



MONROE COUNTY  
COMMUNITY COLLEGE

October | 2014

# 5-Year Master Plan



ENRICHING  
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*That's our mission.*

1555 South Raisinville Road  
Monroe, Michigan 48161-9746

# Monroe County Community College

## 5-Year Master Plan

October 2014

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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 fifteenth 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. Thirteen 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. The Five-Year Master Plan has incorporated many of the architect's findings, drawings, and recommendations, and the College continues to thank SHW Group for its prior work and contributions.

The challenges identified and discussed in the following pages include:

- **Facilities Condition** – Outdated classrooms, labs, and HVAC systems.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

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

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

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

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

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

## **Planning Process**

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

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

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

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

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

## **History**

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

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

Monroe County Community College is accredited by the Higher Learning Commission and has received 10-year accreditation, the highest HLC rating possible, during the most recent evaluation in 2009.

## **Mission Documents**

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

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

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

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

### **Core Values**

Monroe County Community College is dedicated to these core values:

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

### **Educational Objectives**

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

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

Under the direction of President Quartey, the College is currently reviewing its Mission and Vision statements as well as completing an update to its Strategic Plan.

## **Strategic Plan**

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

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

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

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

Although the document is developed every three years, addenda may be included whenever appropriate, as this document is a work in progress. The annual assessment of the plan and progress being made in support of the priorities and strategies may serve as the catalyst for additions or changes to the plan. On April 22, 2013, the Board of Trustees unanimously approved a one-year extension of the plan due to the changes in governance, development of core performance indicators, and a new president beginning at the college in July. The recommendation for the extension was presented and approved by each of the three governance councils. Following a year of work by Strategic Plan Work Groups, the President began presentations to the Councils on progress to date on the measurable objectives and tactics as well as leading discussions on the review of the mission and vision statements. That work is continuing during the fall 2014 semester.

Following is the 2010-2014 Strategic Plan:

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

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

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

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



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

**Technology** – Provide and promote the use of technology.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Communication** – Disseminate information through an inclusive communication model.

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

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

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

**Community Engagement** – Establish pathways to increase collaboration.

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

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

# ANALYSIS OF EXISTING CONDITIONS

## Summary

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

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

## Site Analysis

### *Main Campus*

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

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

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

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

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

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

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

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

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

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

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

### ***Whitman Center***

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

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

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

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

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

***Hurd Road Property***

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

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

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

**Access and Circulation Analysis**

***Main Campus***

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

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

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

Parking Lot Capacities

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

| <b>Lot</b>               | <b>Total</b> | <b>Student / Public</b> | <b>Handicap</b> | <b>Staff</b> | <b>Police</b> | <b>Other</b> |
|--------------------------|--------------|-------------------------|-----------------|--------------|---------------|--------------|
| Lot 6                    | 39           | 36                      | 3               | 0            |               |              |
| Lot 7                    | 144          | 139                     | 5               | 0            |               |              |
| Learning Assistance Lab  | 6            | 0                       | 6               | 0            |               |              |
| Board/Visitor            | 15           | 6                       | 2               | 6            | 1             |              |
| Physical Plant           | 11           | 0                       | 0               | 11           |               |              |
| CTC Auto Lab             | 7            | 0                       | 0               | 0            |               | 7            |
| <b>Total Main Campus</b> | <b>1,327</b> | <b>1,129</b>            | <b>55</b>       | <b>134</b>   | <b>2</b>      | <b>7</b>     |
| <b>Whitman Center</b>    | <b>252</b>   | <b>244</b>              | <b>8</b>        | <b>0</b>     |               |              |
| <b>Hurd Road</b>         | <b>28</b>    | <b>26</b>               | <b>2</b>        | <b>0</b>     |               |              |
| <b>Grand Total</b>       | <b>1,607</b> | <b>1,399</b>            | <b>65</b>       | <b>134</b>   | <b>2</b>      | <b>7</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>134</u>   |
| Number of staff needing to park in “student/public” areas.....         | 203          |
| Number of students (3,482 credit hour + 1,200 non-credit).....         | 4,682        |
| Add the number of staff needing to park in “student/public” areas..... | <u>203</u>   |
|  | 4,479        |
| Less number of “student/public” spaces.....                            | <u>1,399</u> |
| Need number of spaces.....   | 3,080        |

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

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

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

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

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

|  | <u>Headcount</u> | <u>Ratio</u> | <u>Needed<br/>Spaces</u> |
|--|------------------|--------------|--------------------------|
| Credit hour students (fall 2014 headcount) | 3,482            | x 0.2        | = 696                    |
| Non-credit hour students                   | 1,200            | x 0.2        | = 240                    |
| FTE staff *                                | 218              | x 0.9        | = <u>196</u>             |
|  |                  |              | 1,132                    |
| <br>                                       |                  |              |                          |
| *171 Full-time staff                       |                  | ÷ 1          | = 171                    |
| 23 Part-time support staff                 |                  | ÷ 2          | = 11.5                   |
| <u>143</u> Adjunct faculty                 |                  | ÷ 4          | = <u>35.75</u>           |
| 337  |                  |              | <u>218.25</u>            |

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

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

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

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

***Whitman Center***

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

Parking is provided for approximately 250 vehicles. The purchase of an additional 14.5 acres was made partly to address the need for additional parking if the building is ever expanded.

### ***Hurd Road Property***

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

### **Facility Analysis**

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

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

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



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

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

## INSTRUCTIONAL PROGRAMMING

Much of the information regarding instructional programming is available in the College Annual Report. The 2012-2013 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 which are consistent with the requirements of the school to which the student plans to transfer. Since no two schools have identical requirements, students should consult with their faculty adviser or counselor to discuss any questions regarding specific programs.

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:

| <u>Program</u>                   | <u>Degree</u> | <u>Certificate</u> |
|----------------------------------|---------------|--------------------|
| Accounting                       | •             | •                  |
| Administrative Office Assistant  |               | •                  |
| Administrative Office Specialist |               | •                  |
| Administrative Professional      | •             |                    |

|   |   |   |
|---|---|---|
| Application Software Specialist               | • | • |
| Automotive Engineering Technology             | • | • |
| Business Management                           | • |   |
| Chemistry                                     | • |   |
| Computer Information Systems:                 |   |   |
| Accounting/CIS                                | • |   |
| Computer Programming                          | • |   |
| Application Development                       |   | • |
| Computer Science                              | • |   |
| Information Assurance and Security            | • |   |
| PC Support Technician                         | • | • |
| System Administration Specialist              | • | • |
| Web Design                                    | • | • |
| Web Development                               | • | • |
| Construction Management Technology            | • | • |
| Residential and Light Commercial Construction |   | • |
| Heavy and Industrial Construction             |   | • |
| Criminal Justice/Law Enforcement              | • |   |
| Culinary Skills and Management                | • | • |
| Early Childhood Development                   | • | • |
| Electronics and Computer Technology           | • |   |
| Fine Arts                                     | • |   |
| General Technology                            | • |   |
| Graphic Design                                | • |   |
| Digital Media                                 |   | • |
| Illustration                                  |   | • |
| Industrial Electricity/Electronics Tech.      | • |   |
| Industrial Management Plant                   | • |   |
| Mechanical Design Technology                  | • | • |
| Mechanical Engineering Technology             | • |   |
| Metrology Technology                          | • | • |
| Non-Destructive Testing                       |   | • |
| Nuclear Engineering Technology                | • |   |
| Nursing, Practical                            | • |   |
| Nursing, Registered                           | • |   |
| Phlebotomy Technician                         |   | • |
| Product and Process Technology                | • | • |
| Quality Systems Technology                    | • | • |
| Basic Quality Technician                      |   | • |
| Renewable Energy                              |   |   |
| Solar Energy                                  |   | • |
| Wind Energy                                   |   | • |
| Respiratory Therapy                           | • |   |
| Teacher Paraprofessional                      | • |   |
| Welding Technology                            | • |   |
| Basic Welding                                 |   | • |
| Advanced Welding                              |   | • |

## **Certificate Programs**

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

## **MACRAO Agreement**

Students who started prior to fall 2014 may complete the MACRAO Agreement until the end of the summer 2019. Following is the agreement:

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

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

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

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

## **New Michigan Transfer Agreement (Beginning Fall 2014)**

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 has been 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.

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

## **Joint Programs**

MCCC has cooperative agreements allowing student to complete components of certain programs at the college and the remainder of these programs at participating community colleges.

## **Dual Enrollment Programs**

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

## **Monroe County Middle College**

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

Students enter the Monroe County Middle College in the 9th grade with a comprehensive curriculum that will culminate with award of a high school diploma upon graduation. Students in

the program also have the opportunity to earn up to 60 transferable college credit hours or an associate's degree and/or a certificate in the field of health science.

### **Distance Learning Initiatives**

MCCC also offers a number of courses through electronic means, including a web-based curriculum. The College utilizes Blackboard Course Management Software for vweb-based courses. The College is a member of the Michigan Community College Virtual Learning Collaborative. Through this and other systems used by the College, students at MCCC have access to courses offered by other colleges, while students not attending MCCC have access to numerous programs at the College.

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

### **Corporate and Community Services Programs**

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

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

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

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

## **STAFFING AND ENROLLMENT**

### **Student Body Composition**

Based on demographic data collected by the College for the fall 2014 semester, the typical Monroe County Community College student has a mean age of 23.8, resides in Monroe County (84%), attends as a part-time student (66.9%), and is enrolled in a transfer program (54%).

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 2014 semester produced a 7.8 percent decrease in headcount (3,482) over the previous fall (3,777), and a 9.9 percent decrease in credit hours (29,571 as compared to 32,814). Fall student enrollment has declined for the fourth time in 10 years. The enrollment decline is not unique to MCCC as the Michigan Association of Collegiate Registrars and Admissions Officers' report on community college enrollment shows 25 community colleges with negative headcounts. Lower fall enrollments are also the case with the neighboring Ohio institutions.

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

### **Staffing Levels and Projections**

Monroe County Community College currently employs 171 full-time staff: 65 faculty, 57 support staff, 24 administrative, 5 professional, and 20 maintenance. In addition, there are 143 part-time faculty, 1 part-time administrator, 23 part-time support staff and 126 student assistants.

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

## SPACE DEMANDS AND PROJECTIONS

### Instructional Space

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

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

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

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

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

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

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



## **Support Spaces**

### ***Campbell Learning Resources Center***

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

### ***Warrick Student Services/Administration Building***

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

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

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

The building also houses a kitchen for culinary instruction (built in 1988), a bookstore (renovated in 1990), a student activity area (renovated in 2000), and a cafeteria (kitchen and serving areas renovated in 2002). In 2005, a variety of other offices also underwent renovations, including payroll and accounting, mailroom, accounts payable, human resources, and campus security. In 2009, work was completed on renovations to the Admissions/Registrar offices as well as the adjacent entryway and hallway. In 2014 due to water remediation issues, renovation is being done to a student activity area in the basement.

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

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

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

### ***La-Z-Boy Center***

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

purpose lecture hall, dividable classrooms and rehearsal spaces, a computer classroom, offices for the Corporate and Community Services Department, choir and band rehearsal rooms, a scene shop and dressing rooms.

Training for existing and new industries has become a priority, and appropriate facilities are required to effectively meet the expressed need. Cultural development has been a long-standing component of the College Mission, and construction of the facility completes the original campus plan, which called for a facility to house many of these functions. This building, while designed as a conference center, 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 519 parking spaces in lot #2.

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

### ***Career Technology Center***

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

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

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

The College received funding from the State for 50 percent of building costs. A capital campaign in support of the project 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.

### **Survey Summary**

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

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

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

### **Summary - Challenges**

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

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

- **Facilities Condition**

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

- Aged and outdated HVAC and other operational systems

- At end of life, malfunctioning

- Unable to meet demands, especially from computer heat loads

- Electrical capacities

- Outdated classrooms

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

- **Programs**
  - Need for modern facilities for technology programs (addresses through construction of Career Technology Center)
  - Need for additional lab and classroom space for health programs
  - Limited space for Culinary Arts program
- **Barrier Free Accessibility**
  - Learning Assistance Lab on second floor, difficult to access
- **Student Support Services**
  - Located in several areas, some not easily accessible
- **Growth**
  - Update placeholders
    - Future project sites
    - Building additions
  - Whitman Center
- **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 are in need of technology and environmental upgrades to meet the needs of current technology and teaching methods. In the majority of College buildings, these improvements include:

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

## **Landscape and Site**

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

Also in 2002 was the construction of a 26' x 40' building that 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 have been reviewed as possible spaces to address other facility concerns such as adequate classrooms and labs for the College's Information Assurance and Security Program, the Culinary Skills and Management Program, office and classroom space for the Monroe County Middle College, the consolidation of areas used for art instruction, and the relocation of the Learning Assistance Lab to ground level.

### **Phase 2 2011-2014**

#### **Whitman Center**

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

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 Services/Administration Building Addition and Reconfiguration**

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

- Potential relocation of the Learning Assistance Lab (LAL) to the 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 Services/Administration Building Addition and Reconfiguration**

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

### **Culinary Arts**

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

### **Student Lounge and Basement Storage**

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

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

### **Life Sciences Building Expansion/University Center**

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

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

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

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

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

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

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

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

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

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

## **Long Range Priorities 2019**

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

### **Campbell Learning Resources Center Library Expansion**

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

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

to relocate programs housed on the second floor and basement of the CLRC to other buildings, possibly including the proposed University Center or East and West Technology buildings that has been be vacated with construction of the Career Technology Center.

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

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

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

- Additional health education classrooms and labs.
- Racquetball courts.
- Indoor tennis courts.
- Early childhood education classrooms and child development learning labs.

### **Future Campus Expansion Zone**

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

## ARCHITECTURAL GUIDELINES

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

Suggested architectural guidelines are as follows:

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

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

- Main Campus
- Whitman Center

# CAMPUS GUIDE



CAREER  
TECHNOLOGY  
CENTER

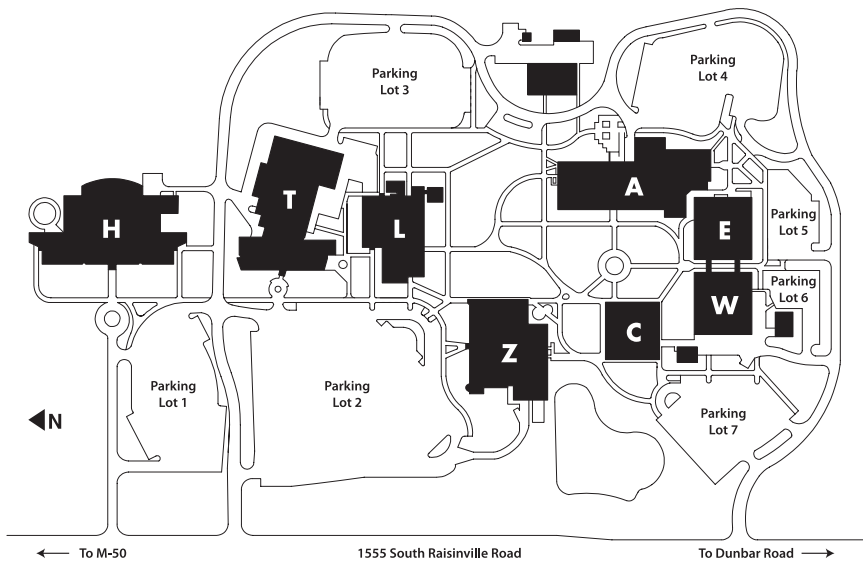


MONROE COUNTY  
COMMUNITY COLLEGE

**50** YEARS OF  
ENRICHING  
LIVES

1964-2014

# Main Campus



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

  
MONROE COUNTY  
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# A

## WARRICK STUDENT SERVICES/ADMINISTRATION BUILDING

---

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

# C

## CAMPBELL LEARNING RESOURCES CENTER

---

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

*Elevator available in south hallway*

### **Downstairs:**

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

### **Main Floor:** Library

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

### **Second Floor:**

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

# E

## EAST TECHNOLOGY BUILDING

---

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

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

# H

## WELCH HEALTH EDUCATION BUILDING

---

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

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

# L

## LIFE SCIENCES BUILDING

---

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

### First Floor:

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

### Second Floor:

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



# W

## WEST TECHNOLOGY BUILDING

---

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

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

# T

## CAREER TECHNOLOGY CENTER

---

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

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

### **Student Concourse:**

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

# Z

## LA-Z-BOY CENTER

---

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

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

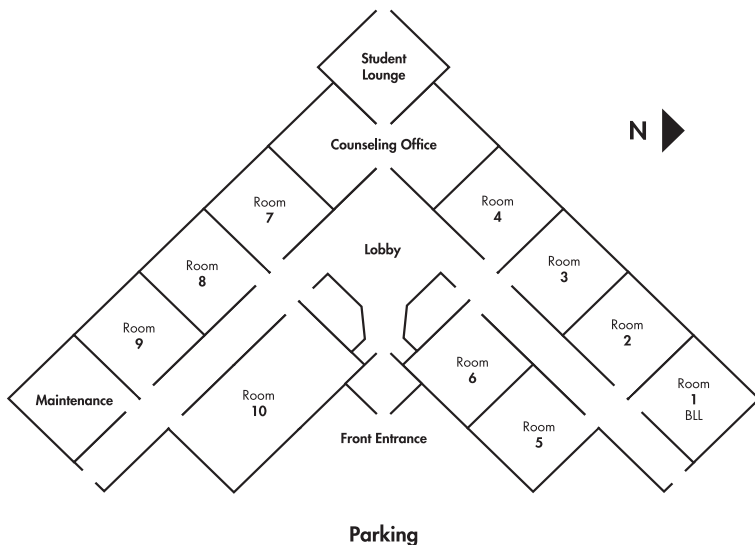
# Whitman Center

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

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

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

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



## Office Hours:

Please see the website

[www.monroeccc.edu/ccs/whitman.htm](http://www.monroeccc.edu/ccs/whitman.htm)



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

**What can be recycled through MCCC's Recycling Program?**

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

**How does it work?**

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

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

**Can I bring materials in from home?**

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

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

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

**Why is it important to recycle at MCCC?**

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

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

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



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



**GROUP #3**



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

**UNACCEPTABLE ITEMS**

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

**PLASTIC REFERENCE GUIDE**

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

\*See bottom of container for plastic type ♻️

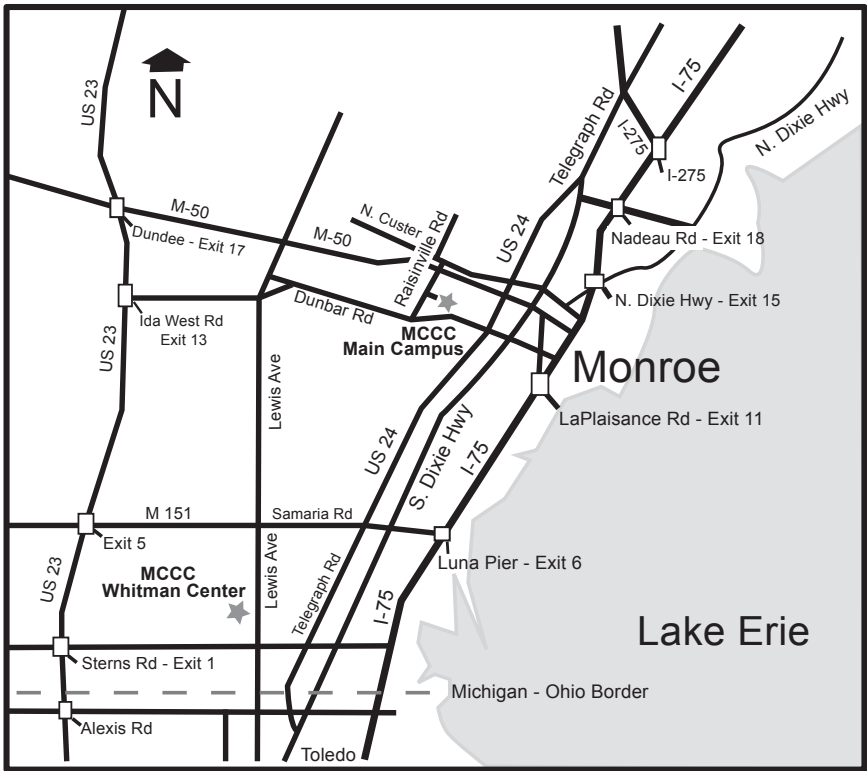
\* Please rinse/clean containers before putting into recycling bin.



MONROE COUNTY  
COMMUNITY COLLEGE

enriching lives

[www.monroecc.edu/green](http://www.monroecc.edu/green)



MONROE COUNTY  
COMMUNITY COLLEGE

**50** YEARS OF  
ENRICHING  
**LIVES**

1964-2014

**Main Campus**

1555 South Raisinville Road  
Monroe, MI 48161-9746

**Whitman Center**

7777 Lewis Avenue  
Temperance, MI 48182

[www.monroecc.edu](http://www.monroecc.edu)

MONROE COUNTY COMMUNITY COLLEGE

# POINTS OF PRIDE

2012/2013 ANNUAL REPORT TO THE COMMUNITY



## A MESSAGE FROM THE PRESIDENT



I officially became the fifth president of Monroe County Community College on August 1. But I began learning quite a bit about MCCC in the spring during the presidential search to replace Dr. David Nixon, who announced that he would retire July 31 after leading the college for 10 years.

I had the great honor of spending most of the month of July with Dr. Nixon, who graciously introduced me to the campus and community during my “orientation” period as president-elect.

The time I spent with Dr. Nixon was invaluable because his great knowledge of institutional history helped to facilitate a seamless transition, and it was during this period and soon after that I got a sense for what I termed MCCC’s many “Points of Pride.” For example, I learned that:

- MCCC is ranked second for student success out of 60 community colleges in Michigan, Ohio and Indiana, according to CNNMoney.
- MCCC has one of the newest Career Technology Centers in the nation.
- Our graduation rate last year in the culinary skills and management program was 100 percent.
- MCCC offers courses in more than 400 subjects.
- Since the college opened nearly 50 years ago, it has granted more than 15,000 associate degrees.
- Our nursing and respiratory therapy students far exceed national benchmarks for licensure exam pass rates.

- MCCC is one of only two institutions in the state to offer two federal Upward Bound programs at local high schools that serve low-income and first-generation students.
- The cost of MCCC is less than half of the national average for two-year colleges in the U.S., according to the Department of Education.
- MCCC offers approximately a half a million dollars in scholarships annually.
- We have more than 50,000 materials in our library collection.
- MCCC has transfer articulation agreements with 15 universities.

I talk about these examples wherever I go – in meetings with faculty and staff, visits to classrooms, appointments with community members, at the local grocery store; you name the place or forum, and I am listing off MCCC’s “Points of Pride.”

I invite you to turn the page and learn more about Monroe County Community College and our accomplishments in the past year – accomplishments that have added to the ever-growing list of “Points of Pride” that serve to enrich the lives of people in Monroe County and beyond.

Kojo A. Quartey, Ph.D.  
President

## COMMON FOCUS, COMMON COMMITMENT

Monroe County Community College and area businesses, political representatives and residents have a common focus on positive student outcomes and community enrichment. Last year, that was exemplified by numerous milestones, partnerships, programs and events. Among the most noteworthy were the growing partnerships that made the completion of the Career Technology Center a reality.

### **CONSTRUCTION COMPLETED ON \$17 MILLION CAREER TECHNOLOGY CENTER**

Construction was completed on the Career Technology Center in time for students to begin taking classes in the building on the first day of Fall Semester 2013. The \$17 million, 60,000-square-foot facility provides infrastructure to support state-of-the-art classrooms and lab space required to deliver instruction and skills necessary to secure high-growth, high-demand and high-paying jobs.

It allows for the updating and expansion of existing programs previously housed in the East and West Technology buildings,

which had become inadequate to meet modern technology needs. These include program areas such as nuclear engineering, welding, construction, computer-aided drafting and manufacturing, electronics, mechanical engineering and automation, quality assurance, and automotive engineering and service with an emphasis on hybrid and battery technology.

A combination of sustainable systems was integrated into the design of the facility. These systems are being incorporated into the curriculum. The building serves as a learning laboratory for students in applied science and engineering technology fields.

### **‘REALIZING THE VISION’ TO POWER THE WORKFORCE OF TOMORROW**

The state of Michigan financed half the cost of construction of the Career Technology Center. The college has funded the other half through existing funds and a capital campaign – “Realizing the Vision: Powering the Workforce of Tomorrow” – in support of the facility.

In March, the **DTE Energy Foundation made a \$1 million gift to the Career Technology Center capital campaign and to also promote diversity at the college.** Other major gifts have included \$500,000 from the **La-Z-Boy Foundation**, \$150,000 from **Baker’s Gas**, \$75,000 from **Michigan Gas Utilities and the Wisconsin Public Service Foundation**, and \$50,000 from **Monroe Bank & Trust**. In addition, more than \$200,000 was raised through an **internal fundraising campaign**. The Foundation at MCCC is still accepting donations to support the Career Technology Center.



# SAINT JOHN'S TECHNOLOGY CENTER





## COMMON FOCUS, COMMON COMMITMENT

*“Monroe County Community College and DTE Energy have a long-standing, close relationship that has greatly benefited the citizens of Monroe County. We are pleased to join MCCC as a key partner in this facility, which will play such a vital role in the future of our citizens, our students, our businesses and industries, and our community at large.”*

RON MAY  
DTE Energy Senior Vice President,  
Major Enterprise Projects

*“Both the diversity initiative and the Career Technology Center will accomplish several objectives that are inherent in our mission – to fully prepare a cross section of students for meaningful employment, partner strategically with business and industry, and to advance the economic prosperity of Monroe County.”*

WILLIAM J. BACARELLA, JR.  
Chair, MCCC Board of Trustees

### **DTE ENERGY'S DOWLER NAMED ALUMNUS OF THE YEAR**

Lynette Dowler, plant director at DTE Energy, was named the 2012 Alumnus of the Year by the MCCC Board of Trustees. Dowler graduated from MCCC in 1983 and went on to earn a bachelor of science degree from the University of Toledo in 1986 and a master of science degree from UT in 1997. She has been employed by DTE Energy for 30 years.

Dowler is a champion for diversity in the workplace, earning the respect of her co-workers while serving as past co-chair on the Women's Leadership Forum and as current Safety Champion for Fossil Generation. She serves on The Foundation at Monroe County Community College Board of Directors and has been very active in the Career Technology Center capital campaign, playing a key role in securing a \$1 million grant in support of the project from the DTE Energy Foundation.

### **FIVE CURRENT AND FORMER LEGISLATORS NAMED COLLEGE SUPPORTERS OF THE YEAR**

The MCCC Board of Trustees recognized five current and former legislators – State Sen. Randy Richardville and State Rep. Dale Zorn and former State Reps. Kathy Angerer, Rick Olson and the late Kate Ebli – with the MCCC College Supporter of the Year award for their past support and continuing commitment to MCCC.

According to a resolution by the Board, the legislators spearheaded the effort to include language pertaining to the planning for the Career Technology Center at MCCC in Public Act 270 of 2008. They went above the call of duty to usher through both chambers of the legislature and into law the authorization of funding for \$8.5 million, fully half the \$17 million cost of construction. This made possible the leveraging of additional public and private funds for the construction of a facility that will dramatically improve the skills of Monroe County's workforce for decades to come.

