization support the need for additional space and infrastructure?**

**How does the institution intend to integrate sustainable design principles to enhance the efficiency and operations of the facility?**

**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.**

**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?**

**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.**

**What impact, if any, will the project have on tuition costs?**

**If this project is not authorized, what are the impacts to the institution and its students?**

**What alternatives to this project were considered? Why is the requested project preferable to those alternatives?**