## COMMON FOCUS, COMMON COMMITMENT

### WHITMAN CENTER HOSTS FULL SLATE OF PROGRAMS FOR THE BEDFORD COMMUNITY

Throughout the academic year, MCCC's Whitman Center in Temperance hosted a wide variety of programs for the Bedford community, including:

- Panel presentation by local individuals who provided volunteer assistance after 9-11, as well as an exhibit on the historical significance of the tragedy
- Black History Month Movie Night
- MCCC Art Faculty Exhibit, "Wall Pieces," featuring the work of Gary Wilson, Ted Vassar and Dan Stewart
- Information session on the University of Toledo's accelerated bachelor's degree in professional studies
- Dual Enrollment Night
- Presentation by artist/illustrator Mark Crilley
- One Book, One Community of Monroe County Book Discussion
- "Michigan and the Temperance Movement," a presentation by Assistant Professor of History Edmund La Clair
- Transfer Fair
- Information session on the Career Technology Center
- American Red Cross Blood Drive

### AN ECLECTIC LINEUP OF EVENTS FOR THE COMMUNITY

In 2012-13, MCCC hosted a diverse lineup of comedic, musical and theatrical performances, as well as cultural and community events, including comedian Tim Wilson, Brass Transit: A Tribute to Chicago, Agora Chorale and College/Community Symphony Band concerts, The Diamonds, Kathy Mattea, Los Lobos, 26th Anniversary Black History Month Blues Series Concert, the Tartan Terrors, Antiques in April, a performance by the college's Inside Out Dance Studio and "Suessical."

### MORE THAN 300 JOB SEEKERS ATTEND CAREER EXPO

MCCC hosted the third-annual Career and Opportunity Expo in April in the Gerald Welch Health Education Building. It was attended by more than 300 job seekers and featured more than 90 exhibitors/employers. The expo brought together students, MCCC alumni, colleges and universities, employers and community members, with an emphasis on returning service members. It was hosted by MCCC in partnership with Siena Heights University, Eastern Michigan University, Michigan Institute of Aviation and Technology, the Monroe County Employment and Training Department — Michigan Works!, South Central Michigan Works!, and Pure Michigan Veterans Services Division.





## COMMON FOCUS, COMMON COMMITMENT

### STONECO DONATES 8,500-POUND SPIRIT ROCK TO MCCC

For nearly a year, members of MCCC Student Government worked toward getting a spirit rock for the MCCC campus. In fall 2012, their dedication paid off when an 8,500-pound limestone rock was placed on the south side of campus near the entrance on Raisinville Road. The rock was donated by Stoneco and came from the company's Ottawa Lake Quarry. Al Barron, chairman of the MCCC Alumni Association Board of Directors, had reached out to the supplier of crushed limestone, sand and gravel to acquire the spirit rock on behalf of Student Government.

### A NIGHT OF FAMILY FUN



In April, Student Government hosted Family Fun Night in the Gerald Welch Health Education Building. More than 700 children and adults attended this event, which is open to all members of the community and provides an inexpensive family night out. There were various carnival-type games, prizes, refreshments, a magician, face painting, family photos and more. The Foundation at Monroe County Community College and Siena Heights University were contributing sponsors.

### LINKING COMMUNITY MEMBERS THROUGH READING



One Book, One Community of Monroe County featured a full slate of about 30 events around the county that ran throughout March and early April. The featured novel was "One Amazing Thing" by Chitra Banerjee Divakaruni. Modeled after a program developed by the American Library Association and coordinated by humanities faculty Cheryl Johnston and Dr. Carrie Nartker, One Book, One Community promotes the value of reading by recommending a compelling book that links community members in a common conversation through readings, group discussions, programs and other events. Founding partners are Monroe County Community College, The Foundation at MCCC, the Monroe County Library System and the Monroe Publishing Company – Monroe Evening News. Major sponsors included the Community Foundation of Southeast Michigan, Education Plus Credit Union, Books-A-Million, Eastern Michigan University and Siena Heights University.

## PRACTICAL, PERSONAL AND RESPONSIVE



At MCCC, our faculty and staff are invested in students' lives and focused on creating positive outcomes. We strive to develop close working relationships with students and encourage them to reach their potential. Faculty members have extensive experience both in and out of the classroom. All of this allows MCCC to provide real opportunities for hands-on instruction and individual mentorship while remaining flexible and responsive to meet the changing needs of our students and the community.

### INNOVATIVE PROJECTS THAT ENHANCE THE EDUCATIONAL EXPERIENCE OF STUDENTS

The Foundation at MCCC's Enhancement Grants Program provided funding for the development and implementation of innovative learning projects that support the MCCC mission and enrich or improve the quality of education for students. The funded grant projects for 2013 and their recipients included:

- MCCC Family Fun Night, *applicant Tom Ryder, campus community events/student services coordinator*
- Tour of the Charles Wright Museum, *applicant Shelley Griffith, adjunct instructor in the Humanities/Social Sciences Division*
- The Humanities Experience (Live Theater), *applicants Cheryl Johnston, assistant professor of reading and English, and Dr. William McCloskey, professor of English*
- One Book, One Community of Monroe County, *applicants Cheryl Johnston, assistant professor of reading and English, and Dr. Carrie Nartker, associate professor of English*
- National College Media Spring Convention, *applicant Dan Shaw, assistant professor of humanities and journalism*





- **Study Abroad (Spain and Portugal)**, applicant *Dan Shaw*, assistant professor of humanities and journalism
- **Michigan Society for Respiratory Care's Annual Sputum Bowl Trivia Contest**, applicant *Bonnie Boggs*, director of respiratory therapy
- **Career and Opportunity Expo**, applicant *Barry Kinsey*, director of workforce development
- **Diversity Mural**, applicant *Penny Bodell*, administrative assistant to the vice president of student and information services, and *Molly McCutchan*, director of human resources
- **International Relations Class Trip to New York City, the United Nations and Ground Zero Memorial**, applicant *Dr. Joanna Sabo*, professor of political science
- **MCCC Viticulture and Enology Project**, applicant *Chef Kevin Thomas*, instructor of culinary skills
- **Holocaust Project (Visit to the Holocaust Memorial Center in Farmington Hills)**, applicant *Dr. Terri Kovach*, professor and reference/technical services librarian
- **Southeast Michigan and Greater Toledo SolidWorks User Group**, applicant *Dr. Dean Kerste*, professor of mechanical design technology
- **National Student Day**, applicant *Kelli Plumb*, administrative assistant to the director of auxiliary services and purchasing
- **The Juxtaposition of Ecological Conservation and the Chicago Urban Environment**, applicant *Lori Bean*, associate professor of biology and chemistry
- **Student Chapter of Society of Manufacturing Engineers Sumo Robotics Project**, applicant *Robert Leonard*, assistant professor of manufacturing technology
- **MCCC Prelude (Children's Chorus)**, applicant *Catherine Brodie*, Agora Chorale director



## **STUDENTS, FACULTY MAKE SPAIN AND PORTUGAL THEIR CLASSROOM**

The fountains of Madrid, the cathedrals of Barcelona and the palaces of Cordoba were some of the highlights of a trip to Spain in May by students and faculty involved in the MCCC Study Abroad Program. The trip included two days in Lisbon and Evora, Portugal, followed by eight days swinging through Cordoba, Granada, Seville, Toledo and Madrid, Spain. The last eight days were spent in Barcelona.

Dan Shaw, assistant professor of humanities and journalism, coordinated the excursion and taught Photojournalism in conjunction with the trip. Joining him were Professor of Political Science Joanna Sabo, who taught Comparative Politics, and Associate Professor of Art Gary Wilson, who taught Art Appreciation.

## **DEPT. OF LABOR'S REGISTERED APPRENTICESHIP SYSTEM HIGHLIGHTED AT MCCC**

In February, Russell Davis, state director of the U.S. Department of Labor Office of Apprenticeship, visited MCCC to provide an overview of the Department of Labor's Registered Apprenticeship System. The session was for employers, prospective and current apprentices, parents, educators, workforce development officials, elected officials and veterans agency representatives. The Registered Apprenticeship System has been utilized to meet the needs of America's skilled workforce for more than 75 years.

## **MCCC NAMED 'MILITARY FRIENDLY'**

Last year, MCCC was named to the 2013 Military Friendly Schools list that honors the top 15 percent of colleges, universities and trade schools in the country that are doing the most to embrace America's military service members, veterans and spouses as students and ensure their success on campus. The list is compiled by Victory Media, the premier media entity for military personnel transitioning into civilian life.

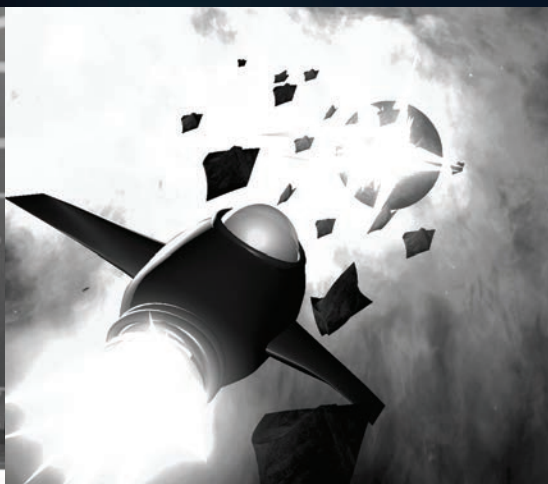
## **KERSTE: THE ONLY CERTIFIED EXPERT SOLIDWORKS EDUCATOR IN MICHIGAN**



Dr. Dean Kerste, professor of mechanical design technology, last year became a Certified SolidWorks Expert – the highest level of proficiency in using the software. He is the only educator in Michigan who holds that certification. He presented a case study at the SolidWorks World 2013 Conference on how MCCC

addressed the needs of area employers by developing classes that prepare students for the Certified SolidWorks Associate and Certified SolidWorks Professional exams. In addition, he outlined how those certifications meet the Carl D. Perkins Core Indicators of Performance.

## PRACTICAL, PERSONAL AND RESPONSIVE



### **MCCC INKS TRANSFER AGREEMENTS WITH EMU AND MTU**

In December, MCCC signed a “reverse” transfer agreement with Eastern Michigan University. For a variety of reasons, many community college students transfer to a four-year university before completing an associate degree. With this partnership, students who transfer to EMU early are able to use the credits they are using toward a bachelor’s degree at EMU to complete an MCCC associate degree.

In January, MCCC signed a transfer articulation agreement with EMU that enables students to transfer up to 74 credits from MCCC’s information assurance and security program toward the bachelor of science degree program in information assurance at EMU. In addition, MCCC signed a “2+2” agreement with Michigan Technological University that allows students earning an associate degree in mechanical engineering technology at MCCC to complete the first two years of an MTU bachelor of science degree in mechanical engineering technology while at MCCC.

### **ASSOCIATE PROFESSOR AUTHORS TEXTBOOK, STUDENT DESIGNS COVER**

Chuck Kelly, associate professor of computer information systems, authored a textbook on programming techniques for two-dimensional computer games. The 438-page book, “Programming 2D Games,” was published last year by A K Peters, Ltd./CRC Press. The cover artwork was designed by MCCC student Nicholas Wilson, who took on the project at the suggestion of his Photoshop instructor, CheriLea Morton. Morton teaches as an adjunct professor in the college’s Business Division.

### **4-YEAR CRIMINAL JUSTICE DEGREE FROM SHU AVAILABLE AT MCCC**

Students at MCCC can now earn a bachelor of arts degree in criminal justice from Siena Heights University right on the MCCC campus. At a news conference in May, MCCC and SHU officials announced the launch of the new program offered through the SHU Degree Completion Center, which is located in MCCC’s Life Sciences Building. Danielle “Elly” Teunion-Smith, director of the criminal justice program at SHU, and Penny Dunn, assistant professor of criminal justice at MCCC, developed the curriculum for the program.



### **LIBRARY RECEIVES 'BRIDGING CULTURES BOOKSHELF: MUSLIM JOURNEYS' FROM NEH**

The MCCC Library was one of 842 libraries and state humanities councils nationwide selected last year to receive the “Bridging Cultures Bookshelf: Muslim Journeys,” a project of the National Endowment for the Humanities’ Bridging Cultures initiative. The collection included 25 books and three films, and the Library also received materials such as bookmarks, bookplates and posters for promotional purposes. The Muslim Journeys Bookshelf was incorporated into the One Book, One Community of Monroe County campaign, of which MCCC is a founding partner.

### **HEAD OF AMERICAN WELDING SOCIETY ADDRESSES MCCC STUDENTS**

William A. Rice, president and chairman of the board of the American Welding Society, addressed MCCC welding students and community members in fall 2012 about AWS’s continued commitment to welding education. AWS was founded in 1919 as a multifaceted, nonprofit organization with a mission to advance the science, technology and application of welding and allied joining and cutting processes, including brazing, soldering and thermal spraying.

### **MCCC AWARDED \$2.5 MILLION IN FEDERAL GRANTS TO ASSIST AT-RISK STUDENTS**

MCCC received notification in fall 2012 from the Department of Education that it was awarded two federal Upward Bound Program grants totaling \$2.5 million over five years to provide fundamental support to at-risk students from Monroe High School and Airport High School in their preparation for college entrance. The grant allocations to MCCC were \$1.25 million for each high school partnership.

### **AN AWARD-WINNING STUDENT NEWSPAPER**

The MCCC student newspaper, The Agora, won first place in general excellence and for best website at the Michigan Community College Press Association Awards in April. Overall, Agora staff members won 15 awards – five of them first place.

### **DIVISION GETS NEW NAME**

The Industrial Technology Division was renamed the Applied Science and Engineering Technology Division in the spring to reflect that it is delivering instruction necessary for students to develop the skill sets required by today’s high-demand, high-skill jobs.

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Listed here are the individuals, corporations and organizations who have given annual gifts to The Foundation at Monroe County Community College between July 1, 2012 and June 30, 2013. This annual gift list also includes those individuals and groups who contributed to the capital campaign for the Career Technology Center during the same time period.

All annual gifts and capital campaign 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.

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| Eastern Michigan<br>University                     | Mr. Roy R. Howard                        | Ms. Vernice Lathan                     | Ms. Becky O'Bryan                           | Mr. Daniel J. Schwab                      |
| Ms. Christa M. Eberline                            | Mr. William Huff                         | Ms. (Mary) Caroline Leedy              | Ms. Martha M. O'Donnell                     | Ms. Marcia K. Scoles                      |
| Ms. Natalie M. Eckfeld                             | Mr. Zac Huizing                          | Ms. Susan Lewis                        | Mr. Robert Oetjens                          | Mr. Robert E. Scott                       |
| Ms. Julie M. Edwards                               | Mr. Richard Hurley                       | Ms. Rebecca M. Libstorff               | Ms. Linda M. Paetz                          | Mr. Larry J. Seitz                        |
| Ms. Lauri K. Elbing                                | Ms. Phyllis A. Hyder                     | Mr. Nicholas W. Loar                   | Mr. Dale L. Parker                          | Ms. Heide Setzler                         |
| Mr. Robert R. Ellis                                | Ida Farmers<br>Co-Operative Co.          | Mr. James M. Loftis                    | Ms. Kathryn M. Perkins                      | Mr. Rob Shea                              |
| First American Title                               | Mr. Roland Jagutis                       | Ms. Judith French Lowell               | Perko's Pickle Farm                         | Ms. Kathleen K.<br>Shepherd               |
| Ms. Ruth G. Flint                                  | Mr. Philip D. Joseph                     | Ms. Constance L. Lukacs                | Mr. Jeffrey D. Peters                       | Mrs. Lana Shryock and<br>Mr. Paul Shryock |
| Ms. Victoria M. Foshag                             | Jones for Men, Inc.                      | Ms. Laurie Lutomski                    | Ms. Terry A. Peterson                       | Mr. Kenneth C. Sieg                       |
| Ms. Jeanette L. Frederick                          | Mr. Philip D. Joseph                     | The Lyons Family                       | Ms. Lauren Pillarelli                       | Mr. Robert E. Sielski                     |
| Mr. R. Lamar Frederick                             | K. D.'s Snack Shack LLC                  | Mr. Gregory E. Mahar                   | Ms. Kelli N. Plumb                          | Mr. William Sisk                          |
| Ms. Ann M. Gerweck                                 | Mrs. Hedi Kaufman                        | Mr. Royce R. Maniko                    | Mr. Dennis E. Polczynski                    | Ms. M. Chris Sims                         |
| Ms. Marylynn P. Gerweck                            | Mr. Merel F. Keck                        | Ms. Connie M. Matteson                 | Mr. Nistor Potcova                          | Mr. Richard G. Skoglund                   |
| Mr. Thomas R. Gerweck                              | Mr. Michael G. Keck                      | Ms. Megan J.<br>McCaffery-Bezeau       | Ms. Patricia M. Poupard                     | Mr. Jonathan Skowronek                    |
| Mr. and Mrs.<br>Warren J. Gerweck                  | Mr. Collin R. Keehn                      | Ms. Tricia A. McCloskey                | Ms. Delaney Provencher                      | Mr. Christopher S. Slat                   |
| Mr. James A. Ghesquire                             | Mr. Charles E. Kelly                     | Dr. William E. McCloskey               | Mr. and Mrs.<br>William F. Prusaitis        | Ms. Carol Sliwka                          |
| Mr. James Graff                                    | Ms. Glenda C. Kennon                     | Mr. George G. McColley                 | Mr. Nicholas Prush and<br>Mrs. Angela Prush | Ms. Kelly A. Sochocki                     |
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| Mr. David L. Greeno                                | Ms. Betty Kinder                         | Mr. Timothy L. McDonald                | Ms. Susan D. Rafko-Bayer                    | Dr. Roger D. Spalding                     |
| Mr. Richard D. Greer                               | Mr. Thomas R. Kleman                     | Ms. Victoria R. McIntyre               | Ms. Monica Rancatore                        | Mr. Shane J. Spaulding                    |
| Ms. Melissa Grey                                   | Mr. Michael T. Knabusch                  | Mrs. Suzanne M. McKee                  | Mr. Brandon G. Ratz                         | Ms. Ricki Spotts                          |
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| Ms. Kathy Heebsh-Miller                            | Ms. Kristi A. Kostoff                    | Ms. Nancy K. Mills                     | Mr. Trevor R. Robinson                      | Ms. Sally H. Stolle                       |
| Mr. George H. Henning                              | Mr. Thomas A. Krzyston                   | Mr. Robert Moody, Jr.                  | Ms. Victoria G. Roemer                      | Mr. Cory R. Strack                        |
| Ms. Tennery B. Hicks                               | Mr. John K. Kuriwchak                    | Ms. Roxanne P. Morris                  | Mr. Gregory V. Rupp                         | Mr. Daniel E. Swallow                     |
| Mr. Marcus H.<br>Higginbotham                      | Mr. Edmund Laclair                       | Mr. William P. Morris                  | Ms. Emily M. Russeau                        | Ms. Bonnie G. Swatek                      |
| Mr. William Hilliker                               | Ms. Sandra K. Lafaut                     | Mr. Anthony L. Musarelli               | Ms. Karhleen A. Russeau                     | Ms. Kimberly N. Taormina                  |
|  | Ms. Barbara J. Laing                     | Dr. Mark G. Naber                      | Ms. Annette M. Russell                      | Ms. Amy C. Terrasi                        |
|  | Mr. Paul C. Lamarre III                  | Mr. Michael A. Nadeau                  | Ms. Deborah J. Saul                         | Mr. James A. Thomas                       |
|  | Ms. Shirley S. Langerman                 | Ms. Gertrude I. Novak                  | Mr. Frank K. Scheuer                        |   |

*Continued on next page*

|  |  |                                 |                                |                                  |
|--|--|---------------------------------|--------------------------------|----------------------------------|
| Mr. Joshua D. Thomas                           | Mrs. Bonnie Welniak                              | Mrs. Angela M. Bouldin          | Frog Leg Inn                   | Provenzale's – Shelley Roberts   |
| Mr. and Mrs. Donald Thurber                    | Ms. Andrea L. Werner                             | Broadway Market                 | Global Digital Printing        | The Honorable Randy Richardville |
| Ms. Anne M. Todd                               | Mr. Keith H. Werner                              | Carrington Golf Club            | Ms. Karen Ialocci              | Swan Creek Candle Co.            |
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| Ms. Pamela A. Urbanski                         | Mrs. Anna M. Williams                            | CDWG                            | Joe's French-Italian Inn       | Tim Hortons                      |
| Ms. Diane M. Vajcner                           | Mr. Chuck Wilson and Mrs. Kaye Lani Wilson       | Ignazio Cuccia Agency           | Kroger – Monroe Location       | Toledo Zoo                       |
| Mr. James K. Vallade                           | Ms. Karen Wolfe                                  | DTE Energy Company              | Kroger – Taylor Location       | Trane                            |
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| Mr. Scott J. Viciano                           |  | Donna Spa Salon                 | Lilac Golf Course              | Richard Walker, D.D.S.           |
| Ms. Vivian Walczesky                           | <b>GIFT-IN-KIND DONORS</b>                       | Farm Bureau Insurance           | Monroe Family YMCA             | Mrs. Rose Walker                 |
| Ms. Sara Waldecker                             | Artcraft Pattern Works, Inc.                     | Fifth Third Bank                | Moulton Group                  |                                  |
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| Ms. Darlene Wells                              |  |                                 | Ms. Delaney Provencher         |                                  |



## Help Enrich Lives in Monroe County with a Gift to MCCC

Monroe County Community College is recognized as one of Michigan's finest community colleges – a reputation established over nearly 50 years of providing outstanding educational opportunities.

Please consider supporting MCCC with a tax-deductible gift that will strengthen the college's ability to serve our students and community.

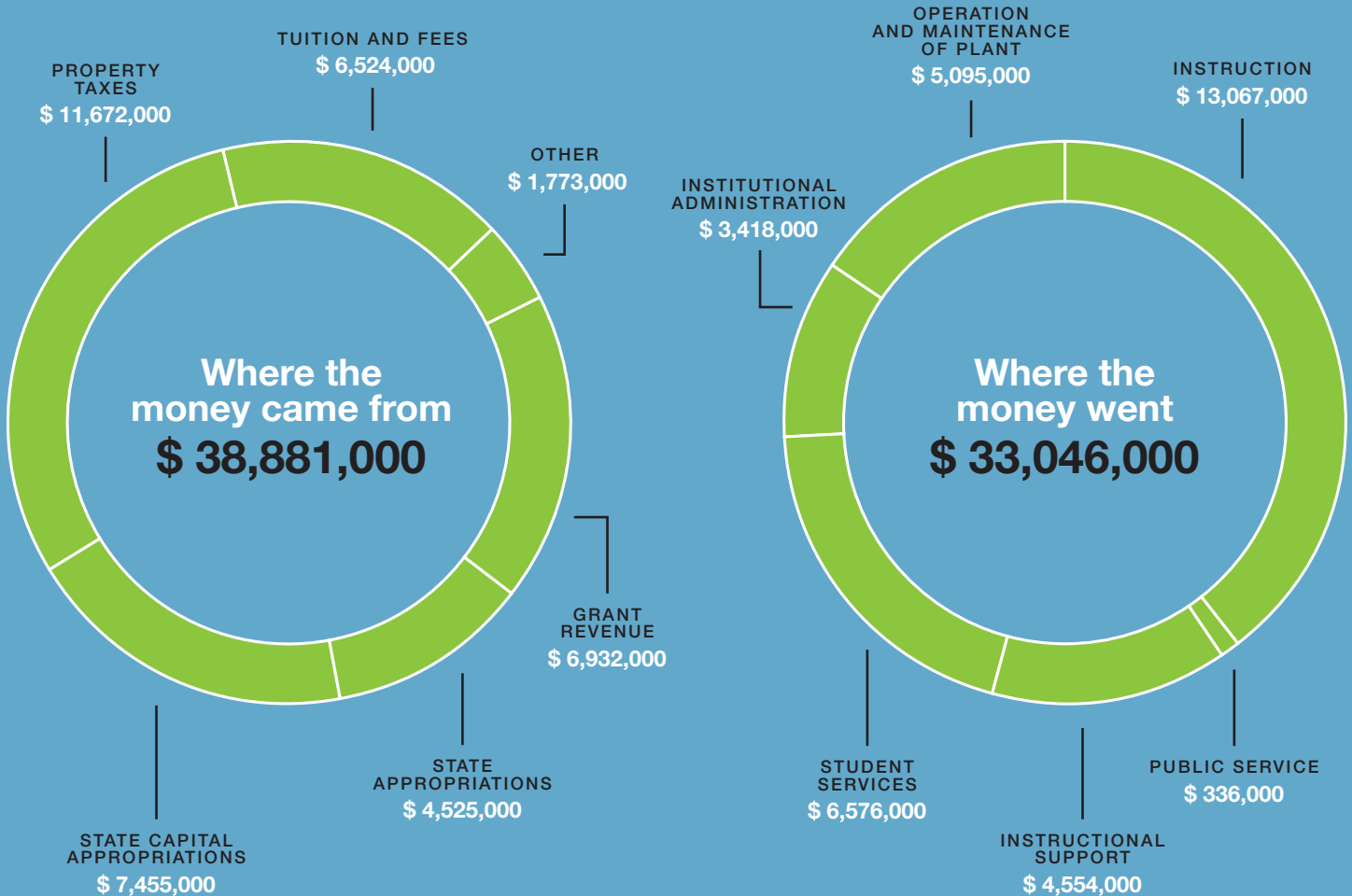
See a list of giving opportunities and tax advantages  
and donate online via PayPal at  
**[www.monroecc.edu/foundation](http://www.monroecc.edu/foundation)**.



# REVENUES AND EXPENDITURES

## MCCC Revenues and Expenditures

Fiscal Year Ended June 30, 2013\*



# The Foundation at MCCC

*Fiscal Year Ended June 30, 2013*

## DURING THE FISCAL YEAR ENDED JUNE 30, 2013

|  |            |
|--|------------|
| We received contributions totaling   | \$655,856* |
| Investment gains of  | \$229,957  |
| Special event revenues of  | \$69,611   |
| We received in-kind contributions for administrative services from MCCC and other in-kind support of | \$200,752  |
| Federal funds  | \$0        |

---

**Which resulted in total revenues of \$1,156,176**

|   |             |
|---|-------------|
| We distributed to MCCC for scholarships and program funds | (\$276,482) |
| And had administrative and fund raising expenses of       | (\$200,752) |
| And had other expenses of                                 | (\$3,703)   |
| Which resulted in total expenditures of                   | (\$480,937) |
| Resulting in a total net asset increase of                | \$675,239   |
| When combined with our net assets at June 30, 2012 of     | \$4,338,461 |

---

**Resulted in new net assets at June 30, 2013 \$5,013,700**

The June 30, 2013 net assets are represented by

|  |             |
|--|-------------|
| Cash of  | \$845,242   |
| Investments of                                 | \$3,257,738 |
| Accounts and pledges receivable of             | \$1,001,079 |
| Our total assets as of June 30, 2013 were      | \$5,104,059 |
| Our total liabilities as of June 30, 2013 were | (\$90,359)  |

---

**Our net assets, therefore, as of June 30, 2013 were \$5,013,700**

*\*Not included in contributions is an additional intention to give by the DTE Energy Foundation of \$800,000 over four years.*



## CHANGES IN LEADERSHIP

**In May**, the Board of Trustees unanimously selected *Dr. Kojo Quartey* as the fifth president in the nearly 50-year history of Monroe County Community College. Quartey most recently served as provost of the City Colleges of Chicago and dean of the College of Business at Davenport University. He replaced Dr. David Nixon, who retired after serving as president of MCCC for 10 years.

**In January**, *Dr. James E. DeVries* and *Marjorie A. Kreps* were sworn in as MCCC trustees. Both will serve six-year terms. The Board also elected officers. By a unanimous vote, *William J. Bacarella, Jr.* was elected chair, *William H. Braunlich* was elected vice chair and *Linda S. Lauer* was elected secretary. Each officer will serve for a two-year term. *Suzanne M. Wetzel* was named treasurer of the Board for a two-year term. Wetzel is the college's vice president of administration and executive director of The Foundation at MCCC.

**In August 2012**, *Dr. Paul Hedeem* was hired as dean of humanities/social sciences and *Kimberly Lindquist* was named dean of health sciences/director of nursing. Prior to joining the administrative team at MCCC, Hedeem was a full-time faculty member and coordinator of interdisciplinary studies at Wartburg College in Waverly, Iowa. He holds three degrees in English. Lindquist was originally hired by MCCC in 2011 as a full-time member of the nursing faculty. Prior to that, she was employed for four years as a full-time, tenured faculty member at Henry Ford Community College where she taught Medical Surgical I and II courses, as well as Leadership/Management.

## MISSION

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

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

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

### MAIN CAMPUS

1555 S. Raisinville Road  
Monroe, MI 48161  
734-242-7300

### WHITMAN CENTER

7777 Lewis Avenue  
Temperance, MI 48182  
734-847-0559



MONROE COUNTY  
COMMUNITY COLLEGE

enriching lives

[www.monroecc.edu](http://www.monroecc.edu)



# STUDENT PROFILE DATA

## FALL 2014



MONROE COUNTY  
COMMUNITY COLLEGE

enriching lives

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## Summary

Enrollment at Monroe County Community College continues on a downward trend for a fourth year. Fall 2014 enrollment declined by 295 students. Total enrollment stands at 3,482 or 7.8% less when compared to 2013. The total of enrolled credit hours is also down by 10%.

The under 21 age group remains the largest age group category on campus. More than 50% of all MCCC students fall into this age group. The group is comprised primarily of recent Monroe County high school students and dual enrollment students. The 2014 Monroe County high school graduate class remains equal when compared to 2013 in total size and the percentage enrolled at MCCC. The dual enrollment student population remains strong with a 20% increase for 2014. With the continual growth of programs like Monroe County Middle College, Monroe High School's Direct College and Ida High School's Middle College, MCCC should continue to serve a large number of dual enrollment students.

Statistics of note:

Dual Enrollment students +81

Part-time male student enrollment -8

Part-time female student enrollment -127

Female student enrollment -198

Under 21 age group enrollment -14

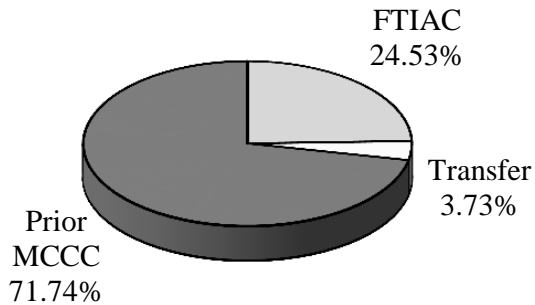
21 and above age group enrollment -281

Out of District – In State enrollment -112

In District enrollment -156

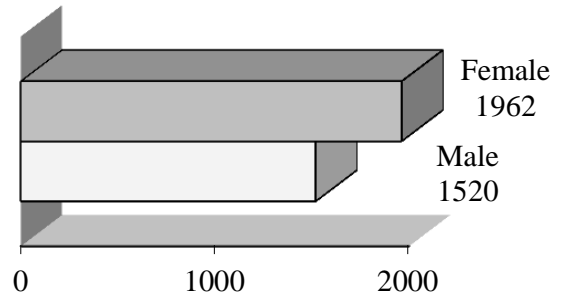
## Monroe County Community College Fall 2014 Student Profile

### Enrollment 3482

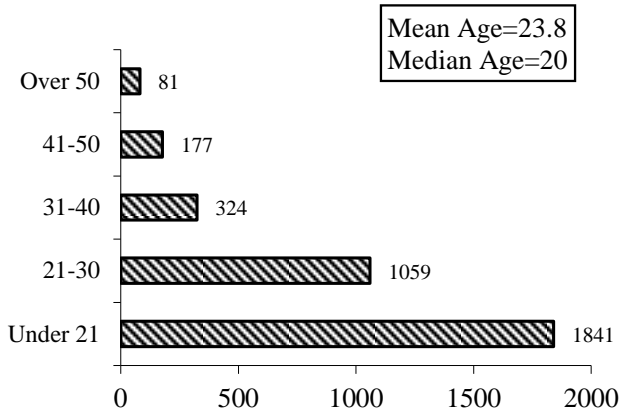


FTIAC=First Time In Any College

### Gender



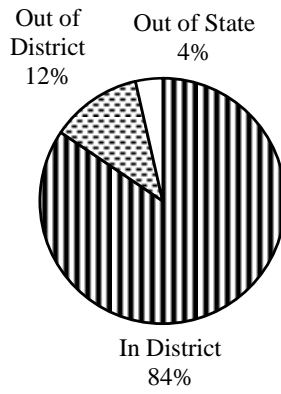
### Age



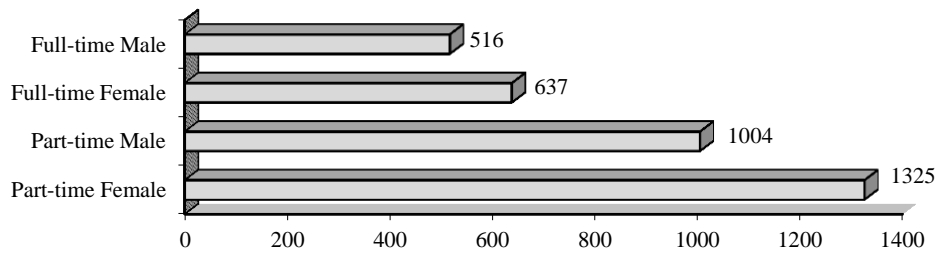
### Ethnicity

| Ethnicity                   | Count       | Percentage |
|-----------------------------|-------------|------------|
| White                       | 2804        | 80.5%      |
| Black or African American   | 105         | 3.0%       |
| Hispanic                    | 109         | 3.1%       |
| Asian                       | 24          | 0.7%       |
| American Indian/Alaska Nat. | 15          | 0.4%       |
| International               | 2           | 0.06%      |
| Hawaiian/Pacific Islander   | 3           | 0.09%      |
| Two or More Races           | 12          | 0.34%      |
| Not Reported                | 408         | 11.7%      |
| <b>Total</b>                | <b>3482</b> |            |

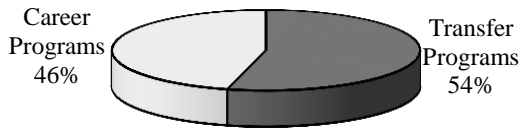
# District Status



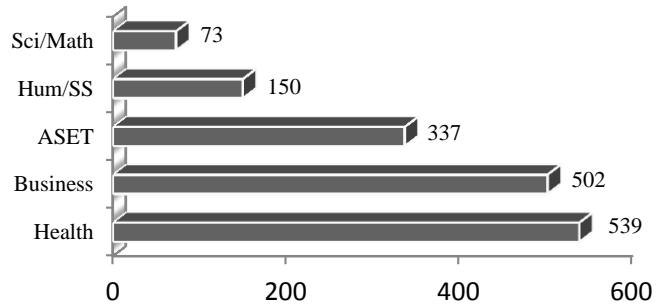
# Gender and Status



# Transfer & Career Programs



# Career Program Division Totals

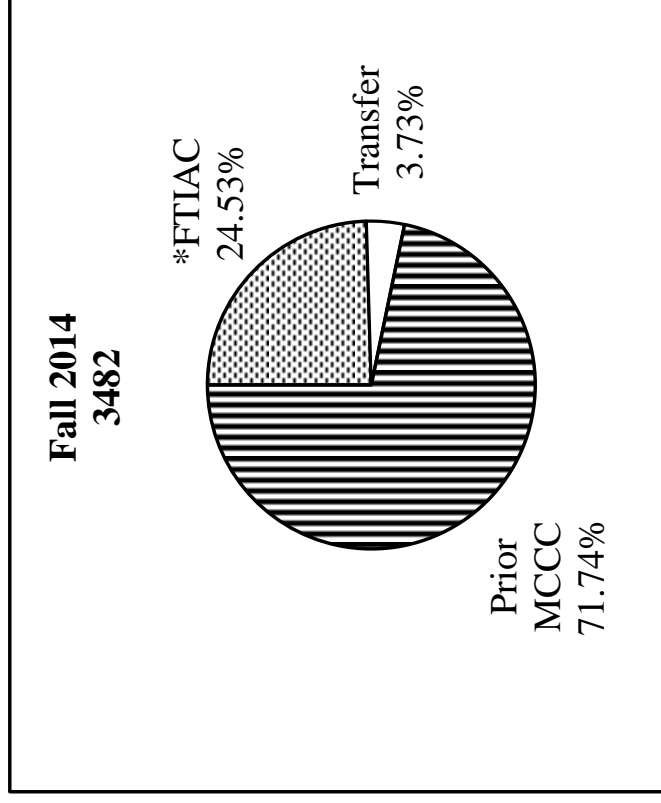
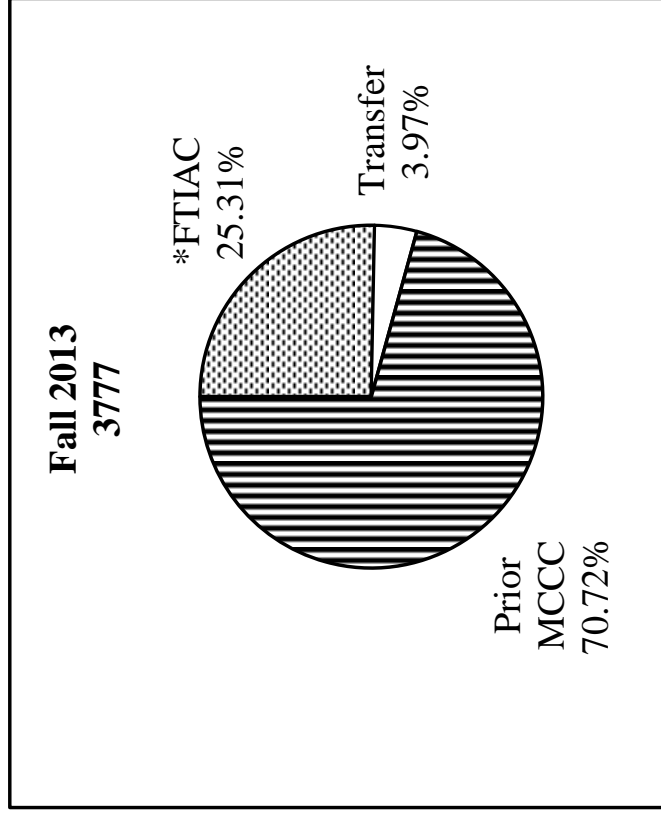


**Monroe County Community College  
Fall Term Student Profile Comparison  
2013/2014**

|   | <b>Fall 2013</b> | <b>Fall 2014</b> | <b>+/- 2013</b> |
|---|------------------|------------------|-----------------|
| <b><u>Enrollment by Key Group</u></b>     |                  |                  |                 |
| *FTIAC                                    | 956              | 854              | -102            |
| Transfer                                  | 150              | 130              | -20             |
| Prior MCCC                                | 2671             | 2498             | -173            |
| Total                                     | 3777             | 3482             | -295            |
| <b><u>Enrollment by Credit Status</u></b> |                  |                  |                 |
| Part-time                                 | 2464             | 2329             | -135            |
| Full-time                                 | 1313             | 1153             | -160            |
| <b><u>Gender</u></b>                      |                  |                  |                 |
| Female                                    | 2160             | 1962             | -198            |
| Male                                      | 1617             | 1520             | -97             |
| <b><u>Gender and Credit Status</u></b>    |                  |                  |                 |
| Part-time Female                          | 1452             | 1325             | -127            |
| Full-time Female                          | 708              | 637              | -71             |
| Part-time Male                            | 1012             | 1004             | -8              |
| Full-time Male                            | 605              | 516              | -89             |
| <b><u>Age</u></b>                         |                  |                  |                 |
| Under 21                                  | 1855             | 1841             | -14             |
| 21-30                                     | 1198             | 1059             | -139            |
| 31-40                                     | 388              | 324              | -64             |
| 41-50                                     | 237              | 177              | -60             |
| Over 50                                   | 99               | 81               | -18             |
| <b><u>District Status</u></b>             |                  |                  |                 |
| In District                               | 3096             | 2940             | -156            |
| Out of District                           | 530              | 418              | -112            |
| Out of State                              | 151              | 124              | -27             |

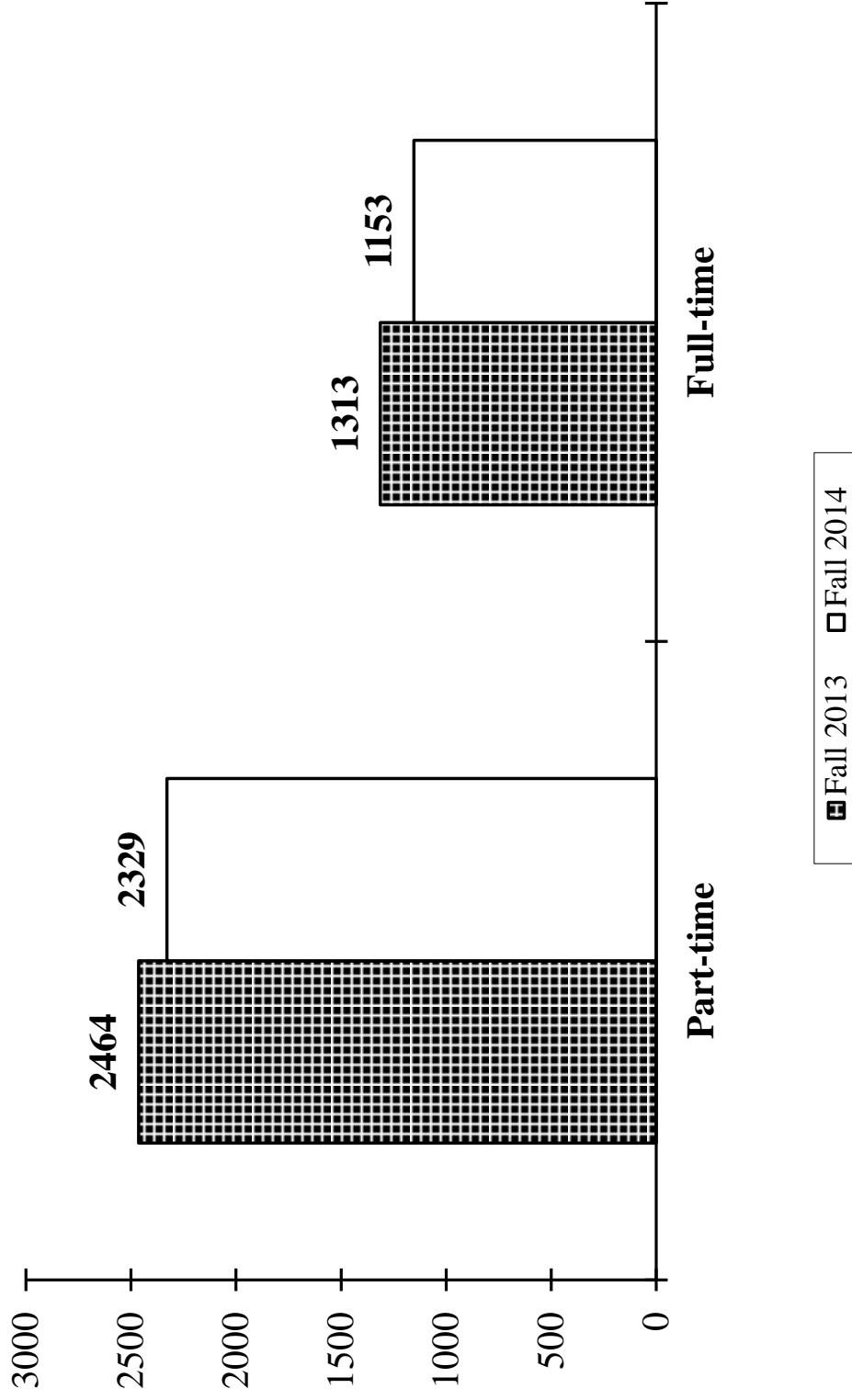
\*FTIAC=First Time In Any College

# Fall Enrollment Comparison



\*FTIAC=First Time In Any College

## Full-time & Part-time Comparison





## Enrollment By Monroe County High School Graduates Fall 2014

| High School               | Total 2014       |                                | % of Class       |                  |
|---------------------------|------------------|--------------------------------|------------------|------------------|
|                           | Graduating Class | 2014 Grads<br>Enrolled at MCCC | Enrolled at MCCC | Enrolled at MCCC |
| Airport                   | 182              | 35                             |                  | 19%              |
| Bedford                   | 376              | 52                             |                  | 14%              |
| Dundee                    | 121              | 30                             |                  | 25%              |
| Ida                       | 109              | 36                             |                  | 33%              |
| Jefferson                 | 129              | 45                             |                  | 35%              |
| Mason                     | 75               | 15                             |                  | 20%              |
| Monroe                    | 405              | 112                            |                  | 28%              |
| St. Mary Catholic Central | 100              | 19                             |                  | 19%              |
| Summerfield               | 51               | 14                             |                  | 27%              |
| Whiteford                 | 53               | 19                             |                  | 36%              |
| Monroe Middle College     | 31               | 12                             |                  | 39%              |
| <b>Total</b>              | <b>1632</b>      | <b>389</b>                     |                  | <b>24%</b>       |

| <b>Fall 2014</b>                    |              |                     |              |
|-------------------------------------|--------------|---------------------|--------------|
| <i>Cities with Enrollment &gt;9</i> |              |                     |              |
| <b>Alpha Sort</b>                   |              | <b>Numeric Sort</b> |              |
| <b>City</b>                         | <b>Total</b> | <b>City</b>         | <b>Total</b> |
| Blissfield                          | 13           | Monroe              | 1365         |
| Britton                             | 15           | Temperance          | 298          |
| Brownstown                          | 35           | Newport             | 235          |
| Carleton                            | 181          | Carleton            | 181          |
| Deerfield                           | 12           | Dundee              | 134          |
| Dundee                              | 134          | Petersburg          | 122          |
| Erie                                | 78           | Lambertville        | 117          |
| Flat Rock                           | 61           | Toledo              | 103          |
| Gibraltar                           | 15           | Ida                 | 91           |
| Grosse Ile                          | 15           | La Salle            | 90           |
| Ida                                 | 91           | Erie                | 78           |
| La Salle                            | 90           | Trenton             | 69           |
| Lambertville                        | 117          | Flat Rock           | 61           |
| Luna Pier                           | 21           | South Rockwood      | 59           |
| Maybee                              | 54           | Maybee              | 54           |
| Milan                               | 23           | Ottawa Lake         | 53           |
| Monroe                              | 1365         | Rockwood            | 36           |
| New Boston                          | 26           | Brownstown          | 35           |
| Newport                             | 235          | Woodhaven           | 27           |
| Ottawa Lake                         | 53           | New Boston          | 26           |
| Petersburg                          | 122          | Milan               | 23           |
| Riga                                | 11           | Luna Pier           | 21           |
| Riverview                           | 21           | Riverview           | 21           |
| Rockwood                            | 36           | Britton             | 15           |
| Romulus                             | 10           | Gibraltar           | 15           |
| South Rockwood                      | 59           | Grosse Ile          | 15           |
| Taylor                              | 11           | Blissfield          | 13           |
| Temperance                          | 298          | Deerfield           | 12           |
| Toledo                              | 103          | Riga                | 11           |
| Trenton                             | 69           | Taylor              | 11           |
| Woodhaven                           | 27           | Romulus             | 10           |

| <b>Transfer Programs, Fall 2014</b> |               | <b>Full-time</b> |              |               | <b>Part-time</b> |              |               | <b>Totals</b> |
|-------------------------------------|---------------|------------------|--------------|---------------|------------------|--------------|---------------|---------------|
| <b>Program Name</b>                 | <b>Female</b> | <b>Male</b>      | <b>Total</b> | <b>Female</b> | <b>Male</b>      | <b>Total</b> | <b>Totals</b> |               |
| Associate of Arts                   | 2             |                  | 2            |               | 2                |              | 4             |               |
| Associate of Science                | 69            | 44               | 113          | 129           | 66               | 195          | 308           |               |
| Dual Enrollment                     | 11            | 6                | 17           | 261           | 203              | 464          | 481           |               |
| Guest Enrollment                    |               | 1                | 1            | 8             | 8                | 16           | 17            |               |
| Liberal Arts                        | 214           | 187              | 401          | 290           | 225              | 515          | 916           |               |
| Post Graduate Enrollment            | 2             | 2                | 4            | 18            | 33               | 51           | 55            |               |
| Pre Allied Health                   | 1             |                  | 1            | 1             | 1                | 2            | 3             |               |
| Pre Architecture                    |               |                  |              |               | 2                | 2            | 2             |               |
| Pre Art                             |               |                  |              |               | 1                | 1            | 1             |               |
| Pre Biology                         | 2             |                  | 2            | 3             | 1                | 4            | 6             |               |
| Pre Business Administration         | 1             | 1                | 2            | 3             | 2                | 5            | 7             |               |
| Pre Chemistry                       |               |                  |              | 1             | 1                | 2            | 2             |               |
| Pre Communications                  | 1             |                  | 1            |               | 4                | 4            | 5             |               |
| Pre Computer Science                | 1             |                  | 1            |               | 1                | 1            | 2             |               |
| Pre Dentistry                       |               |                  |              | 1             |                  | 1            | 1             |               |
| Pre Elementary Education            | 2             |                  | 2            | 3             |                  | 3            | 5             |               |
| Pre Engineering                     | 1             | 2                | 3            |               | 5                | 5            | 8             |               |
| Pre Foreign Language                |               |                  |              | 1             |                  | 1            | 1             |               |
| Pre History                         | 1             | 1                | 2            |               |                  |              | 2             |               |
| Pre Journalism                      | 1             | 1                | 2            |               |                  |              | 2             |               |
| Pre Law                             |               | 1                | 1            |               |                  |              | 1             |               |
| Pre Mathematics                     |               |                  |              |               | 1                | 1            | 1             |               |
| Pre Medicine                        | 1             | 2                | 3            | 1             | 1                | 2            | 5             |               |
| Pre Mortuary Science                |               | 1                | 1            |               |                  |              | 1             |               |
| Pre Nursing                         |               |                  |              | 1             |                  | 1            | 1             |               |
| Pre Pharmacy                        | 1             |                  | 1            |               | 1                | 1            | 2             |               |
| Pre Physical Therapy                | 2             | 3                | 5            | 3             | 3                | 6            | 11            |               |
| Pre Psychology                      | 4             |                  | 4            | 7             |                  | 7            | 11            |               |
| Pre Secondary Education             | 1             | 1                | 2            | 2             | 4                | 6            | 8             |               |
| Pre Social Work                     | 2             |                  | 2            | 1             | 1                | 2            | 4             |               |
| Pre Special Education               |               | 1                | 1            |               | 1                | 1            | 2             |               |
| Pre Sports Medicine                 |               |                  |              | 1             |                  | 1            | 1             |               |

| <b>Transfer Programs, Fall 2014</b> |                  |             |              |                  |             |              |               |             |              |
|-------------------------------------|------------------|-------------|--------------|------------------|-------------|--------------|---------------|-------------|--------------|
| <b>Program Name</b>                 | <b>Full-time</b> |             |              | <b>Part-time</b> |             |              | <b>Totals</b> |             |              |
|                                     | <b>Female</b>    | <b>Male</b> | <b>Total</b> | <b>Female</b>    | <b>Male</b> | <b>Total</b> | <b>Female</b> | <b>Male</b> | <b>Total</b> |
| Pre Veterinary Medicine             |                  | 1           | 1            | 1                | 1           | 2            |               |             | 3            |
| Undecided                           |                  | 1           | 1            |                  | 1           | 1            |               |             | 2            |
| <b>Grand Total</b>                  | <b>320</b>       | <b>256</b>  | <b>576</b>   | <b>738</b>       | <b>567</b>  | <b>1305</b>  |               |             | <b>1881</b>  |

| <b>Business Division, Fall 2014</b>               |                  |             |              |                  |             |              |
|---|------------------|-------------|--------------|------------------|-------------|--------------|
| <b>Program Name</b>                               | <b>Full-time</b> |             |              | <b>Part-time</b> |             |              |
|   | <b>Female</b>    | <b>Male</b> | <b>Total</b> | <b>Female</b>    | <b>Male</b> | <b>Total</b> |
| Accounting  | 12               | 8           | 20           | 28               | 14          | 42           |
| Administrative Assistant- Administrative          |                  |             |              | 1                |             | 1            |
| Administrative Office Assistant Certificate       |                  |             |              | 2                |             | 2            |
| Administrative Professional - Legal               |                  |             |              | 1                |             | 1            |
| Administrative Professional - Medical             |                  |             |              |                  | 1           | 1            |
| Administrative Professional-Administrative        | 7                |             | 7            | 16               | 1           | 17           |
| AP: Media Office Coordinator                      |                  |             |              | 1                |             | 1            |
| Application Software Specialist Certificate       |                  |             |              |                  | 1           | 1            |
| Business Management                               | 37               | 34          | 71           | 68               | 60          | 128          |
| CIS: Accounting/CIS                               |                  | 1           | 1            |                  |             | 1            |
| CIS: Computer Programming                         | 3                | 10          | 13           | 1                | 11          | 12           |
| CIS: Computer Science                             | 2                | 13          | 15           |                  | 14          | 14           |
| CIS: Database Application Development Certificate |                  |             |              | 1                |             | 1            |
| CIS: End User Support Specialist                  |                  |             |              | 1                |             | 1            |
| CIS: Network Specialist                           |                  | 1           | 1            |                  |             | 1            |
| CIS: PC Support Technician                        |                  | 4           | 4            | 1                | 5           | 6            |
| CIS: System Administration Specialist             | 1                | 5           | 6            |                  | 5           | 5            |
| CIS: Web Design                                   | 2                | 4           | 6            | 1                | 2           | 3            |
| CIS: Web Development                              | 1                | 1           | 2            | 3                | 1           | 4            |
| Culinary Skills and Management                    | 6                | 4           | 10           | 10               | 8           | 18           |
| Graphic Design - Digital Media                    | 10               | 10          | 20           | 15               | 11          | 26           |
| Graphic Design - Digital Media Certificate        |                  |             |              | 1                | 1           | 2            |
| Graphic Design - Illustration                     | 1                |             | 1            | 1                |             | 1            |
| Graphic Design - Illustration Certificate         |                  |             |              |                  | 1           | 1            |
| Information Assurance and Security                | 1                | 5           | 6            | 2                | 9           | 11           |
| Liberal Arts-Pre-Culinary Skills and Management   | 3                | 4           | 7            | 7                | 6           | 13           |
| <b>Grand Total</b>                                | <b>86</b>        | <b>104</b>  | <b>190</b>   | <b>161</b>       | <b>151</b>  | <b>312</b>   |
|   |                  |             |              |                  |             | <b>502</b>   |

| <b>Health Sciences Division, Fall 2014</b> |               | <b>Full-time</b> |              |               | <b>Part-time</b> |              |               |  |
|--|---------------|------------------|--------------|---------------|------------------|--------------|---------------|--|
| <b>Program Name</b>                        | <b>Female</b> | <b>Male</b>      | <b>Total</b> | <b>Female</b> | <b>Male</b>      | <b>Total</b> | <b>Totals</b> |  |
| Nursing                                    | 38            | 5                | 43           | 70            | 15               | 85           | 128           |  |
| Phlebotomy Technician Certificate          |               |                  |              | 1             |                  | 1            | 1             |  |
| Practical Nursing Certificate              | 8             | 2                | 10           |               |                  |              | 10            |  |
| Pre Nursing                                | 78            | 14               | 92           | 180           | 33               | 213          | 305           |  |
| Pre Practical Nursing                      | 8             |                  | 8            | 14            | 2                | 16           | 24            |  |
| Pre Respiratory Therapy                    | 8             | 2                | 10           | 10            | 3                | 13           | 23            |  |
| Respiratory Therapy                        | 27            | 7                | 34           | 11            | 3                | 14           | 48            |  |
| <b>Grand Total</b>                         | <b>167</b>    | <b>30</b>        | <b>197</b>   | <b>286</b>    | <b>56</b>        | <b>342</b>   | <b>539</b>    |  |

| <b>Humanities/Social Sciences Division, Fall 2014</b> |               | <b>Full-time</b> |              |               | <b>Part-time</b> |              |               |  |
|---|---------------|------------------|--------------|---------------|------------------|--------------|---------------|--|
| <b>Program Name</b>                                   | <b>Female</b> | <b>Male</b>      | <b>Total</b> | <b>Female</b> | <b>Male</b>      | <b>Total</b> | <b>Totals</b> |  |
| Associate of Fine Arts                                | 2             |                  | 2            |               | 1                | 1            | 3             |  |
| Criminal Justice                                      | 18            | 24               | 42           | 33            | 30               | 63           | 105           |  |
| Fine Arts   | 9             |                  | 9            | 12            | 1                | 13           | 22            |  |
| Law Enforcement                                       |               | 2                | 2            |               | 2                | 2            | 4             |  |
| Teacher Paraprofessional                              | 2             | 2                | 4            | 11            | 1                | 12           | 16            |  |
| <b>Grand Total</b>                                    | <b>31</b>     | <b>28</b>        | <b>59</b>    | <b>56</b>     | <b>35</b>        | <b>91</b>    | <b>150</b>    |  |

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

| Applied Science and Engineering Technology<br>Division, Fall 2014 | Full-time    |           |            | Part-time |            |            | Totals     |       |
|---|--------------|-----------|------------|-----------|------------|------------|------------|-------|
|   | Program Name | Female    | Male       | Total     | Female     | Male       |            | Total |
|   |              |           |            |           |            |            |            |       |
| Apprentice: Electrical  |              |           |            |           |            | 1          | 1          |       |
| Associate of Applied Science                                      | 2            |           | 2          |           | 9          | 11         | 22         |       |
| Automotive Engineering Technology                                 | 1            | 13        | 14         |           | 3          | 19         | 36         |       |
| Construction Management Technology                                | 1            | 12        | 13         |           | 1          | 13         | 27         |       |
| Electronics and Computer Technology                               | 1            | 2         | 3          |           |            | 17         | 20         |       |
| General Technology  |              |           |            |           | 2          | 6          | 8          |       |
| Industrial Electricity/Electronics Tech                           |              | 5         | 5          |           | 4          | 14         | 23         |       |
| Industrial Management-Plant                                       |              |           |            |           |            | 5          | 5          |       |
| Manufacturing Technology  |              |           |            |           | 1          | 1          | 2          |       |
| Mechanical Design Technology                                      |              | 9         | 9          |           | 1          | 13         | 23         |       |
| Mechanical Design Technology Certificate                          |              |           |            |           |            | 1          | 1          |       |
| Mechanical Engineering Technology                                 |              | 15        | 15         |           |            | 15         | 30         |       |
| Metrology Technology  |              |           |            |           | 1          |            | 1          |       |
| Non Destructive Testing Certificate                               |              |           |            |           | 1          | 1          | 2          |       |
| Nuclear Engineering Technology                                    | 5            | 9         | 14         |           | 5          | 8          | 27         |       |
| Prod & Proc Tech: CAD/CAM Certificate                             |              |           |            |           | 1          |            | 1          |       |
| Prod & Proc Tech: CNC Certificate                                 |              |           |            |           |            | 1          | 1          |       |
| Product and Process Technology                                    |              | 2         | 2          |           | 1          | 10         | 13         |       |
| Quality Systems Technology  |              | 1         | 1          |           | 1          | 3          | 5          |       |
| Quality Systems Technology Certificate                            |              |           |            |           |            | 1          | 1          |       |
| Solar Photovoltaic Energy Certificate                             |              |           |            |           | 1          | 3          | 4          |       |
| Welding Technology  | 2            | 26        | 28         |           | 3          | 45         | 76         |       |
| Welding Technology: Advanced Certificate                          |              | 1         | 1          |           |            | 4          | 5          |       |
| Welding Technology: Basic Certificate                             |              | 1         | 1          |           | 1          | 1          | 3          |       |
| <b>Grand Total</b>  | <b>12</b>    | <b>96</b> | <b>108</b> | <b>36</b> | <b>193</b> | <b>229</b> | <b>337</b> |       |



| <b>Science Mathematics Division, Fall 2014</b> |                  |             |              |                  |             |              |               |  |  |
|--|------------------|-------------|--------------|------------------|-------------|--------------|---------------|--|--|
| <b>Program Name</b>                            | <b>Full-time</b> |             |              | <b>Part-time</b> |             |              | <b>Totals</b> |  |  |
|  | <b>Female</b>    | <b>Male</b> | <b>Total</b> | <b>Female</b>    | <b>Male</b> | <b>Total</b> |               |  |  |
| Chemistry                                      | 1                | 2           | 3            |                  | 1           | 1            | 4             |  |  |
| Early Childhood Development                    | 18               |             | 18           | 48               | 1           | 49           | 67            |  |  |
| Early Childhood Development Certificate        | 2                |             | 2            |                  |             |              | 2             |  |  |
| <b>Grand Total</b>                             | <b>21</b>        | <b>2</b>    | <b>23</b>    | <b>48</b>        | <b>2</b>    | <b>50</b>    | <b>73</b>     |  |  |

| <b>Career/Transfer Totals, Fall 2014</b> | <b>Full-time</b> |             |              | <b>Part-time</b> |             |              |
|--|------------------|-------------|--------------|------------------|-------------|--------------|
|  | <b>Female</b>    | <b>Male</b> | <b>Total</b> | <b>Female</b>    | <b>Male</b> | <b>Total</b> |
|  |                  |             |              |                  |             |              |
| Career Programs                          | 317              | 260         | 577          | 587              | 437         | 1024         |
| Transfer Programs                        | 320              | 256         | 576          | 738              | 567         | 1305         |
| <b>Grand Total</b>                       | <b>637</b>       | <b>516</b>  | <b>1153</b>  | <b>1325</b>      | <b>1004</b> | <b>2329</b>  |
|  |                  |             |              |                  |             | <b>3482</b>  |

APPRAISAL OF

MONROE COUNTY COMMUNITY COLLEGE

1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

# R.A. Schettler, Inc.

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

**Certified  
Appraisal Service**

(313) 532-6220

Industrial - Commercial



Residential - Institutional

NOVEMBER 1, 2013

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**

(313) 532-6220

Industrial - Commercial



Residential - Institutional

NOVEMBER 1, 2013

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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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.

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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 FIVE MILLION, EIGHT HUNDRED  
SEVENTY-FIVE THOUSAND AND ONE HUNDRED DOLLARS.

ON THE BASIS OF ITS REPLACEMENT VALUE NEW

---

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS . . . . \$105,875,100.00

---

DATE: NOVEMBER FIRST, TWO THOUSAND THIRTEEN

R.A. SCHETTLER, INC.

PROJECT NO: 2180

BY \_\_\_\_\_



R.A SCHETTLER, INC.

REGISTERED APPRAISERS

-CERTIFY-

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

MONROE COUNTY COMMUNITY COLLEGE

LOCATED AT 1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

WAS WELL AND REASONABLY WORTH:

- SEVENTY-EIGHT MILLION, FOUR HUNDRED TWENTY-EIGHT THOUSAND,  
AND ONE HUNDRED DOLLARS

ON THE BASIS OF ITS SOUND VALUATION

---

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS . . . . \$78,428,100.00

DATE: NOVEMBER FIRST, TWO THOUSAND THIRTEEN

R.A. SCHETTLER, INC.

PROJECT NO: 2180

BY \_\_\_\_\_

R.A. SCHETTLER, INC  
SUMMATION

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

As of 11/1/13

| Summary<br>by:                   | Replacement<br>Value New | Sound or<br>Depr. Value |
|----------------------------------|--------------------------|-------------------------|
| HEALTH EDUCATION BUILDING        | 11,348,500.00            | 9,532,800.00            |
| CAMPBELL LEARNING RESOURCES CTR. | 11,792,500.00            | 6,485,900.00            |
| EAST TECHNOLOGY BUILDING         | 5,616,300.00             | 3,145,100.00            |
| LIBRARY/TECHNOLOGY BOILER HOUSE  | 756,400.00               | 484,100.00              |
| LIFE SCIENCE BUILDING            | 14,790,700.00            | 9,318,100.00            |
| LIFE SCIENCE BOILER              | 677,600.00               | 433,700.00              |
| MAINTENANCE BUTLER BUILDING      | 55,800.00                | 30,100.00               |
| POWER PLANT                      | 2,817,100.00             | 1,690,300.00            |
| STUDENT SERVICES/ADMINISTRATION  | 16,404,000.00            | 10,498,500.00           |
| TECHNICAL BUTLER BUILDING        | 68,200.00                | 36,800.00               |
| WEST TECHNOLOGY BUILDING         | 5,794,600.00             | 3,592,700.00            |
| WHITMAN CENTER                   | 3,763,600.00             | 2,973,200.00            |
| WHITMAN CENTER GARAGE            | 24,200.00                | 19,100.00               |
| SALT STORAGE                     | 16,600.00                | 14,100.00               |
| SAE/CONSTRUCTION LAB             | 170,500.00               | 151,700.00              |
| LA-Z-BOY CENTER                  | 16,470,000.00            | 14,987,700.00           |
| WELDING TECHNOLOGY CENTER        | 1,302,800.00             | 1,029,200.00            |
| CAREER TECHNOLOGY CENTER         | 14,005,700.00            | 14,005,000.00           |
| ASSET ACCOUNT GRAND TOTAL        | 105,875,100.00           | 78,428,100.00           |
| PERCENT DEPRECIATION             | X                        |                         |

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13       |
|-----------------------------------|---------------|
| FOUNDATION:                       | 265,600.00    |
| SUPERSTRUCTURE:                   |               |
| FRAME                             | 653,600.00    |
| FLOORS                            | 395,500.00    |
| FLOOR COVERINGS                   | 323,300.00    |
| CEILINGS                          | 92,600.00     |
| ROOF STRUCTURE                    | 645,900.00    |
| ROOF COVER                        | 442,500.00    |
| INTERIOR CONSTRUCTION             | 2,010,200.00  |
| BUILT-IN FIXTURES                 | 307,600.00    |
| ELECTRICAL                        | 974,000.00    |
| PLUMBING                          | 765,000.00    |
| HEATING AND AIR CONDITIONING      | 1,632,900.00  |
| MISCELLANEOUS                     | 567,400.00    |
| EXTERIOR WALLS                    | 1,431,800.00  |
| TOTAL LABOR AND MATERIALS         | 10,507,900.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 8%            |

|                       |               |
|-----------------------|---------------|
| Replacement Value New | 11,348,500.00 |
| Depreciation %        | 16%           |
| Sound Valuation       | 9,532,800.00  |

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: HEALTH EDUCATION BUILDING

QUALITY OF CONSTRUCTION: VERY GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE, WITH MECHANICAL PENTHOUSE

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

TOTAL SQUARE FEET - 50,700

FOUNDATION: POURED REINFORCED CONCRETE

SUPERSTRUCTURE:

FRAME - STRUCTURAL STEEL

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

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

CEILINGS - SUSPENDED ACOUSTICAL THROUGHOUT EXCEPT GYM

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

ROOF COVER - SINGLE PLY MEMBRANE ROOF WITH INSULATION

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

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 2

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HEALTH EDUCATION BUILDING: continued

SUPERSTRUCTURE: CONTINUED

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

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

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

HEATING AND AIR CONDITIONING -

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

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

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 3

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HEALTH EDUCATION BUILDING: continued

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

| Description                              | 11/1/13              |
|--|----------------------|
| <b>BASEMENT:</b>                         |                      |
| FRAME                                    | 369,400.00           |
| FLOOR                                    | 121,100.00           |
| CEILING                                  | 104,600.00           |
| EXTERIOR WALLS                           | 249,500.00           |
| INTERIOR PARTITION                       | 718,800.00           |
| ELECTRICAL                               | 352,400.00           |
| <b>FOUNDATION:</b>                       | 300,500.00           |
| <b>SUPERSTRUCTURE:</b>                   |                      |
| FRAME                                    | 912,100.00           |
| FLOORS                                   | 654,500.00           |
| FLOOR COVERINGS                          | 262,800.00           |
| CEILINGS                                 | 284,200.00           |
| ROOF STRUCTURE                           | 298,300.00           |
| ROOF COVER                               | 184,900.00           |
| INTERIOR CONSTRUCTION                    | 1,651,000.00         |
| BUILT-IN FIXTURES                        | 174,100.00           |
| ELECTRICAL                               | 1,008,300.00         |
| PLUMBING                                 | 772,400.00           |
| HEATING AND AIR CONDITIONING             | 1,474,800.00         |
| EXTERIOR WALLS                           | 966,100.00           |
| ELEVATORS                                | 161,200.00           |
| <b>TOTAL LABOR AND MATERIALS</b>         | <b>11,021,000.00</b> |
| <b>ARCHITECT'S PLANS AND SUPERVISION</b> | <b>7%</b>            |
| <hr/>                                    |                      |
| Replacement Value New                    | 11,792,500.00        |
| Depreciation %                           | 45%                  |
| Sound Valuation                          | 6,485,900.00         |

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: CAMPBELL LEARNING RESOURCES CENTER

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS B

NO. OF STORIES: TWO WITH BASEMENT

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

TOTAL SQUARE FEET - 52,369

BASEMENT:

FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

CEILINGS - SUSPENDED ACOUSTICAL TILE

FLOOR COVERINGS - VINYL TILE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - CONCRETE  
- STEEL, PENTHOUSE

FLOORS - PRECAST CONCRETE

FLOOR COVERINGS - VINYL TILE; CARPET; CERAMIC TILE

CEILINGS - SUSPENDED ACOUSTICAL TILE

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

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - FRAME AND MASONRY PARTITIONS

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



R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 2

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CAMPBELL LEARNING RESOURCES CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

ROOMS: C223-C224-C225-C229-C230

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

ROOMS: C226-C228-C232

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

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

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

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

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

BUILT: 1968

R. A. SCETTLE, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13                 |
|-----------------------------------|-------------------------|
| <b>BASEMENT:</b>                  |                         |
| FLOOR                             | 46,000.00               |
| EXTERIOR WALLS                    | 231,700.00              |
| ELECTRICAL                        | 69,200.00               |
| <b>FOUNDATION:</b>                | 141,000.00              |
| <b>SUPERSTRUCTURE:</b>            |                         |
| FRAME                             | 333,400.00              |
| FLOORS                            | 256,200.00              |
| FLOOR COVERINGS                   | 162,800.00              |
| CEILINGS                          | 154,500.00              |
| ROOF STRUCTURE                    | 348,700.00              |
| ROOF COVER                        | 251,800.00              |
| INTERIOR CONSTRUCTION             | 1,152,800.00            |
| BUILT-IN FIXTURES                 | 34,000.00               |
| ELECTRICAL                        | 521,200.00              |
| PLUMBING                          | 310,800.00              |
| HEATING AND AIR CONDITIONING      | 739,100.00              |
| EXTERIOR WALLS                    | 495,700.00              |
| <br>TOTAL LABOR AND MATERIALS     | <br><u>5,248,900.00</u> |
| ARCHITECT'S PLANS AND SUPERVISION | 7%                      |
| <br>                              |                         |
| Replacement Value New             | <u>5,616,300.00</u>     |
| Depreciation %                    | 44%                     |
| Sound Valuation                   | <u>3,145,100.00</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: EAST TECHNOLOGY

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

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

TOTAL - 28,523 SQUARE FEET

BASEMENT:

FLOORS - CONCRETE  
EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE

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

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

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

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REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

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SUPERSTRUCTURE: continued

EAST TECHNOLOGY: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

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

- 1 - LIEBERT MODEL DS, COMPUTER ROOM AIR CONDITIONER

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

BUILT: 1968

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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EAST TECHNOLOGY: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

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

- 1 - LIEBERT MODEL DS, COMPUTER ROOM AIR CONDITIONER

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

BUILT: 1968

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13    |
|-----------------------------------|------------|
| TUNNEL:                           |            |
| FLOOR                             | 4,650.00   |
| EXTERIOR WALLS                    | 54,200.00  |
| ELECTRICAL                        | 14,800.00  |
| FOUNDATION:                       | 11,600.00  |
| SUPERSTRUCTURE:                   |            |
| FRAME                             | 28,300.00  |
| FLOORS                            | 18,500.00  |
| ROOF STRUCTURE                    | 31,400.00  |
| ROOF COVER                        | 51,100.00  |
| ELECTRICAL                        | 85,800.00  |
| HEATING AND AIR CONDITIONING      | 249,800.00 |
| EXTERIOR WALLS                    | 156,800.00 |
| TOTAL LABOR AND MATERIALS         | 706,950.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7%         |

|                       |            |
|-----------------------|------------|
| Replacement Value New | 756,400.00 |
| Depreciation %        | 36%        |
| Sound Valuation       | 484,100.00 |

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: LIBRARY/TECHNICAL BUILDING BOILER HOUSE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

PIPE TUNNEL:

FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE, 8"

ROOF STRUCTURE - REINFORCED CONCRETE, 8" WITH INSULATION

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOIST, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

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

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

1 - LOCHINVAR GAS FIRE WATER HEATERS, 80 GALLON CAPACITY

1 - BRADFORD WHITE GAS FIRED WATER HEATER

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

BUILT: 1978

R. A. SCHELLER, INC.  
Appraisal Engineers

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

| Description                              | 11/1/13              |
|--|----------------------|
| <b>BASEMENT:</b>                         |                      |
| FLOOR                                    | 27,500.00            |
| EXTERIOR WALLS                           | 98,900.00            |
| INTERIOR PARTITION                       | 124,400.00           |
| ELECTRICAL                               | 90,000.00            |
| <b>FOUNDATION:</b>                       | <b>306,400.00</b>    |
| <b>SUPERSTRUCTURE:</b>                   |                      |
| FRAME                                    | 1,569,900.00         |
| FLOORS                                   | 654,700.00           |
| FLOOR COVERINGS                          | 300,900.00           |
| CEILINGS                                 | 571,600.00           |
| ROOF STRUCTURE                           | 359,500.00           |
| ROOF COVER                               | 262,200.00           |
| INTERIOR CONSTRUCTION                    | 1,792,200.00         |
| BUILT-IN FIXTURES                        | 1,596,300.00         |
| ELECTRICAL                               | 1,474,100.00         |
| PLUMBING                                 | 1,160,900.00         |
| HEATING AND AIR CONDITIONING             | 1,614,700.00         |
| EXTERIOR WALLS                           | 1,673,700.00         |
| ELEVATORS                                | 145,200.00           |
| <b>TOTAL LABOR AND MATERIALS</b>         | <b>13,823,100.00</b> |
| <b>ARCHITECT'S PLANS AND SUPERVISION</b> | <b>7%</b>            |
| <b>Replacement Value New</b>             | <b>14,790,700.00</b> |
| <b>Depreciation %</b>                    | <b>37%</b>           |
| <b>Sound Valuation</b>                   | <b>9,318,100.00</b>  |



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

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS A

NO. OF STORIES: TWO WITH PARTIAL BASEMENT

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

TOTAL 54,905 SQUARE FEET

BASEMENT:

FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE, REINFORCED PIER AND FOOTING

SUPERSTRUCTURE:

FRAME - STEEL, FIREPROOFED

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

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

CEILINGS - SUSPENDED ACOUSTICAL TILE;  
- SUSPENDED METAL ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

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

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

2 - FISHER HAMILTON SAFEAIRE HORIZON FUME HOODS, RM207

9 - FISHER HAMILTON CONCEPT FUME HOODS, RM 205

REAL ESTATE - BUILDING

MONROE COMMUNITY COLLEGE

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LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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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

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

HEATING -

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

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

BUILT: 1972

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13           |
|-----------------------------------|-------------------|
| FOUNDATION:                       | 11,600.00         |
| SUPERSTRUCTURE:                   |                   |
| FRAME                             | 28,300.00         |
| FLOORS                            | 18,500.00         |
| ROOF STRUCTURE                    | 31,400.00         |
| ROOF COVER                        | 51,100.00         |
| ELECTRICAL                        | 85,800.00         |
| HEATING AND AIR CONDITIONING      | 249,800.00        |
| EXTERIOR WALLS                    | 156,800.00        |
| TOTAL LABOR AND MATERIALS         | <u>633,300.00</u> |
| ARCHITECT'S PLANS AND SUPERVISION | 7%                |

|                       |                   |
|-----------------------|-------------------|
| Replacement Value New | 677,600.00        |
| Depreciation %        | 36%               |
| Sound Valuation       | <u>433,700.00</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: LIFE SCIENCE BOILER HOUSE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOISTS, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

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

HEATING -

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

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

BUILT: 1978

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13          |
|-----------------------------------|------------------|
| FOUNDATION:                       | 3,650.00         |
| SUPERSTRUCTURE:                   |                  |
| FRAME                             | 9,800.00         |
| FLOORS                            | 7,450.00         |
| ROOF STRUCTURE                    | 6,550.00         |
| ROOF COVER                        | 4,800.00         |
| EXTERIOR WALLS                    | 20,400.00        |
| TOTAL LABOR AND MATERIALS         | <u>52,650.00</u> |
| ARCHITECT'S PLANS AND SUPERVISION | 6%               |

|                       |                  |
|-----------------------|------------------|
| Replacement Value New | 55,800.00        |
| Depreciation %        | 46%              |
| Sound Valuation       | <u>30,100.00</u> |



R. A. SCHESSLER, 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. SCHESSLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13             |
|-----------------------------------|---------------------|
| FOUNDATION:                       | 47,600.00           |
| SUPERSTRUCTURE:                   |                     |
| FRAME                             | 112,800.00          |
| FLOORS                            | 85,200.00           |
| ROOF STRUCTURE                    | 122,800.00          |
| ROOF COVER                        | 86,700.00           |
| INTERIOR CONSTRUCTION             | 77,800.00           |
| ELECTRICAL                        | 344,600.00          |
| PLUMBING                          | 49,400.00           |
| HEATING                           | 1,406,400.00        |
| EXTERIOR WALLS                    | 275,100.00          |
| TOTAL LABOR AND MATERIALS         | <u>2,608,400.00</u> |
| ARCHITECT'S PLANS AND SUPERVISION | 8%                  |
| Replacement Value New             | <u>2,817,100.00</u> |
| Depreciation %                    | <u>40%</u>          |
| Sound Valuation                   | <u>1,690,300.00</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
- 3 - PRIMARY SWITCH UNITS
- NIAGARA 500 KVA TRANSFORMER
- FIRE ALARM SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

HEATING - 5 - TRANE GAS FIRED UNIT HEATERS, SUSPENDED

- CLEAVER BROOKS MODEL CB-200-400 PACKAGED BOILER  
GAS FIRED
- 1- CARRIER MODEL 16JB041-20012 ABSORPTION REFRIGERATION  
MACHINE, 410 TON, #20012
- PUMPS, COMPRESSORS, AS REQUIRED
- MARLEY COOLING TOWER, #2-875-70
- 2 - MARLEY DOUBLE FLOW COOLING TOWERS, #8457  
2-114; 67A

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

page 2

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POWER PLANT: continued

SUBSTRUCTURE: continued

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

BUILT: 1968

R. A. SCHELLER, INC.  
Appraisal Engineers

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

| Description                              | 11/1/13              |
|--|----------------------|
| <b>BASEMENT:</b>                         |                      |
| FRAME                                    | 283,000.00           |
| FLOOR                                    | 205,600.00           |
| CEILING                                  | 51,900.00            |
| EXTERIOR WALLS                           | 268,300.00           |
| INTERIOR PARTITION                       | 1,078,700.00         |
| ELECTRICAL                               | 543,800.00           |
| <b>FOUNDATION:</b>                       | 405,800.00           |
| <b>SUPERSTRUCTURE:</b>                   |                      |
| FRAME                                    | 583,600.00           |
| FLOORS                                   | 686,000.00           |
| FLOOR COVERINGS                          | 342,700.00           |
| CEILINGS                                 | 351,300.00           |
| ROOF STRUCTURE                           | 940,000.00           |
| ROOF COVER                               | 507,900.00           |
| INTERIOR CONSTRUCTION                    | 2,485,300.00         |
| BUILT-IN FIXTURES                        | 654,300.00           |
| ELECTRICAL                               | 1,123,100.00         |
| PLUMBING                                 | 1,075,300.00         |
| HEATING AND AIR CONDITIONING             | 2,395,800.00         |
| EXTERIOR WALLS                           | 1,193,200.00         |
| ELEVATORS                                | 145,200.00           |
| <b>TOTAL LABOR AND MATERIALS</b>         | <b>15,330,800.00</b> |
| <b>ARCHITECT'S PLANS AND SUPERVISION</b> | <b>7%</b>            |
| <hr/>                                    |                      |
| Replacement Value New                    | 16,404,000.00        |
| Depreciation %                           | 36%                  |
| Sound Valuation                          | 10,498,500.00        |

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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

---

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH BASEMENT

DIMENSIONS: BASEMENT - 24,186 SQUARE FEET

1ST FLOOR- 49,957 SQUARE FEET

TOTAL SQUARE FEET = 74,143

BASEMENT:

FRAME - REINFORCED CONCRETE

FLOORS - CONCRETE

FLOOR COVERINGS - VINYL TILE

EXTERIOR WALLS - REINFORCED CONCRETE

CEILINGS - SUSPENDED ACOUSTICAL TILE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE DECK

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

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

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

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

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

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

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STUDENT SERVICES/ADMINISTRATION/BOILER/MECHANICAL: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES -

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

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

STUDENT SERVICES/ADMINISTRATION/BOILER/MECHANICAL: continued

SUPERSTRUCTURE: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

HEATING -

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

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

- PRECAST CONCRETE PANELS ON STEEL OR BLOCK
- H.R.G. TYPE GLASS
- PIERCED BRICK

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

BUILT: 1968 - 1978 - 1988



R. A. SCHESSLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13          |
|-----------------------------------|------------------|
| FOUNDATION:                       | 4,400.00         |
| SUPERSTRUCTURE:                   |                  |
| FRAME                             | 12,500.00        |
| FLOORS                            | 9,000.00         |
| ROOF STRUCTURE                    | 8,200.00         |
| ROOF COVER                        | 8,400.00         |
| EXTERIOR WALLS                    | 21,800.00        |
| TOTAL LABOR AND MATERIALS         | <u>64,300.00</u> |
| ARCHITECT'S PLANS AND SUPERVISION | 6%               |

|                       |                  |
|-----------------------|------------------|
| Replacement Value New | 68,200.00        |
| Depreciation %        | 46%              |
| Sound Valuation       | <u>36,800.00</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: TECHNOLOGY BUTLER BUILDING

QUALITY OF CONSTRUCTION: AVERAGE

TYPE OF BUILDING: CLASS S

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 1,830

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL

ROOF COVER - STEEL WITH INSULATION

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13      |
|-----------------------------------|--------------|
| BASEMENT:                         |              |
| FLOOR                             | 62,800.00    |
| EXTERIOR WALLS                    | 273,900.00   |
| ELECTRICAL                        | 135,200.00   |
| FOUNDATION:                       | 159,600.00   |
| SUPERSTRUCTURE:                   |              |
| FRAME                             | 375,900.00   |
| FLOORS                            | 277,400.00   |
| FLOOR COVERINGS                   | 117,000.00   |
| CEILINGS                          | 124,400.00   |
| ROOF STRUCTURE                    | 348,700.00   |
| ROOF COVER                        | 251,800.00   |
| INTERIOR CONSTRUCTION             | 1,152,800.00 |
| BUILT-IN FIXTURES                 | 69,200.00    |
| ELECTRICAL                        | 521,200.00   |
| PLUMBING                          | 310,800.00   |
| HEATING AND AIR CONDITIONING      | 739,100.00   |
| EXTERIOR WALLS                    | 495,700.00   |
| TOTAL LABOR AND MATERIALS         | 5,415,500.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7%           |
| Replacement Value New             | 5,794,600.00 |
| Depreciation %                    | 38%          |
| Sound Valuation                   | 3,592,700.00 |

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: WEST TECHNOLOGY

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

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

TOTAL 32,180 SQUARE FEET

BASEMENT:

FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND;  
- PRECAST CONCRETE

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

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

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

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 2

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WEST TECHNOLOGY BUILDING: continued

SUPERSTRUCTURE: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

HEATING -

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

EXTERIOR WALLS -

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

BUILT: 1968

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13      |
|-----------------------------------|--------------|
| FOUNDATION:                       | 88,600.00    |
| SUPERSTRUCTURE:                   |              |
| FRAME                             | 271,900.00   |
| FLOORS                            | 151,900.00   |
| FLOOR COVERINGS                   | 73,600.00    |
| CEILINGS                          | 162,100.00   |
| ROOF STRUCTURE                    | 211,400.00   |
| ROOF COVER                        | 89,600.00    |
| INTERIOR CONSTRUCTION             | 883,200.00   |
| BUILT-IN FIXTURES                 | 36,000.00    |
| ELECTRICAL                        | 435,900.00   |
| PLUMBING                          | 275,900.00   |
| HEATING AND AIR CONDITIONING      | 488,100.00   |
| EXTERIOR WALLS                    | 349,200.00   |
| TOTAL LABOR AND MATERIALS         | 3,517,400.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7%           |
| Replacement Value New             | 3,763,600.00 |
| Depreciation %                    | 21%          |
| Sound Valuation                   | 2,973,200.00 |

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

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

R. A. SCHETTLER, 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

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

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

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

MISCELLANEOUS -

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

BUILT: 1991

QUALITY OF CONSTRUCTION: GOOD



R. A. SCHELLER, INC.  
Appraisal Engineers

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

| Description                | 11/1/13   |
|----------------------------|-----------|
| FOUNDATION:                | 1,130.00  |
| SUPERSTRUCTURE:            |           |
| FLOORS                     | 2,600.00  |
| CEILINGS                   | 1,110.00  |
| ROOF STRUCTURE             | 3,200.00  |
| ROOF COVER                 | 1,480.00  |
| ELECTRICAL                 | 1,290.00  |
| HEATING                    | 1,140.00  |
| EXTERIOR WALLS             | 8,550.00  |
| MISCELLANEOUS CONSTRUCTION | 3,700.00  |
| Replacement Value New      | 24,200.00 |
| Depreciation %             | 21%       |
| Sound Valuation            | 19,100.00 |

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WHITMAN CENTER GARAGE

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 540, MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - WOOD JOISTS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - GYPSUM BOARD

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

HEATING - 2 - TPI ELECTRIC WALL HEATERS

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

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

YEAR BUILT: 1991

QUALITY OF CONSTRUCTION: AVERAGE

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

| Description           | 11/1/13   |
|-----------------------|-----------|
| FOUNDATION:           | 900.00    |
| SUPERSTRUCTURE:       |           |
| FLOORS                | 1,900.00  |
| ROOF STRUCTURE        | 2,850.00  |
| ROOF COVER            | 1,325.00  |
| ELECTRICAL            | 1,550.00  |
| EXTERIOR WALLS        | 8,075.00  |
| Replacement Value New | 16,600.00 |
| Depreciation %        | 15%       |
| Sound Valuation       | 14,100.00 |

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. SCHESSLER, INC.  
Appraisal Engineers

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

| Description           | 11/1/13    |
|-----------------------|------------|
| FOUNDATION:           | 5,075.00   |
| SUPERSTRUCTURE:       |            |
| FLOORS                | 9,100.00   |
| CEILINGS              | 7,150.00   |
| ROOF STRUCTURE        | 10,900.00  |
| ROOF COVER            | 4,750.00   |
| INTERIOR CONSTRUCTION | 6,850.00   |
| ELECTRICAL            | 27,800.00  |
| HEATING               | 32,700.00  |
| EXTERIOR WALLS        | 66,175.00  |
| Replacement Value New | 170,500.00 |
| Depreciation %        | 11%        |
| Sound Valuation       | 151,700.00 |

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: SAE/CONSTRUCTION LAB

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

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

TOTAL SQUARE FEET = 1,067

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON SAND FILL; WITH VAPOR BARRIER

ROOF STRUCTURE - WOOD TRUSSES, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - PLYWOOD WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

HEATING - 2 - REZNOR, GAS, SUSPENDED

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

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

YEAR BUILT: 2001

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13       |
|-----------------------------------|---------------|
| BASEMENT:                         |               |
| FLOOR                             | 9,500.00      |
| EXTERIOR WALLS                    | 60,600.00     |
| INTERIOR PARTITION                | 18,600.00     |
| FOUNDATION:                       | 626,300.00    |
| SUPERSTRUCTURE:                   |               |
| FRAME                             | 784,400.00    |
| FLOORS                            | 616,800.00    |
| FLOOR COVERINGS                   | 450,200.00    |
| CEILINGS                          | 88,800.00     |
| ROOF STRUCTURE                    | 624,000.00    |
| ROOF COVER                        | 375,800.00    |
| INTERIOR CONSTRUCTION             | 2,638,800.00  |
| BUILT-IN FIXTURES                 | 826,500.00    |
| ELECTRICAL                        | 2,292,200.00  |
| PLUMBING                          | 845,600.00    |
| HEATING AND AIR CONDITIONING      | 3,336,200.00  |
| MISCELLANEOUS CONSTRUCTION        | 243,500.00    |
| EXTERIOR WALLS                    | 1,554,700.00  |
| TOTAL LABOR AND MATERIALS         | 15,392,500.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7%            |
| Replacement Value New             | 16,470,000.00 |
| Depreciation %                    | 9%            |
| Sound Valuation                   | 14,987,700.00 |

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LA-Z-BOY CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: TWO

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

TOTAL SQUARE FEET + 53,329

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

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

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

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

ROOF COVER - SINGLE PLY MEMBRANE ROOF WITH INSULATION

CEILINGS - LAY-IN CEILING SUSPENDED; SUSPENDED GYPSUM BOARD

INTERIOR CONSTRUCTION - MASONRY AND FRAME PARTITIONS

BUILT-IN FIXTURES -

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



- DISPLAY BOARDS

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

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LA-Z-BOY CENTER: continued

BUILT-IN FIXTURES - continued

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

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

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

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LA-Z-BOY CENTER: continued

ELECTRICAL - continued

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

HEATING AND AIR CONDITIONING -

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

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

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

MISCELLANEOUS: FULLY AUTOMATIC FIRE SUPPRESSION SPRINKLERS

- STAGE RIGGING
- CURTAINS
- ORCHESTRA ENCLOSURE

YEAR BUILT: 2004

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13             |
|-----------------------------------|---------------------|
| FOUNDATION:                       | 59,800.00           |
| SUPERSTRUCTURE:                   |                     |
| FRAME                             | 105,600.00          |
| FLOORS                            | 107,400.00          |
| FLOOR COVERINGS                   | 20,300.00           |
| CEILINGS                          | 5,700.00            |
| ROOF STRUCTURE                    | 83,900.00           |
| ROOF COVER                        | 102,700.00          |
| INTERIOR CONSTRUCTION             | 100,600.00          |
| BUILT-IN FIXTURES                 | 68,200.00           |
| ELECTRICAL                        | 229,800.00          |
| PLUMBING                          | 75,800.00           |
| HEATING AND AIR CONDITIONING      | 77,700.00           |
| MISCELLANEOUS CONSTRUCTION        | 13,800.00           |
| EXTERIOR WALLS                    | 177,700.00          |
| TOTAL LABOR AND MATERIALS         | <u>1,229,100.00</u> |
| ARCHITECT'S PLANS AND SUPERVISION | 6%                  |
| Replacement Value New             | <u>1,302,800.00</u> |
| Depreciation %                    | <u>21%</u>          |
| Sound Valuation                   | <u>1,029,200.00</u> |

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WELDING TECHNOLOGY CENTER

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

TOTAL SQUARE FEET 18,910

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - WOOD

FLOORS - CONCRETE SLAB ON GROUND

FLOOR COVER - CARPET  
- CERAMIC TILE

ROOF STRUCTURE - WOOD TRUSSES, WOOD JOISTS

ROOF COVER - METAL PANEL WITH INSULATION

CEILINGS - GYPSUM BOARD

INTERIOR CONSTRUCTION - WOOD FRAME PARTITIONS

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING  
OF:

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

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

WELDING TECHNOLOGY CENTER: continued

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

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

EXTERIOR WALLS - PREFINISHED METAL SIDING ON EXPOSED WOOD  
WOOD FRAME WITH INSULATION FULL HEIGHT OF  
WELDING STATION WALL  
2 - OVERHEAD DOORS, METAL, 12' X 14'  
2 - OVERHEAD DOORS, METAL WITH ELECTRIC OPERATOR  
12' X 14'  
1 - OVERHEAD DOOR, METAL, 10' X 10'

MISCELLANEOUS: - COMPRESSED AIR PIPING  
- PROPYLENE GAS PIPING

YEAR BUILT: 1992

QUALITY OF CONSTRUCTION: GOOD



R. A. SCHESSLER, INC.  
Appraisal Engineers

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

| Description                       | 11/1/13       |
|-----------------------------------|---------------|
| FOUNDATION:                       | 222,200.00    |
| SUPERSTRUCTURE:                   |               |
| FRAME                             | 387,000.00    |
| FLOORS                            | 487,300.00    |
| FLOOR COVERINGS                   | 122,700.00    |
| CEILINGS                          | 265,700.00    |
| ROOF STRUCTURE                    | 565,900.00    |
| ROOF COVER                        | 611,800.00    |
| INTERIOR CONSTRUCTION             | 1,492,100.00  |
| BUILT-IN FIXTURES                 | 500,100.00    |
| ELECTRICAL                        | 2,415,900.00  |
| PLUMBING                          | 612,800.00    |
| HEATING AND AIR CONDITIONING      | 4,143,200.00  |
| FIRE PROTECTION                   | 131,400.00    |
| EXTERIOR WALLS                    | 1,130,700.00  |
| TOTAL LABOR AND MATERIALS         | 13,088,800.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7%            |

|                       |               |
|-----------------------|---------------|
| Replacement Value New | 14,005,000.00 |
| Depreciation %        | 0%            |
| Sound Valuation       | 14,005,000.00 |

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 120

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

ROOM 122

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

ROOM 161

- 1 - BASE CABINET, METAL, MAPLE TOP, 16.5'
- 1 - WIRE PARTITION WITH DOOR, 30 LINEAR FEET
- 1 - WIRE PARTITION WITH DOOR, 30 LINEAR FEET

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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"

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

ROOM 166  
1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"

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"

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 4

---

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

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

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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

EXTERIOR WALLS - BRICK VENEER WITH ACCENT BAND OVER AIR INFILTRATION BARRIER OVER PLYWOOD SHEATHING OVER 4" COLD FORMED FRAMING

- PRECAST CONCRETE PIERS
- PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
- HORIZONTAL METAL SIDING ON "Z" SUBGIRT WITH INSULATION OVER 8" CONCRETE BLOCK
- 3" WIDE PREFINISHED VERTICAL INSULATED METAL PANELS
- PREFINISHED HORIZONTAL UNINSULATED METAL SIDING
- CLERESTORY GLAZING
- PRECAST CONCRETE SPANDREL PANEL
- 8 - ROLLING OVERHEAD METAL DOORS WITH ELECTRIC OPERATOR, 10' X 12'
- 1 - ROLLING OVERHEAD METAL DOORS WITH ELECTRIC OPERATOR, 14' X 13'
- 2 - ROLLING OVERHEAD METAL DOORS WITH ELECTRIC OPERATOR, 8' X 12'

FIRE PROTECTION - SPRINKLERS THROUGHTOUT

YEAR BUILT - 2012

QUALITY OF CONSTRUCTION - GOOD

# R.A. Schettler, Inc.

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

**Certified  
Appraisal Service**

(313) 532-6220

Industrial - Commercial



Residential - Institutional

DECEMBER 1, 2013

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

TO WHOM IT MAY CONCERN:

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

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

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

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

VERY TRULY YOURS,

R.A. SCHETTLER, INC.

# R.A. Schettler, Inc.

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

**Certified  
Appraisal Service**

(313) 532-6220

Industrial - Commercial



Residential - Institutional

DECEMBER 1, 2013

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.

R. A. Schettler, Inc.  
Appraisal Engineers

Monroe County Community College  
Library Holdings by Building

DATE: NOVEMBER 2013

| Building Name | Circulating Books  | Reference Books  | Periodicals      | Videotape        | CD Rom     | Sound Recordings | Other Holdings | Building Total     |
|---------------|--------------------|------------------|------------------|------------------|------------|------------------|----------------|--------------------|
| LRC           | 2,342,600          | 626,200          | 506,554          | 446,560          | 0          | 0                | 0              | \$3,921,914        |
| <b>TOTAL</b>  | <b>\$2,342,600</b> | <b>\$626,200</b> | <b>\$506,554</b> | <b>\$446,560</b> | <b>\$0</b> | <b>\$0</b>       | <b>\$0</b>     | <b>\$3,921,914</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 problems areas potentially requiring immediate attention. The rating of "Poor" indicates that the building needs urgent attention to prevent the existing problems from affecting other building systems and compounding future repair costs.



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

## Priority Issues/One Year DMB Excess

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

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

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

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

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

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

## Zero-Five Year DMB Excess

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

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

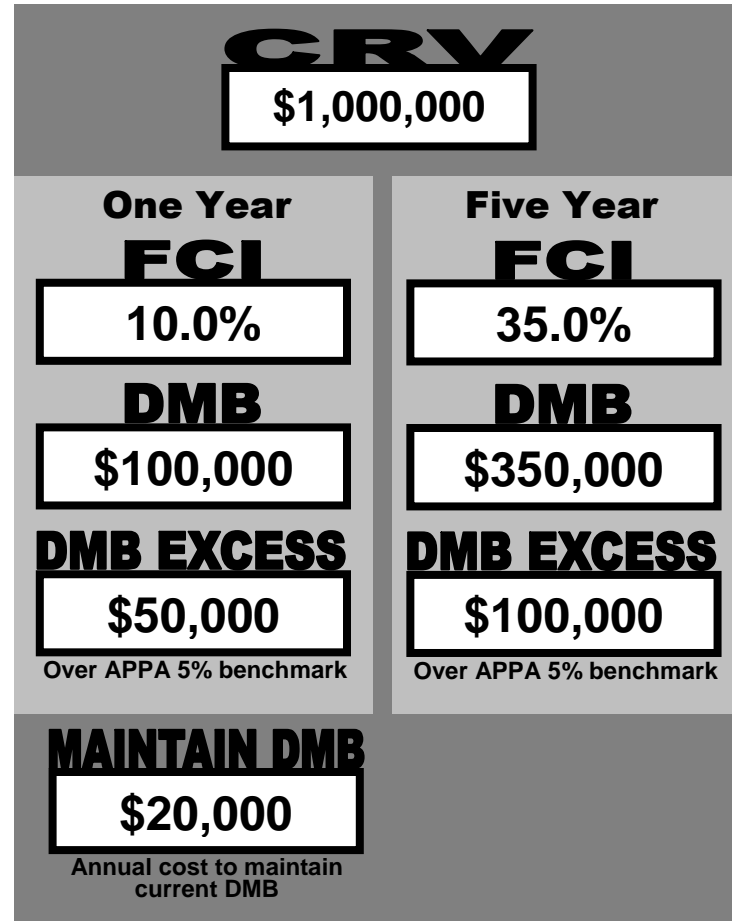
**DMB Equilibrium (Annual cost to maintain current DMB)**

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

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

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

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



*Generic Example of how the aforementioned data appears in this report*

### Building Use Types

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

| <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:

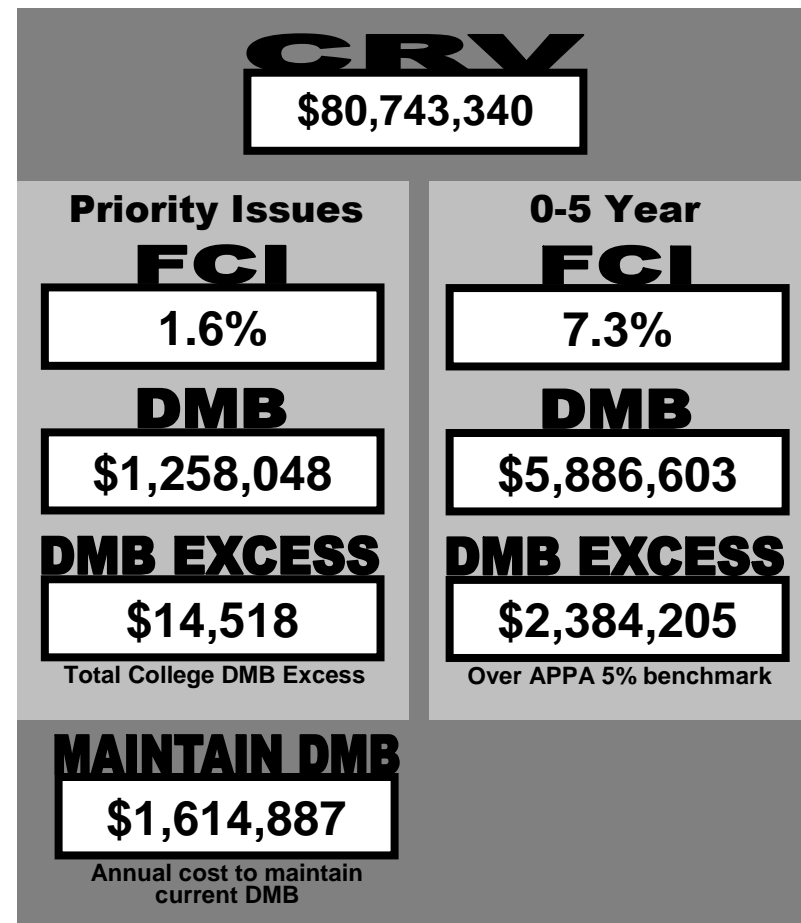
Monroe County Community College should review the items that comprise the One Year Deferred Maintenance Backlog of approximately \$1,258,000 and address those affecting life/safety issues, those having the greatest potential for future damage to other building components, and those that are code compliance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

**College-wide Condition**  
 Monroe County Community College



## Campus Condition Examples

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



**Whitman Center** – breach in fire-rated ceiling assembly.



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



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



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



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



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



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



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

## Vital Statistics:

### Campbell Learning Resources Center

Use Type(s): Library, Classroom, Lab

Built: 1968

Area: 52,369 SF

Floors: 3

## Observation Highlights:

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



1 YEAR



5 YEAR

**CRV**

**\$9,793,003**

### Priority Issues

**FCI**

**2.3%**

**DMB**

**\$206,632**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

### 0-5 Year

**FCI**

**10.9%**

**DMB**

**\$1,069,396**

**DMB EXCESS**

**\$579,746**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$195,860**

Annual cost to maintain current DMB

**Campbell Learning Resources 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**

**FCI**

**1.6%**

**DMB**

**\$204,250**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

**0-5 Year**

**FCI**

**6.4%**

**DMB**

**\$823,463**

**DMB EXCESS**

**\$177,103**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$258,544**

Annual cost to maintain current DMB

**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

**FCI**

**1.9%**

**DMB**

**\$235,400**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

#### 0-5 Year

**FCI**

**6.7%**

**DMB**

**\$809,338**

**DMB EXCESS**

**\$202,638**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$242,680**

Annual cost to maintain current DMB

## Vital Statistics:

### East Technology

Use Type(s): Classroom, Lab

Built: 1968

Area: 28,523 SF

Floors: 1

## Observation Highlights:

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



1 YEAR



5 YEAR

# CRV

**\$6,303,583**

### Priority Issues

## FCI

**2.8%**

## DMB

**\$174,609**

## DMB EXCESS

**\$0**

Over APPA 5% benchmark

### 0-5 Year

## FCI

**13.2%**

## DMB

**\$830,182**

## DMB EXCESS

**\$515,003**

Over APPA 5% benchmark

## MAINTAIN DMB

**\$126,072**

Annual cost to maintain current DMB

## Vital Statistics:

### West Technology

Use Type(s): Classroom, Lab

Built: 1968

Area: 32,180 SF

Floors: 1

### Observation Highlights:

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



**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**

**West Technology**  
Monroe County Community College



## 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

**FCI**

**1.3%**

**DMB**

**\$125,166**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

#### 0-5 Year

**FCI**

**4.1%**

**DMB**

**\$412,546**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$200,265**

Annual cost to maintain current DMB



**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

**FCI**

**1.0%**

**DMB**

**\$20,399**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

#### 0-5 Year

**FCI**

**21.4%**

**DMB**

**\$431,814**

**DMB EXCESS**

**\$330,829**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$40,394**

Annual cost to maintain current DMB

**Power Plant**  
Monroe County Community College

**Vital Statistics:**

**Boiler House 100**

**Use Type(s):** Power House

**Built:** 1978

**Area:** 2,184 SF

**Floors:** 1

**Observation Highlights:**

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



**1 YEAR**



**5 YEAR**

**CRV**

**\$469,560**

**Priority Issues**

**FCI**

**0.6%**

**DMB**

**\$2,583**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

**0-5 Year**

**FCI**

**8.9%**

**DMB**

**\$41,744**

**DMB EXCESS**

**\$18,266**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$9,391**

Annual cost to maintain current DMB

**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).



**CRV**

**\$469,560**

### Priority Issues

**FCI**

**0.8%**

**DMB**

**\$3,522**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

### 0-5 Year

**FCI**

**6.3%**

**DMB**

**\$29,394**

**DMB EXCESS**

**\$5,916**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$9,391**

Annual cost to maintain current DMB



**1 YEAR**



**5 YEAR**

**Boiler House 200**  
Monroe County Community College

**Vital Statistics:**

**Boiler House 300**

**Use Type(s):** Power House

**Built:** 1978

**Area:** 1,924 SF

**Floors:** 1

**Observation Highlights:**

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



**CRV**

**\$413,660**

**Priority Issues**

**FCI**

**0.8%**

**DMB**

**\$3,102**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

**0-5 Year**

**FCI**

**8.9%**

**DMB**

**\$36,857**

**DMB EXCESS**

**\$16,174**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$8,273**

Annual cost to maintain current DMB



**1 YEAR**



**5 YEAR**

**Boiler House 300**  
Monroe County Community College

## Vital Statistics:

### Maintenance Butler Building

Use Type(s): Storage

Built: 1978

Area: 1,500 SF

Floors: 1

## Observation Highlights:

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



1 YEAR



5 YEAR

# CRV

**\$172,500**

### Priority Issues

## FCI

**2.5%**

## DMB

**\$4,382**

## DMB EXCESS

**\$0**

Over APPA 5% benchmark

### 0-5 Year

## FCI

**4.4%**

## DMB

**\$7,504**

## DMB EXCESS

**\$0**

Over APPA 5% benchmark

## MAINTAIN DMB

**\$3,450**

Annual cost to maintain current DMB

**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

**FCI**

**2.1%**

**DMB**

**\$4,462**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

### 0-5 Year

**FCI**

**6.6%**

**DMB**

**\$13,848**

**DMB EXCESS**

**\$3,326**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$4,209**

Annual cost to maintain current DMB

**Technology Butler Building**  
Monroe County Community College

## Vital Statistics:

### Salt Storage

Use Type(s): Storage

Built: 1999

Area: 400 SF

Floors: 1

## Observation Highlights:

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



**CRV**

**\$46,000**

### Priority Issues

**FCI**

**14.0%**

**DMB**

**\$6,440**

**DMB EXCESS**

**\$4,140**

Over APPA 5% benchmark

### 0-5 Year

**FCI**

**21.5%**

**DMB**

**\$9,890**

**DMB EXCESS**

**\$7,590**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$920**

Annual cost to maintain current DMB



**1 YEAR**



**5 YEAR**



**Vital Statistics:**

**La-Z-Boy Center**

**Use Type(s):** Auditorium, Classroom, Administration

**Built:** 2004

**Area:** 53,329 SF

**Floors:** 1 with mechanical mezzanine & balcony

**Observation Highlights:**

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



**1 YEAR**



**5 YEAR**

**CRV**

**\$13,732,218**

**Priority Issues**

**FCI**

**0.6%**

**DMB**

**\$85,140**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

**0-5 Year**

**FCI**

**2.1%**

**DMB**

**\$282,884**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$274,644**

Annual cost to maintain current DMB

## Vital Statistics:

**SAE Building**

**Use Type(s):** Storage

**Built:** 2005

**Area:** 768 SF

**Floors:** 1

## Observation Highlights:

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



**1 YEAR**



**5 YEAR**

**CRV**

**\$124,200**

**Priority Issues**

**FCI**

**1.8%**

**DMB**

**\$2,236**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

**0-5 Year**

**FCI**

**3.0%**

**DMB**

**\$3,726**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$2,484**

Annual cost to maintain current DMB

## Vital Statistics:

**Whitman Center**

**Use Type(s):** Lab, Classroom

**Built:** 1991

**Area:** 17,650 SF

**Floors:** 1

## Observation Highlights:

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



**1 YEAR**



**5 YEAR**

**CRV**

**\$3,459,400**

**Priority Issues**

**FCI**

**1.6%**

**DMB**

**\$62,615**

**DMB EXCESS**

**\$0**

Over APPA 5% benchmark

**0-5 Year**

**FCI**

**6.1%**

**DMB**

**\$210,677**

**DMB EXCESS**

**\$37,707**

Over APPA 5% benchmark

**MAINTAIN DMB**

**\$69,188**

Annual cost to maintain current DMB

**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.



**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



**1 YEAR**



**5 YEAR**

**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          | Percent of Total CRV | Priority Issues Data |                      |       |        | 0-5 Year Cumulative Data |                      |       |        |
|----------------------------------|------------|----------------------|--------------------|--------------|----------------------|----------------------|----------------------|-------|--------|--------------------------|----------------------|-------|--------|
|                                  |            |                      |                    |              |                      | DMB                  | Percent of Total DMB | FCI   | Rating | DMB                      | Percent of Total DMB | FCI   | Rating |
| <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

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

## Facilities Condition Index - All assessed facilities

| 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 S.F.</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 MAINTAIN</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 |             | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|-----------|---------------|-------------|--|----------------------|------------|-----------|---|
|           | %             | \$          | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Structure | 20            | \$1,958,601 | 0  | 2                    | 5          | 93        | <p>Description:<br/>Poured concrete basement with slab on grade foundation.<br/>Concrete frame with concrete masonry block infill.</p> <p>Priority 1:<br/>None observed / reported</p> <p>Priority 2:<br/>Moisture problem in basement (at room C-3) requires additional investigation and remediation</p> <p>2011:<br/>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:<br/>-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.<br/>-Limited masonry cracking observed at main stairwell. The fractures appear to be stabilized.</p> <p>Previous Comments:<br/>-Room C-3 leaked from cracks, room C-10 leaked at roof conductor exit. In-house team excavated, waterproofed and backfilled in 2001</p> |

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

Campus: Main Campus

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Use Types:

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60 % Classroom

Notes:lower level below grade.

| 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:<br>Brick with concrete panel fascia panels<br><br>Priority 1:<br>None observed / reported<br><br>Priority 2:<br>Minor brick joint tuck-pointing required at North elevation<br><br>2011:<br>Sealant joints at fascia panel joints were replaced in 2010.<br><br>2008:<br>Brick cladding - no reported problems<br>Soffit and fascia require minor repair and repaint - all sides. |

Campus: Main Campus

Bldg. No: 01

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Use Types:

40 % Library

60 % Classroom

Notes: lower level below grade.

| System | CRV of System |             | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|--------|---------------|-------------|--|----------------------|------------|-----------|---|
|        | %             | \$          | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| HVAC   | 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>- Independendependent split Acsystem serves IT in basement</li> <li>- Pneumatic terminal controls on an Apogee DDC framework</li> </ul> <p>Priority 1:<br/>Replace ventilation dampers in Electrical Room.<br/>Replace chilled water valves.<br/>Replace reduced voltage starter for main AHU.</p> <p>Priority 2:<br/>None observed / reported</p> <p>2011:<br/>-Chilled water valves are due for replacement.<br/>-Reduced voltage starter for main AHU 40-HP fan motor at end of useful service life.</p> <p>2008:<br/>-Building has a new condensate return system to address failing components (pumps, vacuum breaker, valves, etc.). Work completed in 2007<br/>-Level 2 ductwork is scheduled for rework as part of 2009 classroom renovations.<br/>-Controls air compressors were rebuilt (2004); no reported problems<br/>-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.<br/>-Secondary AHU (lower capacity) maintains humidity levels during unoccupied mode; No reported problems.<br/>-A sump and pump were installed within the AHU to remove moisture correcting the problem. Correction has reduced ongoing building humidity problems.<br/>-Ductwork was cleaned following correction of AHU moisture problem.<br/>-Rolled filters were upgraded to pleated media<br/>-Chilled water valves are at end of life and are due for replacement.</p> <p>Previous Comments:</p> |

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 |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|----------|---------------|-----------|--|----------------------|------------|-----------|---|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Plumbing | 8             | \$783,440 | 2  | 23                   | 5          | 70        | <p>-Original steam system - runs, some fan motors replaced. Condensation in blowers and rusting coil problems resolved.</p> <p>-Controls original but working. Air compressors have been replaced</p> <p>-Building has dehumidification system, but entire building has humidity problems</p> <p>-Steam flow recorders replaced</p> <p>-Server Room C-12 too hot, stand alone system unable to meet cooling needs. Update funded for 2005.</p> <p>Description:<br/>Galvanized piping throughout building.</p> <p>Priority 1:<br/>Electrical Room Areaway draining needs remediation.<br/>Provide PRV for City Water pressure issues.<br/>Provide domestic water piping replacement or epoxy lining.</p> <p>Priority 2:<br/>Domestic hot water piping is assumed to be fouled and nearing end of life.</p> <p>2011:<br/>-Electrical Room Areaway floor drain is allowing water to corrode and damage ventilation damper.<br/>-PRV for city water pressure issue noted in 2008 is not installed.<br/>-Domestic water piping will need epoxy lining or replacement.</p> <p>2008:<br/>-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<br/>-New domestic water heaters installed (2005)<br/>-Plumbing fixtures were replaced. (2007)<br/>-Flush valves, lavatory faucets were replaced. (2007)<br/>-Waste lines were cleared of blockage (2007)</p> <p>Previous Comments:<br/>Original fixtures, newer faucets (10 years)</p> |

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 |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|-------------------|---------------|-----------|--|----------------------|------------|-----------|--|
|                   | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Primary/Secondary | 6             | \$587,580 | 0  | 5                    | 10         | 85        | <p>Description:<br/>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:<br/>None observed / reported</p> <p>Priority 2:<br/>None observed / reported</p> <p>2011:<br/>-During interview and walk-through inspection, no significant issues were noted.</p> <p>-Building is below capacity. No reported problems.<br/>-Secondary: Building is below capacity. No reported problems.</p> <p>Previous Comments:<br/>-Newer transformer - installed in the 1980's.<br/>-At maximum capacity, due to equipment load.</p> |
| Distribution      | 4             | \$391,720 | 0  | 10                   | 20         | 70        | <p>Description:</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>-During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/>-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:<br/>At maximum capacity</p>  |



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 |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Lighting | 4             | \$391,720 | 0  | 0                    | 5          | 95        | <p>Description:<br/>Recessed fluorescent fixtures with T-8 lamps</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>-During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments:<br/>-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:

40 % Library

60 % Classroom

Notes:lower level below grade.

| 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 |  |
| Voice/Data | 4             | \$391,720 | 20   | 0                    | 5          | 75        | <p>Description:</p> <p>Priority 1:<br/>Wireless is failing and replacements are not obtainable. Provide new wireless head-end PCs and equipment.<br/>Investigate and remediate why battery-backup for digital PBX is not connected and in use.</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>Voice/data/wireless<br/>-Recommend a campus-wide, all inclusive study for future direction of voice/data/wireless systems.</p> <p>2008:</p> <p>Previous Comments:<br/>College has not converted to VoIP phones systems<br/>Campus servers are located in this building<br/>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:

40 % Library

60 % Classroom

Notes:lower level below grade.

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

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 |           | 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  | 4             | \$391,720 | 10   | 15                   | 5          | 70        | <p>Description:<br/>Aluminum exterior doors and frames</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>Aluminum doors and frames original. Doors cleaned and thresholds repaired, but doors and hardware nearing end of life.<br/>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:<br/>No changes reported.</p> <p>2008:<br/>-Exterior door threshold heaved and cracked.</p> <p>Previous Comments:<br/>-Second floor/basement are original, hardware not ADA compliant.<br/>-Interior library doors new in 2001.</p> |

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 |           | 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 |  |
| Floors | 4             | \$391,720 | 5  | 10                   | 30         | 55        | Description:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>-Carpet in C-3 is due for replacement<br>-Schedule removal of VAT<br><br>2011:<br>No changes reported.<br><br>2008:<br>-Carpet in 2nd floor offices replaced (2001)<br>-Ceramic tile in toilet rooms replaced (2007)<br><br>Previous Comments:<br>-Room C-3 carpeted floor showing water damage.<br>-Basement and Level 2: VAT with no reported problems |

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes: lower level below grade.

| System                      | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|-----------------------------|---------------|-----------|--|----------------------|------------|-----------|---|
|                             | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Bldg., Fire, ADA, Elevators | 4             | \$391,720 | 2  | 8                    | 10         | 80        | <p>2008:</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>-Learning Assistance Lab rear access door swings into corridor reducing clear width<br/>-Theatre seating in room C-3 is due for replacement</p> <p>2011:<br/>No changes reported.<br/>Fire Alarm - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/>-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.<br/>-Fire alarm updated - Horns and strobes<br/>-Stairwell railings have acrylic infill panels to meet current openness requirements.<br/>-Fire sprinklers are installed in the mechanical and storage rooms only.<br/>-Elevators under service contract. Equipment upgraded due to cylinder leak.</p> <p>2001: Elevator controls were updated to ADA compliance<br/>2007: Toilet rooms were upgraded to meet current ADA requirements<br/>2008: Not all door hardware is ADA compliant.<br/>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:

40 % Library

60 % Classroom

Notes: lower level below grade.

| 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 | 3             | \$293,790 | 2  | 10                   | 5          | 83        | Description:<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>Voice/data conduit water issue still ongoing. Plan to remediate and budget is needed.<br><br>2008:<br>-Paving ok, some replaced recently.<br>-Site lighting: Conduit presents some maintenance issue. No reported problems with lighting or lighting levels.<br>-Voice and data conduit are leaking and fill with water that in some cases comes into the building. |

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

| 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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

Campus: Main Campus

Bldg. No: 02

Building: Student Services/Admin.

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

Use Types:

10 % Classroom

10 % Kitchen/Food Service

15 % Student Union

65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

| System    | CRV of System |             | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|-----------|---------------|-------------|--|----------------------|------------|-----------|---|
|           | %             | \$          | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Structure | 20            | \$2,585,440 | 0  | 0                    | 5          | 95        | <p>Description:<br/>Slab on grade foundation.<br/>Basement at southern end of the original structure.<br/>Steel frame with concrete masonry block infill.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>No changes reported.</p> <p>2008:<br/>Water leaks at entry sealed, no reported problems.</p>   |
| Roof      | 5             | \$646,360   | 2  | 5                    | 93         | 0         | <p>Description:<br/>Granular surfaced SBS modified bitumen roof system - 1999.</p> <p>Priority 1:<br/>Built-up roofing is due for repairs - refer to comments below.</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>Minor roof system repairs made in 2010.</p> <p>2008:<br/>Structure Tek rating is 30 out of 100 for the roof (Section A).<br/>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 |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Glazing  | 5             | \$646,360 | 2  | 5                    | 8          | 85        | Description:<br>Anodized aluminum window framing with non-insulated glazing.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br><br>2008:<br>-Original single pane; no reported problems.<br>-Double paned glazing (primarily located within the addition) was resealed along the south wall. |
| Cladding | 6             | \$775,632 | 0  | 0                    | 5          | 95        | Description:<br>Brick with concrete panel fascia panels; No reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No reported problems   |

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**Use Types:**

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65 % Administration

**Notes:** additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

| System | CRV of System |             | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|--------|---------------|-------------|--|----------------------|------------|-----------|---|
|        | %             | \$          | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| 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:<br/>Reheat coil valves are at end of life and due for replacement.<br/>Outside air damper section not bolted to wall in basement Mechanical Equipment Room.</p> <p>Priority 2:<br/>Food odors in central corridor (upon entering) suggest air balance issue or not enough kitchen exhaust.<br/>Data Room A173A is too warm.</p> <p>2011:<br/>During interview and walk-through inspection, no significant issues were noted.</p> |

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65 % Administration

**Notes:** additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

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

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65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

| System            | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|-------------------|---------------|-----------|--|----------------------|------------|-----------|--|
|                   | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Primary/Secondary | 5             | \$646,360 | 0  | 5                    | 10         | 85        | <p>Description:</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments:</p> <p>Transformer supplies power to the building from campus loop power. No reported problems.<br/>Secondary: Switchgear has blanks available for expansion.</p>  |
| Distribution      | 4             | \$517,088 | 0  | 5                    | 10         | 85        | <p>Description:</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/>-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.<br/>-Original panels are generally at capacity and new panels are installed as necessary to supply additional power.</p> |

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Building: Student Services/Admin.

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Use Types:

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Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

| System     | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|------------|---------------|-----------|--|----------------------|------------|-----------|---|
|            | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Lighting   | 4             | \$517,088 | 0  | 0                    | 5          | 95        | Description:<br>Original fixtures - upgraded to T-8 lamps where appropriate<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br><br>Previous Comments:<br>Upgraded to T8 lamps - no reported problems |
| Voice/Data | 4             | \$517,088 | 3  | 0                    | 5          | 92        | Description:<br><br>Priority 1:<br>Replace wireless equipment.<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>Wireless system is failing and replacements are not obtainable.   |

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Use Types:

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65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

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

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Use Types:

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65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

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

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Use Types:

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65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

| System                      | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|-----------------------------|---------------|-----------|--|----------------------|------------|-----------|--|
|                             | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Bldg., Fire, ADA, Elevators | 4             | \$517,088 | 0  | 5                    | 10         | 85        | <p>Description:</p> <ul style="list-style-type: none"> <li>-Original toilet rooms upgraded for ADA to extent possible. 1988 addition toilet rooms are accessible.</li> <li>Fire suppression systems in good condition, cafeteria kitchen system new with renovation.</li> <li>-Culinary Arts Kitchen renovated (2003).</li> <li>-Original hydraulic elevator</li> </ul> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>No changes reported.<br/>Fire Alarm - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/>Elevator jack and shaft replaced</p> |
| Immed. Site, Ext. Ltg., etc | 3             | \$387,816 | 25   | 15                   | 10         | 50        | <p>Description:</p> <ul style="list-style-type: none"> <li>Concrete paving at exits replaced in 2006</li> </ul> <p>Priority 1:<br/>-East entry concrete steps poorly constructed - risers vary in height, treads are too shallow and uneven. Creates tripping hazard</p> <p>Priority 2:<br/>Glass covered walkway between this and East Technology Building leaks in multiple locations. Repaired repeatedly, but steel rusting, paint peeling.</p> <p>2011:<br/>South entry steps, slab and site walls were replaced 2009.</p>  |



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original building 59,126 s.f.

Partial basement

Partial basement

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

**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          |
| <b>CRV</b>   | <b>DMB</b> | <b>EXCESS</b> | <b>FCI</b> | <b>RATING</b> |

**0-5 Year Cumulative Data**

|            |               |            |                       |               |
|------------|---------------|------------|-----------------------|---------------|
| \$823,463  | \$177,103     | 6.4%       | \$258,544             | FAIR          |
| <b>DMB</b> | <b>EXCESS</b> | <b>FCI</b> | <b>\$/YR MAINTAIN</b> | <b>RATING</b> |

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 repair/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:<br/>Partial poured concrete basement and slab on grade foundation.<br/>Steel frame with concrete masonry block infill.</p> <p>Priority 1:<br/>Annually monitor settlement @ west wall</p> <p>Priority 2:<br/>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.<br/>--Some water / moisture infiltration was reported in the basement.</p> <p>Previous Comments:<br/>-Past serious foundation problems along north wall of 2 story section left wide cracks, shifted walls, concrete deterioration.<br/>-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.<br/>-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 repair/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:<br/>Built-up roof - 1997</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>Replacement of the pre-cast coping stones and minor roof repairs were done in 2010.</p> <p>2008:<br/>Structure Tek rating is 50 out of 100 for the roof.<br/>-No reported leaks; staining observed on second floor is likely due to roof drains / sumps.<br/>-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 repair/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:<br/>Window system replaced - 2010</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>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:<br/>-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.<br/>-Windows (glazing units) were replaced within the science lab areas.<br/>-Greenhouse glazing is in acceptable condition. Motorized operators have failed since their replacement as part of the Apogee controls update.</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 repair/replacement: |                      |            |           | System/Component Notes   |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Cladding | 8             | \$970,720 | 2  | 2                    | 5          | 91        | <p>Description:<br/>Brick veneer with precast concrete fascia panels.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>Sealant joints at spandrel panel joints have been replaced 2010.</p> <p>2008:<br/>-Sealant joints at spandrel panels are at end of life and are due for replacement.<br/>-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:<br/>-Brick - cracks showing from foundation problems.<br/>-Some damage and cracking was noted at the foundation parging.<br/>-Soffits are due for minor repairs and repainting</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 repair/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:<br/>           Constant volume system utilizes (3) AHU<br/>           (2) AHU service east and west wings<br/>           (1) AHU service the north side</p> <p>Priority 1:<br/>           Chilled water valves are at end of life and are due for replacement<br/>           Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement</p> <p>Priority 2:<br/>           No reported problems.</p> <p>2011:<br/>           -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/>           Previous Comments:<br/>           -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<br/>           -Chilled water valves no longer have a full range of motion and are due for replacement<br/>           -College estimates that approximately 50% of re-heat valves no longer function correctly and are generally at end of life.<br/>           -Pneumatic controls placed on Apogee energy management system.<br/>           -Air compressors have no reported problems.<br/>           -New fume hood systems installed as part of ongoing science lab upgrades.<br/>           Hoods utilized constant volume fans.</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 repair/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:<br/>Provide City Water PRV for pressure issues.<br/>Cold domestic water piping needs epoxy lining or replacement.</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>PRV for city water pressure issue noted in 2008 is not installed.<br/>Cold domestic water piping needs epoxy lining or replacement. HW is done.</p> <p>2008:<br/>-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.<br/>-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.<br/>-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 repair/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:<br/> 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:<br/> No reported problems.</p> <p>Priority 2:<br/> No reported problems.</p> <p>2011:<br/> During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/> </p> <p>Previous Comments:<br/> Secondary: No reported problems, adequate. Transformer replaced recently</p>  |
| Distribution      | 3             | \$364,020 | 0  | 5                    | 5          | 90        | <p>Description:</p> <p>Priority 1:<br/> No reported problems</p> <p>Priority 2:<br/> No reported problems</p> <p>2011:<br/> During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/> -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.<br/> -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:

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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 repair/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:<br>-Original fixtures with T8 lamps; no reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br><br>Previous Comments:<br>T8 lamp upgrade completed; no reported problems |
| Voice/Data | 3             | \$364,020 | 5  | 0                    | 5          | 90        | Description:<br><br>Priority 1:<br>Replace wireless equipment.<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>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 repair/replacement: |                      |            |           | System/Component Notes  |
|----------|---------------|-----------|--|----------------------|------------|-----------|---|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Ceilings | 4             | \$485,360 | 0  | 10                   | 10         | 80        | Description:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>Metal ceiling tiles within classrooms and 12 x 12 ceiling tile system within the main corridor, have been replaced.<br><br>2008:<br>Minimal remaining metal ceiling tiles in classrooms and side corridors due for replacement.<br>Main corridors - 12x12 tiles on gypsum board backer in fair condition, but discolored.<br><br>Previous Comments:<br>Ceilings in labs replaced as part of renovations. |
| Walls    | 5             | \$606,700 | 0  | 10                   | 10         | 80        | Description:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported.<br><br>2008:<br>Primarily masonry interior walls. In good condition except for structural cracking at north face of building (see structural note).  |

Campus: Main Campus

Bldg. No: 03

Building: Life Science

Area: 54,905sf Yr Built: 1972 Floors:2

Use Types:

40 % Classroom

60 % Lab

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

| System | CRV of System |           | 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             | \$242,680 | 5  | 10                   | 15         | 70        | Description:<br>Exterior:<br>Doors in fair condition, but original hardware wearing out.<br><br>Interior<br>Doors in good condition, but hardware wearing out.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Doors in fair condition, but original hardware wearing out.<br>Doors in good condition, but hardware wearing out.<br><br>2011:<br>Exterior door hardware was replaced in 2010. |
| Floors | 4             | \$485,360 | 0  | 5                    | 10         | 85        | Description:<br>Terrazzo in halls and vestibules<br>VAT in classrooms<br>Office carpet<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Replace office carpet.<br><br>2011:<br>No changes reported.<br><br>2008:<br>Terrazzo in halls and vestibules - cracking, worn, recently refinished.<br>VAT in classrooms OK<br>Office carpet at end of life  |

Campus: Main Campus

Bldg. No: 03

Building: Life Science

Area: 54,905sf Yr Built: 1972 Floors:2

Use Types:

40 % Classroom

60 % Lab

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

| System                      | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|-----------------------------|---------------|-----------|--|----------------------|------------|-----------|--|
|                             | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Bldg., Fire, ADA, Elevators | 4             | \$485,360 | 0  | 10                   | 5          | 85        | <p>Description:</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>Approximately 50% of door "knobs" have been replaced with "lever handles".<br/>Fire Alarm - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/>ADA - toilet rooms and fixtures updated as much as structure allows, entries to toilet rooms not accessible.<br/>Knob hardware typical throughout.<br/>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:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>Some additional sub-grade drainage work was done in 2010 to resolve the standing water issue around the building.</p> <p>2008:<br/>Northwest entry slab replaced.<br/>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 |    | 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 |                        |

**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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

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 repair/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        | <p>Description:<br/>           Partial poured concrete basement and slab on grade foundation.<br/>           Steel frame with concrete masonry block infill.</p> <p>Priority 1:<br/>           No reported problems</p> <p>Priority 2:<br/>           No reported problems</p> <p>2011:<br/>           It is reported that the previous leak above E125 has been repaired, but may need further work.</p> <p>2008:<br/>           Building structure leaks at room E-125, not traced to roof, may be from newer canopy connection.</p> <p>Previous Comments:<br/>           Canopy between East and West Tech buildings leaked, repaired.</p>   |
| Roof      | 4             | \$252,143   | 2  | 80                   | 2          | 16        | <p>Description:<br/>           Built-up roof; replaced in 1997.</p> <p>Priority 1:<br/>           Sealant joints failing, flashings are nearing end of life and due for replacement</p> <p>Priority 2:<br/>           Replace failing sealant joints, and flashings.</p> <p>2011:<br/>           Reported - sealant joints failing, flashing near end of life, repairs needed. Areas of wet insulation have been identified. Partial repair work has been completed 2010.</p> <p>2008:<br/>           Structure Tek rating is 50 out of 100 for the roof.</p> <p>Previous Comments:<br/>           1997 built up roof, no reported problems<br/>           Roof regularly inspected</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 repair/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:<br/>Anodized aluminum window framing with non-insulated glazing.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>Windows are nearing end of life and are due for replacement</p> <p>2011:<br/>No changes reported.</p> <p>2008:<br/>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:<br/>Original single pane glazing with exterior storms<br/>No reported problems</p>   |
| Cladding | 7             | \$441,251 | 2  | 5                    | 5          | 88        | <p>Description:<br/>Brick veneer with precast concrete fascia panels.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>Sealant joints at fascia panel joints were replaced in 2010.</p> <p>2008:<br/>-Shifting fascia panels result in on-going sealant issues and misalignment. Recommend on-going monitoring.</p> <p>Previous Comments:<br/>-Brick. Good condition, except where building leaks at the canopy connection.<br/>-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 repair/replacement: |                      |            |           | System/Component Notes   |
|--------|---------------|-------------|--|----------------------|------------|-----------|--|
|        | %             | \$          | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| HVAC   | 16            | \$1,008,573 | 5  | 10                   | 70         | 15        | Description:<br>One (1) AHU located in the basement<br>Steam is from Boiler House 200<br>Chilled Water is from the Physical Plant<br><br>Priority 1:<br>Replace reheat control valves, isolation valves, and thermostats.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement.<br><br>2008:<br>-Air handling units are original and operational.<br>-Ceramics lab shares return air with the remainder of the building.<br>-Stand alone Liebert A/C in server room, 10 years old; no reported problems.<br>-MCCC replaced the rolled filters with pleated media.<br>-Main steam coil on AHU is funded for replacement<br>-Approximately 50% of reheat coil valves are at end of life and are due for replacement.<br><br>2001: Air leaks from air plenum above corridor ceiling sealed.<br>2003: Air compressors rebuilt<br>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 repair/replacement: |                      |            |           | System/Component Notes  |
|----------|---------------|-----------|--|----------------------|------------|-----------|---|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Plumbing | 8             | \$504,287 | 10   | 5                    | 15         | 70        | Description:<br>Galvanized supply piping; Cast iron waste piping<br><br>Priority 1:<br>Provide PRV for City Water pressure issues.<br>Domestic water piping needs epoxy lining or replacement.<br><br>Priority 2:<br>-Domestic hot water lines are fouled and near end of life.<br><br>2011:<br>-PRV for city water pressure issue noted in 2008 is not installed.<br>-Domestic water piping needs epoxy lining or replacement.<br><br>2008:<br>-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.<br>Toilet Rooms - upgraded in 2007.<br>-Clay traps are now maintained on an on-going basis to address long-term concerns<br><br>Previous Comments:<br>-Toilet rooms - plumbing fixtures in fair condition<br>-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 repair/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:<br>Transformer supplies 208V to the building from campus loop power.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br>Secondary: Switchgear has blanks available for expansion.   |
| Distribution      | 4             | \$252,143 | 0  | 5                    | 5          | 90        | Description:<br>120/208V<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br>-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.<br>-Original panels are generally at capacity and new panels are installed as necessary to supply additional power.<br><br>Previous Comments:<br>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 repair/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:<br>-Original fixtures with T8 lamps; no reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>Previous Comments:<br>T-8 Upgraded |
| Voice/Data | 3             | \$189,107 | 5  | 0                    | 5          | 90        | Description:<br><br>Priority 1:<br>Provide replacement wireless equipment.<br><br>Priority 2:<br>No problems noted.<br><br>2011:<br>- Wireless system is failing and replacements are not obtainable.<br>- 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 repair/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:<br>Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001.<br>2x4 ceilings in non-technical classrooms, no reported problems.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported. |
| Walls    | 5             | \$315,179 | 0  | 5                    | 10         | 85        | Description:<br>-Brick and block original partition construction<br>-Gypsum board on metal studs at areas of new construction<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br><br>2008:<br>Block - OK<br>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 repair/replacement: |                      |            |           | System/Component Notes  |
|--------|---------------|-----------|--|----------------------|------------|-----------|---|
|        | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Doors  | 2             | \$126,072 | 10   | 15                   | 5          | 70        | <p>Description:<br/>Exterior:<br/>Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement.<br/>Doors and frames non-ADA compliant - east vestibule too shallow.</p> <p>Interior<br/>Doors in good condition, but hardware not ADA compliant</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>No changes reported.</p> |
| Floors | 5             | \$315,179 | 0  | 5                    | 5          | 90        | <p>Description:<br/>Terrazzo in public areas<br/>Ceramic tile in toilets<br/>Carpet in computer labs</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>No changes reported.</p> <p>2008:<br/>Toilet room floors replaced as part of renovations.</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 repair/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:<br>-Fire alarm upgraded to include horns and strobes<br>-Toilet rooms - minor ADA upgrades 1990 +/- Toilets are not ADA adaptable, but wider entry and removal of one stall required.<br>-Emergency lighting and exit signs on battery backup, no reported problems.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>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.<br>-Masonry screen wall on east side of building requires tuck-pointing on cap.<br>-See Student Services/Admin. building for notes about glass covered walkway.<br>- Parking lot replaced (2006)<br>-Lighting on exterior is functioning with no reported problems.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

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 repair/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        | <p>Description:<br/>Partial poured concrete basement and slab on grade foundation.<br/>Steel frame with concrete masonry block infill.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>Water/moisture infiltration at basement wall penetrations have been repaired.<br/>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.</p> <p>2008: Minor water / moisture infiltration within basement at wall penetrations.</p> <p>Previous Comments:<br/>Canopy between East and West Tech buildings leaked, repaired.</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 repair/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:<br>Built-up roof; replaced in 1998.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>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.<br><br>2008:<br>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.<br><br>Previous Comments:<br>1997 built up roof, no reported problems<br>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 repair/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:<br>Anodized aluminum window framing with non-insulated glazing.<br><br>Priority 1:<br>Weather-stripping at end of life, due for replacement.<br><br>Priority 2:<br>Windows are nearing end of life.<br><br>2011:<br>No changes reported.<br><br>2008:<br>Two-part, non-insulated glazing is typical throughout, nearing end of life.<br>Weather stripping is failing and requires ongoing maintenance.<br>Windows are nearing end of life.<br><br>Previous Comments:<br>Original single pane.<br>No reported problems. |
| Cladding | 7             | \$504,582 | 2  | 5                    | 5          | 88        | Description:<br>Brick veneer with precast concrete fascia panels.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>Sealant joints at fascia panel joints were replaced in 2010.<br><br>2008:<br>Precast concrete fascia panels shifting, causing sealant failure (see photo), repaired, but problem returning.<br>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 |             | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|--------|---------------|-------------|--|----------------------|------------|-----------|--|
|        | %             | \$          | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| HVAC   | 16            | \$1,153,331 | 1  | 4                    | 25         | 70        | <p>Description:<br/>           One (1) AHU is located in the basement and one (1) make-up air unit on the roof services the welding area<br/>           (1) DX unit for computer lab is on a dedicated VAV system with no reported problems.<br/>           Steam is from Boiler House 200<br/>           Chilled Water is from the Physical Plant</p> <p>Priority 1:<br/>           -MDF room is dusty - may be coming from ceiling plenum.<br/>           -IDF in 157 is too warm - needs ventilation</p> <p>Priority 2:<br/>           No reported problems</p> <p>2011:<br/>           -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/>           -New make-up unit installed in welding area; no reported problems.<br/>           -Computer Lab has new HVAC on DDC controls, independent from rest of building - no reported problems<br/>           -MCCC replaced the rolled filters with pleated media.<br/>           -Weather stripping was added to the supply air plenum to address leak concerns.<br/>           -College has replaced a majority of the system steam traps following the 2005 assessment.<br/>           -Pneumatic terminal controls on an Apogee DDC framework. Pneumatic control compressors were rebuilt and have no reported problems.<br/>           -New air compressor installed<br/>           -Chilled water valves are being replaced as-needed<br/>           2005: Steam to Water exchanger tube bundle was replaced.</p> <p>Previous Comments:<br/>           Original building system - no reported problems<br/>           Steam to hot water converter tube bundle failed, requires immediate replacement (\$30,000)<br/>           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 repair/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:<br>Galvanized supply piping.<br><br>Priority 1:<br>Provide PRV for City Water pressure issue.<br><br>Priority 2:<br>-Galvanized piping throughout is near or at end of life. Water is fouled when first used. MCCC anticipates ongoing maintenance issues.<br><br>2011:<br>-PRV for city water pressure issue noted in 2008 is not installed.<br>-Domestic water piping needs epoxy lining or replacement.<br><br>2008:<br>-Toilet rooms are upgraded in 2007<br>-Copper domestic hot water lines are replaced as leaks are found. MCCC anticipates ongoing maintenance issues.<br>-One lift station was recently replaced (sanitary?) and has no reported problems for either unit.<br><br>Previous Comments:<br>Fixtures - no reported problems<br>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 repair/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:<br>Transformer supplies 208V to the building from campus loop power.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br><br>Previous Comments:<br>Reaching maximum capacity (comment was refuted in 2008 walk-through)<br>Secondary: Switchgear has blanks available for expansion.   |
| Distribution      | 4             | \$288,333 | 0  | 5                    | 10         | 85        | Description:<br>120/208V<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br>-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.<br>-Original panels are generally at capacity and new panels are installed as necessary to supply additional power.<br><br>Previous Comments:<br>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 repair/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:<br>-Original fixtures with T8 lamps; no reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>Previous Comments:<br>T-8 Upgraded |
| Voice/Data | 3             | \$216,250 | 5  | 0                    | 5          | 90        | Description:<br><br>Priority 1:<br>Provide replace wireless equipment.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-Wireless systems is failing and replacements are not obtainable.<br>-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 repair/replacement: |                      |            |           | System/Component Notes   |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Ceilings | 4             | \$288,333 | 0  | 5                    | 15         | 80        | Description:<br>Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001.<br>2x4 ceilings in non-technical classrooms, no reported problems.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.  |
| Walls    | 5             | \$360,416 | 0  | 5                    | 10         | 85        | Description:<br>-Brick and block original partition construction<br>-Gypsum board on metal studs at areas of new construction<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Annually monitor wall cracking in room 164.<br><br>2011:<br>No changes reported.<br><br>2008:<br>-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 |           | 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             | \$144,166 | 10   | 15                   | 5          | 70        | Description:<br>Exterior:<br>Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement.<br>Doors and frames non-ADA compliant - east vestibule too shallow.<br><br>Interior<br>Doors in good condition, but hardware not ADA compliant<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.   |
| Floors | 5             | \$360,416 | 0  | 10                   | 5          | 85        | Description:<br>Terrazzo flooring within public areas, VAT within classrooms, and Ceramic Tile<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Floor in hydraulics lab is cracked, damaged, and due for replacement.<br><br>2011:<br>No changes reported.<br><br>2008:<br>-Cracked terrazzo throughout, appears stabilized.<br>-Ceramic tile - some replacement work completed<br>-New CT installed in toilet rooms<br>-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 repair/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:<br>-Fire alarm upgraded.<br>-Emergency lighting and exit signs on battery backup, no reported problems.<br>-Entry vestibules are too shallow to meet current accessibility guidelines.<br><br>Priority 1:<br>Vestibules due for reconfiguration to meet current accessibility guidelines.<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br>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:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br><br>Previous Comments:<br>-Concrete lot (#7) between West Tech and adjacent boiler building funded for replacement. Replace with asphalt.<br>-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          |
| <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 MAINTAIN</b> | <b>RATING</b> |



Campus: Main Campus

Bldg. No: 06

Building: Health Education

Area: 50,700sf Yr Built: 1997 Floors: 1

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

| System    | CRV of System |             | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|-----------|---------------|-------------|--|----------------------|------------|-----------|--|
|           | %             | \$          | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Structure | 20            | \$2,002,650 | 0  | 5                    | 5          | 90        | <p>Description:<br/>Slab on grade foundation.<br/>Steel frame with concrete masonry block infill.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>-Interior expansion joints not continuous from floor to walls, potential for future problems.</p> <p>2011:<br/>No changes reported.</p> <p>2008: No reported problems.</p> <p>Previous Comments:<br/>-Frozen pipes at entrance vestibule - repaired under warranty.</p> |

Campus: Main Campus

Bldg. No: 06

Building: Health Education

Area: 50,700sf

Yr Built: 1997

Floors: 1

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: with mechanical penthouse

| System | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | 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:<br/>EPDM fully-adhered, single-ply membrane roof (1997).<br/>EPDM mechanically fastened, single-ply membrane roof (1997)</p> <p>Priority 1:<br/>Repair known leaks.<br/>Sealant joints failing, flashings are nearing end of life and due for replacement</p> <p>Priority 2:<br/>No reported problems.</p> <p>2011:<br/>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:<br/>Structure Tek rating is 70 out of 100 for the roof.<br/>Infrared images indicate a few areas of wet insulation. These areas are marked on the roof and will be repaired.</p> <p>Previous Comments:<br/>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).<br/>Roof regularly inspected.</p> |

Campus: Main Campus

Bldg. No: 06

Building: Health Education

Area: 50,700sf Yr Built: 1997 Floors: 1

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

| System  | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | 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:<br/>Aluminum storefront and curtain wall glazing</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>Minor leaking still occurring in the system.</p> <p>2011:<br/>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:<br/>-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.<br/>-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:<br/>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 |           | 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 | 6             | \$600,795 | 5  | 5                    | 10         | 80        | <p>Description:<br/>Concrete masonry block, composite metal panels, and aluminum framed storefront / curtain wall glazing systems.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>Some building control joints and some gaskets at the metal panels are at the end of life.</p> <p>2011:<br/>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:<br/>-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:<br/>-Mechanical room louvers are re-sealed; minor water infiltration will require on-going monitoring.<br/>-Felt wick weeps failing, falling out of brick joints (above windows and doors and at grade)<br/>-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 |             | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|--------|---------------|-------------|--|----------------------|------------|-----------|--|
|        | %             | \$          | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| HVAC   | 17            | \$1,702,253 | 0  | 3                    | 10         | 87        | <p>Description:<br/> (3) AHU units mounted within the building; (2) serving the wings of the building and (1) serving the gymnasium.<br/> (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:<br/> No reported problems.</p> <p>Priority 2:<br/> No reported problems.</p> <p>2011:<br/> -No changes reported.<br/> -Noise level of gymnasium AHU-2 still too loud.</p> <p>2008:</p> <p>Previous Comments:<br/> -VAV system throughout except gymnasium and corridor that are served by a constant volume system<br/> -Fans do not have variable frequency drives<br/> -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.<br/> 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 |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|----------|---------------|-----------|--|----------------------|------------|-----------|---|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Plumbing | 8             | \$801,060 | 5  | 0                    | 5          | 90        | <p>Description:<br/>Supply piping is predominantly copper. Waste piping is cast iron and plastic</p> <p>Priority 1:<br/>Provide permanent solution to Electrical Vault flooding issue.<br/>Provide PRV for City Water issue.</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>-PRV for city water issue noted in 2008 is not installed.<br/>-Permanent solution to Electrical Vault flooding is needed.</p> <p>2008:<br/>-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:<br/>-Showers - mixing valves repaired.<br/>-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 |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|-------------------|---------------|-----------|--|----------------------|------------|-----------|---|
|                   | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Primary/Secondary | 5             | \$500,663 | 1  | 3                    | 5          | 91        | <p>Description:<br/>-Building is on the campus primary loop with an onsite transformer providing 480V and 277V to the building.</p> <p>Priority 1:<br/>Annually monitor water drainage issue at electrical vault.</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>-During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments:<br/>-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:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>-During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments:<br/>-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 repair/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:<br/>Lighting is original throughout with T8 lamping typical. Emergency lighting is provided using battery back-up packs.</p> <p>Priority 1:<br/>Provide daylighting sensing and control for Atrium lighting for energy savings.</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>-Recommend that atrium lighting use daylighting sensors.<br/>-During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/>-Ballasts in emergency battery backup units failing (very few fixtures), otherwise OK.<br/>-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:<br/>Wireless equipment needs replacement.</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>- Wireless equipment is at end of life.<br/>- During interview and walk-through inspection, no significant issues were noted for voice/data.</p> <p>2008:<br/>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 |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Ceilings | 3             | \$300,398 | 0  | 2                    | 3          | 95        | <p>Description:<br/>2x2 acoustical ceiling tile within public spaces and classrooms. Exposed wood structure and decking within gymnasium.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011: No changes reported.</p> <p>2008: No reported problems.</p> <p>Previous Comments:<br/>Limited damage due to corrected roof leaks.</p> |
| Walls    | 5             | \$500,663 | 0  | 5                    | 5          | 90        | <p>Description:<br/>Painted gypsum board, painted CMU and burnished block.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>No changes reported.</p> <p>2008:<br/>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 |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|--------|---------------|-----------|--|----------------------|------------|-----------|--|
|        | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Doors  | 3             | \$300,398 | 0  | 2                    | 3          | 95        | <p>Description:</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>Exterior - no reported problems.<br/>Interior - no reported problems.</p> <p>2008:<br/>Some incidental cracking was observed.</p>   |
| Floors | 5             | \$500,663 | 2  | 3                    | 10         | 85        | <p>Description:<br/>Ceramic tile (public areas and locker areas), vinyl composition tile (classrooms), and hardwood maple (gymnasium)</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>Repair work to tile grout joints has been done.</p> <p>2008:<br/>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:<br/>-Grout in corridors discolored, cracking and crazing throughout, especially along atrium wall. Grout replaced where failed. Condition should continue to be monitored.<br/>-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 repair/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:<br>Fire Alarm system recently upgraded.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No reported problems..<br><br>2008:  |
| Immed. Site, Ext. Ltg., etc | 3             | \$300,398 | 2  | 3                    | 5          | 90        | Description:<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>Entry slab has been removed and replaced.<br><br>2008:<br>-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.<br><br>Previous Comments:<br>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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

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 repair/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:<br>Slab on grade foundation; no reported problems<br>Steel frame structure; no reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported.<br><br>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.<br><br>Previous Comments:<br>No reported problems |
| Roof      | 4             | \$80,788  | 2  | 3                    | 80         | 15        | Description:<br>Granular surfaced SBS modified bitumen roof system; replaced in 1988.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems<br><br>2011: Minor roof system repairs made in 2010.<br><br>2008: Structure Tek rating is 70 out of 100 for the roof.<br><br>Previous Comments:<br>1988 - Granular surfaced SBS modified bitumen roof system, no reported problems.<br>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 repair/replacement: |                      |            |           | System/Component Notes  |
|----------|---------------|-----------|--|----------------------|------------|-----------|---|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Glazing  | 1             | \$20,197  | 0  | 90                   | 10         | 0         | Description:<br>Single pane glazing in metal frames.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Windows are nearing end of life<br><br>2011: No changes reported.<br><br>2008: No reported problems.<br><br>Previous Comments:<br>Minimal glazing, original single pane.                                  |
| Cladding | 7             | \$141,380 | 2  | 3                    | 5          | 90        | Description:<br>Brick veneer masonry and pre-cast concrete panels.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Sealant joints at pre-cast concrete panel joints at end of life, due for replacement.<br><br>2011: No changes reported.<br><br>2008: No reported problems<br><br>Previous Comments:<br>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 |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|--------|---------------|-----------|--|----------------------|------------|-----------|--|
|        | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| HVAC   | 35            | \$706,899 | 0  | 50                   | 15         | 35        | <p>Description:<br/>           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.<br/>           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:<br/>           No reported problems</p> <p>Priority 2:<br/>           Cooling Tower and tank: Nearing end of life and will require replacement.</p> <p>2011:<br/>           -During interview and walk-through inspection, no significant issues were noted.<br/>           -Boiler tube repair/replacement completed.</p> <p>2008: No reported problems</p> <p>Previous Comments:<br/>           Delta 21 control system obsolete replaced with Siemens Apogee building management system. System computers malfunction, problems being resolved with manufacturer.<br/>           AC Boiler OK - has newer burners<br/>           Steam flow recorders replaced as part of control system upgrade.<br/>           Air conditioning system - no reported problems.<br/>           Gas space heaters and cabinet heaters - no reported problems.</p> |

Campus: Main Campus  
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 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 repair/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        | <p>Description:<br/>           Mix of galvanized and copper supply piping. Cast iron waste piping.</p> <p>Priority 1:<br/>           Provide PRV for City Water pressure issue.</p> <p>Priority 2:<br/>           No reported problems</p> <p>2011:<br/>           -PRV for city water pressure issue noted in 2008 is not installed.</p> <p>2008:<br/>           -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:<br/>           Fixtures not ADA<br/>           Only one toilet room in locker room.<br/>           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 repair/replacement: |                      |            |           | System/Component Notes  |
|-------------------|---------------|-----------|--|----------------------|------------|-----------|---|
|                   | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Primary/Secondary | 11            | \$222,168 | 0  | 5                    | 5          | 90        | Description:<br>Site of Utility tie-in.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br>Building houses utility tie-in and is the 13,200V distribution source for the campus.<br>Newer on-site transformer provides power to facility.<br><br>Previous Comments:<br>Transformer newer, but main primary from power grid at maximum capacity - 13,200V. |
| Distribution      | 3             | \$60,591  | 0  | 5                    | 10         | 85        | Description:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br><br>Previous Comments:<br>At maximum capacity, some spares in 480V panels.  |



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Use Types:  
 100% Boiler House

Notes: equipment included  
 partial basement

| System     | CRV of System |          | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|------------|---------------|----------|--|----------------------|------------|-----------|--|
|            | %             | \$       | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Lighting   | 2             | \$40,394 | 0  | 0                    | 5          | 95        | Description:<br>Fluorescent (T8 lamps typical) fixtures throughout.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008: No reported problems.<br><br>Previous Comments:<br>Fluorescent upgraded to T-8 |
| Voice/Data | 1             | \$20,197 | 13   | 0                    | 5          | 82        | Description:<br><br>Priority 1:<br>Replace wireless equipment.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-Wireless equipment is failing with no replacements available.  |
| Ceilings   | 1             | \$20,197 | 0  | 0                    | 5          | 95        | Description:<br>N/A<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported.<br><br>Previous Comments:<br>Mostly open, no reported problems   |

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Use Types:  
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Notes: equipment included  
 partial basement

| System | CRV of System |          | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|--------|---------------|----------|--|----------------------|------------|-----------|--|
|        | %             | \$       | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Walls  | 2             | \$40,394 | 0  | 0                    | 5          | 95        | Description:<br>Painted CMU block typical throughout service areas. Offices are a combination of paneling and painted CMU.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported.<br><br>Previous Comments:<br>No reported problems |
| Doors  | 2             | \$40,394 | 5  | 5                    | 5          | 85        | Description:<br>(3) Sectional steel doors; remainder are HM man doors.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported.<br><br>Previous Comments:<br>Manual doors - new.<br>3 Rolling doors, original - OK                    |

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 Bldg. No: 07  
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 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 repair/replacement: |                      |            |           | System/Component Notes   |
|-----------------------------|---------------|----------|--|----------------------|------------|-----------|--|
|                             | %             | \$       | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Floors                      | 3             | \$60,591 | 0  | 0                    | 5          | 95        | Description:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.  |
| Bldg., Fire, ADA, Elevators | 2             | \$40,394 | 2  | 3                    | 5          | 90        | Description:<br>Simplex Alarm panel (upgraded) with horn and strobe.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br>Fire Alarm - During interview and walk-through inspection, no significant issues were noted.<br><br>2008: No reported problems<br><br>Previous Comments:<br>Fire alarm upgraded.<br>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 repair/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:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported.<br><br>2008: No reported problems.<br><br>Previous Comments:<br>Parking lot replaced.<br>Walks - no reported problems.<br>Site lighting - no reported problems |

**CRV Totals:** \$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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

**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 |   |
| Structure | 18            | \$84,521 | 0  | 0                    | 5          | 95        | Description:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported<br><br>2008:<br>No reported problems   |
| Roof      | 7             | \$32,869 | 0  | 5                    | 10         | 85        | Description:<br>Standing seam, metal roofing; Original<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported<br><br>2008:<br>Roofing penetrations may need sealing.<br>Roof regularly inspected.<br>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 repair/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:<br>Brick masonry.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Sealant joints at end of life and due for replacement.<br><br>2011:<br>No changes reported. Sealant joints at end of life and are due for replacement.<br><br>2008:<br>Brick - No reported problems   |
| HVAC     | 36            | \$169,042 | 0  | 10                   | 75         | 15        | Description:<br>(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.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Fire tubes will require replacement in near future (3-5 years).<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br>-Boiler tube repair/replacement underway.<br><br>Previous Comments:<br>Long-term tube deterioration problem resolved with new water treatment program in 2004.<br>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 repair/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:<br><br>Priority 1:<br>Provide PRV for City Water pressure issue.<br>Remediate remainder of domestic water piping issues.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>- PRV for city water pressure issue noted in 2008 is not installed.<br>- Boiler make-up water piping replaced. Recommended boiler tubing cleaning/replacement is under way.<br>- Galvanized piping failing, main lines replaced. Balance of piping requires replacement of long sections when failure occurs. Entire piping system due for replacement.<br><br>Previous Comments:<br>-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.<br>2 hot water tanks, one replaced in 1995 one replaced in 2000. |
| Primary/Secondary | 3             | \$14,087 | 0  | 0                    | 0          | 100       | Description:<br>Power from elsewhere - No reported problems<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-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 repair/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:<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.   |
| Lighting     | 2             | \$9,391  | 0  | 0                    | 5          | 95        | Description:<br>T8 lamps - No reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008: |
| Voice/Data   | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Ceilings     | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Walls        | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>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:<br>(2) man doors, (1) large double door, no reported problems. Doors are beginning to age and require repainting.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>Doors have been painted. |
| Floors                      | 3             | \$14,087 | 0  | 0                    | 10         | 90        | Description:<br>Sealed concrete floors.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>Some cracking observed.   |
| Bldg., Fire, ADA, Elevators | 3             | \$14,087 | 0  | 0                    | 5          | 95        | Description:<br>Upgraded fire system<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br>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 |    | 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 |                        |

**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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

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 |   |
| Structure | 18            | \$84,521 | 0  | 0                    | 5          | 95        | Description:<br>Slab on grade foundation; no reported problems<br>Steel frame structure; no reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported<br><br>2008:<br>No reported problems<br>2 tunnels - OK  |
| Roof      | 7             | \$32,869 | 0  | 5                    | 10         | 85        | Description:<br>Standing seam, metal roofing; Original<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Repair/replace damaged gutter on west elevation.<br><br>2011:<br>Gutter is damaged on west elevation. In need of minor roof repairs and flashing of penetrations.<br><br>2008:<br>Original metal roof - penetrations may need sealing.<br>Roof regularly inspected. |
| Glazing   | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>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 repair/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:<br/>Brick</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>No changes reported.</p> <p>2008:<br/>Masonry was recently tuck-pointed correcting previously noted damage.</p> <p>Previous Comments:<br/>Salt damage and deterioration of brick abutting sidewalk, needs tuck pointing</p>  |
| HVAC     | 36            | \$169,042 | 0  | 10                   | 75         | 15        | <p>Description:<br/>(2) original Cleaver Brooks boilers - 1978-79.</p> <p>Priority 1:<br/>No reported problems.</p> <p>Priority 2:<br/>No reported problems.</p> <p>2011:<br/>-During interview and walk-through inspection, no significant issues were noted.<br/>-Tube maintenance/replacement underway.</p> <p>2008:<br/>-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:<br/>Long-term tube deterioration problem resolved with new water treatment program in 2004.<br/>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 repair/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        | Description:<br><br>Priority 1:<br>Provide PRV for city water issue.<br><br>Priority 2:<br>Galvanized piping, no serious problems, but condition should be monitored.<br><br>2011:<br>PRV for city water issue noted in 2008 is not installed.<br><br>2008:<br><br>Previous Comments:<br>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.<br><br>(2) hot water tanks; one replaced in 2004 and a second tank added in 2005. |
| Primary/Secondary | 3             | \$14,087 | 0  | 0                    | 0          | 100       | Description:<br>Power from elsewhere - No reported problems<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-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 repair/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<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.                                       |
| Lighting     | 2             | \$9,391  | 0  | 0                    | 5          | 95        | Description:<br>T8 lamps - No reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008: |
| Voice/Data   | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>N/A<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-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 repair/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:<br>N/A   |
| Walls                       | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Doors                       | 2             | \$9,391  | 10   | 10                   | 10         | 70        | Description:<br>(1) man door, OK<br>(1) Large double door - original, rusting at bottom and hinges . Due for clean and repaint.<br><br>Priority 1:<br>Prep and re-paint large double door<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>Large double door requires to be prepped and re-painted.                              |
| Floors                      | 3             | \$14,087 | 0  | 0                    | 10         | 90        | Description:<br>Sealed concrete: Some cracking - does not appear to be a problem<br><br>2011:<br>No reported problems.  |
| Bldg., Fire, ADA, Elevators | 3             | \$14,087 | 0  | 0                    | 5          | 95        | Description:<br>Upgraded fire system<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br>Fire Alarm - During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br>-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:<br>Short brick landscape wall extending from boiler building removed (had leaked through flashing at top, leaning 2" from vertical at building).<br>Exterior lighting ok.<br>Paved walks in fair condition, grass in poor condition.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No reported problems. |

**CRV Totals:** \$469,560 \$3,522 \$25,873 \$151,668 \$288,498

| Priority Issues Data |            |               |            |               | 0-5 Year Cumulative Data |               |            |                       |               |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$469,560            | \$3,522    | \$0           | 0.8%       | GOOD          | \$29,394                 | \$5,916       | 6.3%       | \$9,391               | FAIR          |
| <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 MAINTAIN</b> | <b>RATING</b> |



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 repair/replacement: |                      |            |           | System/Component Notes  |
|-----------|---------------|----------|--|----------------------|------------|-----------|---|
|           | %             | \$       | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Structure | 18            | \$74,459 | 0  | 0                    | 5          | 95        | Description:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported<br><br>2008:<br>No reported problems   |
| Roof      | 7             | \$28,956 | 0  | 5                    | 10         | 85        | Description:<br>Original metal roof<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Repair/replace damaged gutter on North elevation<br><br>2011:<br>Gutter is damaged on North elevation. In need of minor repairs and flashings of penetrations.<br><br>2008:<br>Penetrations may need sealing.<br>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 repair/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:<br/>Brick masonry.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>No changes reported.</p> <p>2008:<br/>Brick - No reported problems</p>  |
| HVAC     | 36            | \$148,918 | 0  | 10                   | 40         | 50        | <p>Description:<br/>-(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:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>-During interview and walk-through inspection, no significant issues were noted.<br/>-Boiler tube repair/replacement underway.</p> <p>Previous Comments:<br/>Long-term tube deterioration problem resolved with new water treatment program in 2004.<br/>Steam flow recorders replaced as part of Apogee system upgrade.<br/>Trane absorption unit installed in 1989, recently repaired, no reported problems.<br/>2 cooling tower pumps, 2 chilled water pumps, no reported problems.<br/>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 repair/replacement: |                      |            |           | System/Component Notes  |
|-------------------|---------------|----------|--|----------------------|------------|-----------|---|
|                   | %             | \$       | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Plumbing          | 11            | \$45,503 | 5  | 35                   | 25         | 35        | <p>Description:<br/>Galvanized domestic piping</p> <p>Priority 1:<br/>Provide PRV for city water pressure issue.</p> <p>Priority 2:<br/>-Galvanized piping failing, requires replacement of long sections when failure occurs. Entire piping system due for replacement.</p> <p>2011:<br/>-PRV for city water pressure issue noted in 2008 is not installed.</p> <p>2008:<br/>-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.<br/>-2 hot water tanks - 1 replaced in 1999, other replaced in 2002.<br/>-New hot water tank added for kitchen in 2003.</p> |
| Primary/Secondary | 3             | \$12,410 | 0  | 0                    | 0          | 100       | <p>Description:<br/>Power from elsewhere - No reported problems</p> <p>Priority 1:<br/>No reported problems.</p> <p>Priority 2:<br/>No reported problems.</p> <p>2011:<br/>-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 repair/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:<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.             |
| Lighting     | 2             | \$8,273  | 0  | 0                    | 5          | 95        | Description:<br>T8 lamps<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted. |
| Voice/Data   | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Ceilings     | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Walls        | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>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 repair/replacement: |                      |            |           | System/Component Notes   |
|-----------------------------|---------------|----------|--|----------------------|------------|-----------|--|
|                             | %             | \$       | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Doors                       | 2             | \$8,273  | 10   | 10                   | 10         | 70        | <p>Description:<br/>(1) man door, (1) large double door, no reported problems. Doors are beginning to age and require repainting.</p> <p>Priority 1:<br/>Prep and repaint large double door.</p> <p>Priority 2:<br/>No reported problems.</p> <p>2011:<br/>Large double door requires to be prepped and repainted.</p> |
| Floors                      | 3             | \$12,410 | 0  | 0                    | 10         | 90        | <p>Description:<br/>Sealed concrete: Some cracking - does not appear to be a problem</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>No reported problems</p>   |
| Bldg., Fire, ADA, Elevators | 3             | \$12,410 | 0  | 0                    | 5          | 95        | <p>Description:<br/>Upgraded fire system</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems<br/>Fire Alarm - During interview and walk-through inspection, no significant issues were noted.</p> <p>2011:<br/>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 repair/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<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No change reported. |

**CRV Totals:** \$413,660 \$3,102 \$33,755 \$83,766 \$293,037

| Priority Issues Data |            |               |            |               | 0-5 Year Cumulative Data |               |            |                       |               |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$413,660            | \$3,102    | \$0           | 0.8%       | GOOD          | \$36,857                 | \$16,174      | 8.9%       | \$8,273               | FAIR          |
| <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 MAINTAIN</b> | <b>RATING</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 repair/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:<br>Slab on grade foundation; no reported problems<br>Steel frame structure; no reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported<br><br>2008: No reported problems   |
| Roof      | 17            | \$29,325 | 2  | 3                    | 5          | 90        | Description:<br>Metal panels with exposed, gasketed fasteners.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported<br><br>2008: No reported problems<br><br>Previous Comments:<br>Metal - No reported problems<br>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 repair/replacement: |                      |            |           | System/Component Notes   |
|-------------------|---------------|----------|--|----------------------|------------|-----------|--|
|                   | %             | \$       | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Cladding          | 20            | \$34,500 | 10   | 5                    | 5          | 80        | Description:<br>Metal panels with exposed, gasketed fasteners.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Replace damaged siding noted below.<br><br>2011: No changes reported<br><br>2008: Metal siding; cosmetic damage from vehicle / equipment impact. The resulting damage will allow water to enter the building. Condition should be corrected.<br><br>Previous Comments:<br>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 repair/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:<br>(2) Overhead sectional doors<br>(2) Man doors<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br><br>2008:<br>2 overhead roller doors replaced.<br>2 Man Doors - OK |
| Floors                      | 10            | \$17,250 | 0  | 0                    | 5          | 95        | Description:<br>Sealed concrete floor.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br><br>2008:<br>No changes reported.   |
| Bldg., Fire, ADA, Elevators | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>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 repair/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:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported. |

**CRV Totals:** \$172,500 \$4,382 \$3,122 \$8,625 \$156,371

| Priority Issues Data |            |               |            |               | 0-5 Year Cumulative Data |               |            |                       |               |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$172,500            | \$4,382    | \$0           | 2.5%       | GOOD          | \$7,504                  | \$0           | 4.4%       | \$3,450               | GOOD          |
| <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 MAINTAIN</b> | <b>RATING</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        | Description:<br>Slab on grade foundation; no reported problems<br>Steel frame structure; no reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No reported problems.<br><br>2008: Building interior was not reviewed in 2008 - building was inaccessible at the time of walk-through.  |
| Roof      | 14            | \$29,463 | 2  | 3                    | 5          | 90        | Description:<br>Metal panels with exposed, gasketed fasteners.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Correct gutter condition, downspouts are either missing or in dis-repair.<br><br>2011: No changes reported. In general, downspouts are either missing or in dis-repair.<br><br>2008: Gutters were full of debris and non-functional.<br><br>Previous Comments:<br>OK<br>Roof regularly inspected. |

Campus: Main Campus

Bldg. No: 12

Building: Technology Butler Bldg.

Area: 1,830sf Yr Built: 1983 Floors: 1

Use Types:

100% Storage/Maintenance

Notes:

| System   | CRV of System |          | 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:<br/>Aluminum framed windows.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>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:<br/>A couple of windows - no reported problems.</p> |
| Cladding | 14            | \$29,463 | 2  | 25                   | 3          | 70        | <p>Description:<br/>Metal panels with exposed, gasketed fasteners.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>Wall panels are due for repaint, some panels are damaged.</p> <p>2011:<br/>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:<br/>N/A</p>  |
| Plumbing | 0             | \$0      | 0  | 0                    | 0          | 100       | <p>Description:<br/>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 repair/replacement: |                      |            |           | System/Component Notes  |
|-------------------|---------------|---------|--|----------------------|------------|-----------|---|
|                   | %             | \$      | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Primary/Secondary | 2             | \$4,209 | 0  | 0                    | 5          | 95        | Description:<br>100 Amp Service<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008: N/A<br><br>Previous Comments:<br>None<br>100 A service added. |
| Distribution      | 1             | \$2,105 | 0  | 0                    | 5          | 95        | Description:<br>Circuit breaker panel.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-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 repair/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:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br><br>Previous Comments:<br>Minimal                 |
| Voice/Data | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Ceilings   | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Walls      | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Doors      | 15            | \$31,568 | 2  | 3                    | 5          | 90        | Description:<br>(1) exterior man door and (1) overhead door<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br><br>2008:<br>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 repair/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:<br>-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.<br><br>Priority 1:<br>Correct surface mounted gas line as noted above.<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br>Gas pipe routing not remediated. |
| Immed. Site, Ext. Ltg., etc | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

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:<br>Wood frame structure over slab on grade foundation<br><br>Priority 1:<br>Correct failing sidewalls.<br><br>Priority 2:<br>Out of plumb bearing wall should be corrected. Refer to note below.<br><br>2011:<br>No changes reported.<br><br>2008:<br>-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.<br><br>Previous Comments:<br>No reported problems. |
| Roof      | 15            | \$6,900  | 0  | 0                    | 5          | 95        | Description:<br>Composition shingles on plywood sheathing.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported.<br><br>2008: No reported problems. Roof was not included in Structure Tek's review of campus roofing condition.<br><br>Previous Comments: No reported problems. Roof regularly inspected.   |
| Glazing   | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>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 repair/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:<br>Plywood (T-111 style) combination sheathing / siding.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported.<br><br>2008: No reported problems (refer to structure for comments on wall deflection). |
| HVAC              | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Plumbing          | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Primary/Secondary | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Distribution      | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Lighting          | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Voice/Data        | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Ceilings          | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Walls             | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>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 repair/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:<br>(1) overhead door<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Overhead door tracks and associated door hardware are failing due to the corrosive nature of the salt and are nearing end of useful life.<br><br>2011:<br>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:<br>N/A   |
| Immed. Site, Ext. Ltg., etc | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

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 repair/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:<br>Slab on grade foundation; no reported problems<br>Steel frame structure; no reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br><br>2008:<br>Slab on grade; no reported problems<br>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 repair/replacement: |                      |            |           | System/Component Notes  |
|--------|---------------|-----------|--|----------------------|------------|-----------|---|
|        | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Roof   | 3             | \$411,967 | 3  | 5                    | 70         | 22        | <p>Description:<br/>EPDM (Fully-adhered) - 2004<br/>EPDM (Ballasted) - 2007</p> <p>Priority 1:<br/>A majority of the roof to wall transitions are not yet repaired and will require corrective action.</p> <p>Priority 2:<br/>-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:<br/>No changes reported.</p> <p>2008:<br/>-Structure Tek rating is 85 out of 100 score<br/>-Previously identified leaks have been repaired<br/>-Masonry removed, original failed flashing was removed and replaced with new work.</p> <p>Previous Comments:<br/>Original EPDM roof<br/>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 |           | 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 | 4             | \$549,289 | 2  | 3                    | 5          | 90        | Description:<br>Aluminum framed glazing system<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>-Sealant where frames abut metal panel system is failing and is due for replacement.<br><br>2011:<br>No changes reported.<br><br>2008:<br>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 |           | 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             | \$961,255 | 2  | 3                    | 10         | 85        | <p>Description:<br/>Split and smooth face Concrete Masonry Units</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>-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:<br/>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:<br/>-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.<br/>-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 repair/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:

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 repair/replacement: |                      |            |           | System/Component Notes   |
|-------------------|---------------|-----------|--|----------------------|------------|-----------|--|
|                   | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Plumbing          | 7             | \$961,255 | 1  | 0                    | 4          | 95        | <p>Description:</p> <p>Priority 1:<br/>Add PRV to city water for pressure control problems.</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>PRV for city water pressure issue noted in 2008 is not installed.</p> <p>2008:</p> <p>Previous Comments:<br/>No reported problems.</p>  |
| Primary/Secondary | 6             | \$823,933 | 0  | 5                    | 5          | 90        | <p>Description:<br/>Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site.</p> <p>Priority 1:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>-During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/>-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:<br/>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:

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 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        | Description:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008: No reported problems.<br><br>Previous Comments:<br>No reported problems. |
| Lighting     | 4             | \$549,289 | 0  | 0                    | 5          | 95        | Description:<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br><br>Previous Comments:<br>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 repair/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:<br><br>Priority 1:<br>Replace wireless equipment.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-Wireless system is failing and replacements are not obtainable.<br>-Approximately 15-18 phone/data pairs were lost during construction. |
| Ceilings   | 3             | \$411,967 | 0  | 0                    | 5          | 95        | Description:<br>2x4 suspended ceilings throughout.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported.<br><br>2008: No reported problems.<br><br>Previous Comments:<br>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 repair/replacement: |                      |            |           | System/Component Notes   |
|--------|---------------|-------------|--|----------------------|------------|-----------|--|
|        | %             | \$          | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Walls  | 8             | \$1,098,577 | 0  | 2                    | 5          | 93        | Description:<br>Gypsum board on metal stud framing.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: Repainting of problematic wall surfaces (was done in 2009).<br><br>2008: Public areas require annual painting due to flat sheen and color selection.<br><br>Previous Comments:<br>No reported problems. |
| Doors  | 4             | \$549,289   | 0  | 0                    | 10         | 90        | Description:<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>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 repair/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:<br/>No reported problems.</p> <p>Priority 2:<br/>No reported problems.</p> <p>2011:<br/>Replacement of failed carpet in: Atrium, Hallways, Classrooms and Boardroom was done.</p> <p>2008:<br/>-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.<br/>-Stage flooring is scheduled and funded for sanding and regular maintenance.</p> <p>Previous Comments:<br/>VCT typical in corridors, 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:

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 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:<br/>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:<br/>No reported problems.</p> <p>Priority 2:<br/>No reported problems.</p> <p>2011: No changes reported.<br/>Fire Alarm - During interview and walk-through inspection, no significant issues were noted.<br/>-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:<br/>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:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011: No changes reported.</p> <p>2008: No reported problems.</p> <p>Previous Comments:<br/>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:**

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 repair/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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

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 |   |
| Structure | 35            | \$43,470 | 0  | 0                    | 5          | 95        | Description:<br>Slab on grade foundation; no reported problems<br>Split face, load bearing masonry walls (CMU); no reported problems<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Cracks in the CMU exterior wall, primarily at the ends of steel lintels over the overhead sectional doors; should be remediated.<br><br>2011:<br>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:<br>Composition shingles on plywood sheathing.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Install splash blocks as noted below. Reconnect downspout to underground pipe at North elevation.<br><br>2011:<br>No changes reported. Downspout at North elevation has become disconnected from underground drainage pipe.<br><br>2008:<br>-Roof was not included in Structure Tek's review of campus roofing condition.<br>-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:<br>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:<br>Split face, concrete masonry units (see Structural)<br>Vinyl siding at gable ends<br>Aluminum fascia and soffit<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No change reported. |
| HVAC              | 5             | \$6,210  | 0  | 0                    | 50         | 50        | Description:<br>(2) ceiling mounted, gas-fired, Reznor furnaces<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.    |
| Plumbing          | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>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 repair/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:<br>200 Amp, 3 phase service<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.  |
| Lighting     | 1             | \$1,242 | 0  | 0                    | 5          | 95        | Description:<br>Surface mounted, 1x4 T-8 Fixtures<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br><br>2008: No reported problems |
| Voice/Data   | 0             | \$0     | 0  | 0                    | 0          | 100       | N/A  |
| Ceilings     | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>Painted gypsum board<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>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 repair/replacement: |                      |            |           | System/Component Notes  |
|--------|---------------|----------|--|----------------------|------------|-----------|---|
|        | %             | \$       | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Walls  | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>Painted CMU<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported.   |
| Doors  | 15            | \$18,630 | 10   | 5                    | 5          | 80        | Description:<br>(2) overhead sectional doors<br>(4) steel man doors with integral lite<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>Doors and frames are protected with primer only. Doors and frames should be painted to protect them from moisture damage.<br><br>2011: No changes reported. |
| Floors | 10            | \$12,420 | 0  | 0                    | 5          | 95        | Description:<br>Sealed Concrete<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>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 repair/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:<br>Dedicated alarm panel with pull stations, horn, and strobe<br>Battery powered emergency exit lighting<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br>Fire Alarm - During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br>No reported problems |
| Immed. Site, Ext. Ltg., etc | 3             | \$3,726 | 0  | 0                    | 5          | 95        | Description:<br>Wall mounted site lighting<br>Concrete stoop, asphalt paving abuts concrete slab on grade<br>Door hardware appears to be ADA compliant<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

Campus: Whitman Center  
 Bldg. No: 16  
 Building: Whitman Center  
 Area: 17,650sf Yr Built: 1991 Floors: 1

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

Notes:

| System    | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|-----------|---------------|-----------|--|----------------------|------------|-----------|--|
|           | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Structure | 19            | \$657,286 | 0  | 0                    | 5          | 95        | Description:<br>Slab on grade foundation; no reported problems<br>Steel frame with burnished face concrete masonry walls<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011: No changes reported.   |
| Roof      | 5             | \$172,970 | 10   | 5                    | 5          | 80        | Description:<br>Flat EPDM (fully adhered) roof; nearing end of life.<br>Composition shingles; replaced in 2006<br><br>Priority 1:<br>Replace flat roofing over main entrance.<br><br>Priority 2:<br>No reported problems<br><br>2011: No changes reported. Tree limbs have been trimmed.<br><br>2008: Structure Tek rating is 70 out of 100 score<br>2006: Composition shingles were replaced<br>2005: Leaks near exhaust fan penetration repaired<br><br>Previous Comments:<br>Trees require trimming to prevent additional roof damage from falling limbs. |

Campus: Whitman Center  
 Bldg. No: 16  
 Building: Whitman Center  
 Area: 17,650sf Yr Built: 1991 Floors: 1

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

Notes:

| System  | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|---------|---------------|-----------|--|----------------------|------------|-----------|---|
|         | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Glazing | 5             | \$172,970 | 5  | 3                    | 3          | 89        | <p>Description:<br/>           Aluminum storefront glazing and windows throughout. Glazing is original and functional.</p> <p>Priority 1:<br/>           No reported problems</p> <p>Priority 2:<br/>           -Identify and correct sources of water infiltration.<br/>           -Plastic laminate sills are failing and due for replacement</p> <p>2011:<br/>           No changes reported. Plastic laminated window sills are still failing.</p> <p>2008:<br/>           -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:<br/>           -Original - No reported problems</p> |

Campus: Whitman Center  
 Bldg. No: 16  
 Building: Whitman Center  
 Area: 17,650sf Yr Built: 1991 Floors: 1

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

Notes:

| System   | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 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:<br/>No reported problems</p> <p>Priority 2:<br/>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:<br/>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.<br/>Anodized aluminum fascia panels pitting.</p> |

Campus: Whitman Center  
 Bldg. No: 16  
 Building: Whitman Center  
 Area: 17,650sf Yr Built: 1991 Floors: 1

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

Notes:

| System | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|--------|---------------|-----------|--|----------------------|------------|-----------|---|
|        | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| HVAC   | 14            | \$484,316 | 2  | 13                   | 20         | 65        | <p>Description:<br/>           One (1) rooftop mounted, gas-fired, AHU with on-board air-cooled DX cooling.<br/>           Two (2) Weil-McLain hot water boiler supplying heating hot water to a coils for heating. Unit is original to the building and functional.<br/>           Air distribution is by VAV boxes above the ceiling w/pneumatic controls.<br/>           Finned-tube radiant heat under all windows. Exhaust fans with light switch control in meeting rooms.<br/>           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:<br/>           Provide ventilation for IT closet near lobby - too warm.<br/>           Repair hole in other closet ceiling near Lobby; has a hole in the fire-rated ceiling gyp-board.<br/>           Repair small hole through fire-rated gyp-board wall in Maintenance Office.</p> <p>Priority 2:<br/>           No reported problems.</p> <p>2011:<br/>           - During interview and walk-through inspection, no significant issues were noted.<br/>           - New gas-fired roof top unit installed for whole building.</p> <p>2008:<br/>           Previous Comments:<br/>           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.<br/>           Leaking condenser coil requires additional refrigerant occasionally.<br/>           Previous Comments:<br/>           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.<br/>           Previous Comments:<br/>           HVAC System at maximum capacity with computer heat loads.<br/>           Fin tubes, No reported problems</p> |

**Campus: Whitman Center**  
**Bldg. No: 16**  
**Building: Whitman Center**  
**Area: 17,650sf**    **Yr Built: 1991**    **Floors: 1**

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

**Notes:**

| System   | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|----------|---------------|-----------|--|----------------------|------------|-----------|---|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Plumbing | 8             | \$276,752 | 0  | 0                    | 10         | 90        | Description:<br>One (1) gas fired domestic hot water heater<br>Distribution lines are copper, sanitary lines are mostly plastic<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>- During interview and walk-through inspection, no significant issues were noted.<br><br>2008:<br>- Domestic hot water heater was replaced since last assessment; No reported problems.<br><br>Previous Comments:<br>Domestic hot water tank at end of life, due for replacement. |



Campus: Whitman Center  
 Bldg. No: 16  
 Building: Whitman Center  
 Area: 17,650sf Yr Built: 1991 Floors: 1

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

Notes:

| System            | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|-------------------|---------------|-----------|--|----------------------|------------|-----------|---|
|                   | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Primary/Secondary | 6             | \$207,564 | 0  | 5                    | 5          | 90        | <p>Description:<br/>           Building receives 208V, 3-phase power from outside pad-mounted transformer. Transformer is owned by the power company.</p> <p>Priority 1:<br/>           No reported problems</p> <p>Priority 2:<br/>           No reported problems</p> <p>2011:<br/>           - During interview and walk-through inspection, no significant issues were noted. Power conditioning has been installed.</p> <p>2008:<br/>           - 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:<br/>           No reported problems.</p> |
| Distribution      | 4             | \$138,376 | 0  | 0                    | 5          | 95        | <p>Description:</p> <p>Priority 1:<br/>           No reported problems.</p> <p>Priority 2:<br/>           No reported problems.</p> <p>2011:<br/>           - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:<br/>           - 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>   |

Campus: Whitman Center  
 Bldg. No: 16  
 Building: Whitman Center  
 Area: 17,650sf Yr Built: 1991 Floors: 1

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

Notes:

| System     | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes  |
|------------|---------------|-----------|--|----------------------|------------|-----------|---|
|            | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Lighting   | 4             | \$138,376 | 0  | 5                    | 10         | 85        | Description:<br>Lighting is original throughout with a combination of fluorescent and incandescent fixtures. Fluorescent fixtures utilize T-8 lamps replaced in 2011.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>- During interview and walk-through inspection, no significant issues were noted.<br>- All T12's were replaced with T8's in 2011.<br><br>2008:<br>Previous Comments:<br>Older original ballasts - typical replacements. |
| Voice/Data | 3             | \$103,782 | 1  | 0                    | 4          | 95        | No reported problems.<br><br>Priority 1:<br>Provide replacement wireless equipment and router to campus system.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>-During interview and walk-through inspection, no significant issues were noted.<br>-Wireless certificate (if continued to be provided) should be re-authenticated.   |

Campus: Whitman Center  
 Bldg. No: 16  
 Building: Whitman Center  
 Area: 17,650sf Yr Built: 1991 Floors: 1

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

Notes:

| System   | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
|          | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Ceilings | 4             | \$138,376 | 5  | 5                    | 10         | 80        | <p>Description:<br/>2x2 Acoustical Ceiling Panels (ACP) and Gypsum Board;</p> <p>Priority 1:<br/>1X1 hole in janitor closet fire-rated ceiling should be closed up.</p> <p>Priority 2:<br/>Investigate and correct moisture bloom noted below</p> <p>2011:<br/>Gypsum board repairs were made in 2010. Moisture within the ceiling/roof assembly - not yet repaired.<br/>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:<br/>2 x 2 - No reported problems</p> |
| Walls    | 7             | \$242,158 | 2  | 3                    | 5          | 90        | <p>Description: Gypsum board typical</p> <p>Priority 1:<br/>Wall in Maintenance Room has hole for wiring in fire-rated wall and should be closed up.</p> <p>Priority 2:<br/>No reported problems.</p> <p>2011:<br/>Gypsum board "window liners" - repairs were made in 2010. Many of the gypsum board "wall cracking" - repairs were made in 2010.</p> <p>2008:<br/>Drywall in corridors cracking, possibly from blower unit vibration.</p>  |

Campus: Whitman Center  
 Bldg. No: 16  
 Building: Whitman Center  
 Area: 17,650sf Yr Built: 1991 Floors: 1

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

Notes:

| System | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | System/Component Notes   |
|--------|---------------|-----------|--|----------------------|------------|-----------|--|
|        | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Doors  | 3             | \$103,782 | 0  | 0                    | 5          | 95        | Description:<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>No reported problems.   |
| Floors | 4             | \$138,376 | 0  | 0                    | 5          | 95        | Description:<br>Vinyl tile and carpet, typical throughout.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems<br><br>2011:<br>No changes reported.<br><br>2008: Vinyl tile appears to be telegraphing slab movement near the central core of the building. Condition should be monitored.<br><br>Previous Comments: All new floors. |

Campus: Whitman Center  
 Bldg. No: 16  
 Building: Whitman Center  
 Area: 17,650sf Yr Built: 1991 Floors: 1

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

Notes:

| System                      | CRV of System |           | Pct. of system value to budget for repair/replacement: |                      |            |           | 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:<br/>No reported problems</p> <p>Priority 2:<br/>No reported problems</p> <p>2011:<br/>No changes reported.<br/>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.<br/>ADA up to date</p> |
| Immed. Site, Ext. Ltg., etc | 2             | \$69,188  | 3  | 5                    | 5          | 87        | <p>Priority 1:<br/>Concrete slab at main entry is a trip hazard.</p> <p>Priority 2:<br/>No reported problems.</p> <p>2011:<br/>No changes reported. At exterior slab at Student Lounge area, joint material between slab sections needs to be replaced.</p> <p>2008:<br/>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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

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 repair/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:<br>Wood frame.<br><br>Priority 1:<br>No reported problems<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>No reported problems.   |
| Roof      | 12            | \$6,624  | 100  | 0                    | 0          | 0         | Description:<br>Composition shingles on plywood sheathing.<br><br>Priority 1:<br>Roofing was not replaced during the 2006 re-roof of the main building. Roofing is at end of life and due for replacement<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>No changes reported.<br><br>2008:<br>Shingled, at end of life, due for replacement.<br>Roof regularly inspected. |
| Glazing   | 0             | \$0      | 0  | 0                    | 0          | 100       | Description:<br>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 repair/replacement: |                      |            |           | System/Component Notes   |
|-------------------|---------------|---------|--|----------------------|------------|-----------|--|
|                   | %             | \$      | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |  |
| Cladding          | 14            | \$7,728 | 20   | 5                    | 5          | 70        | Description:<br>Plywood siding with wood trim.<br><br>Priority 1:<br>Plywood siding needs painting.<br>Wood trim, in some areas, needs to be replaced.<br>All wood trim needs painting.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>Cladding issues noted. |
| HVAC              | 3             | \$1,656 | 0  | 0                    | 50         | 50        | Description:<br>Two (2) electric wall heaters.<br><br>Priority 1:<br>- No reported problems.<br><br>Priority 2:<br>- No reported problems.<br><br>2011:<br>During interview and walk-through inspection, no problems were reported.  |
| Plumbing          | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>N/A  |
| Primary/Secondary | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>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 repair/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:<br>60 Amp service with breaker panel.<br><br>Priority 1:<br>- No reported problems.<br><br>Priority 2:<br>- No reported problems.<br><br>2011:<br>During interview and walk-through inspection, no problems were reported.       |
| Lighting     | 1             | \$552   | 0  | 0                    | 5          | 95        | Description:<br>Minimal lighting - fluorescent fixtures.<br><br>Priority 1:<br>- No reported problems.<br><br>Priority 2:<br>- No reported problems.<br><br>2011:<br>During interview and walk-through inspection, no problems were reported. |
| Voice/Data   | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Ceilings     | 5             | \$2,760 | 0  | 0                    | 5          | 95        | Description:<br>Drywall ceiling - with storage above.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>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 repair/replacement: |                      |            |           | System/Component Notes  |
|-----------------------------|---------------|---------|--|----------------------|------------|-----------|---|
|                             | %             | \$      | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Walls                       | 0             | \$0     | 0  | 0                    | 0          | 100       | Description:<br>N/A   |
| Doors                       | 10            | \$5,520 | 90   | 0                    | 0          | 10        | Description:<br>One man door and one overhead sectional door.<br><br>Priority 1:<br>Replace overhead sectional door and man door.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>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:<br>Concrete<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>- No reported problems   |
| Bldg., Fire, ADA, Elevators | 4             | \$2,208 | 0  | 5                    | 10         | 85        | Description:<br>No fire system, security system only.   |
| Immed. Site, Ext. Ltg., etc | 2             | \$1,104 | 0  | 5                    | 10         | 85        | Description:<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>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 repair/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          |
| <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 MAINTAIN</b> | <b>RATING</b> |

**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 repair/replacement: |                      |            |           | System/Component Notes  |
|-----------|---------------|-----------|--|----------------------|------------|-----------|---|
|           | %             | \$        | Immed. Priority 1                                      | 1-5 Years Priority 2 | 6-10 Years | 11+ Years |   |
| Structure | 20            | \$238,304 | 0  | 0                    | 5          | 95        | Description:<br>Pole-barn construction.<br>Slab-on-grade construction.<br>Wood frame structure.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>No reported problems. |
| Roof      | 14            | \$166,813 | 0  | 2                    | 3          | 95        | Description:<br>Metal panels with exposed, gasketed fasteners.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>No reported problems.                                  |
| Glazing   | 1             | \$11,915  | 0  | 2                    | 3          | 95        | Description:<br>Aluminum framed windows.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>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 repair/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        | Description:<br>Metal panels with exposed, gasketed fasteners.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>No reported problems.  |
| HVAC     | 5             | \$59,576  | 0  | 10                   | 10         | 80        | Description:<br>Welding operations served by gas-fired unit heaters and ceiling fans.<br>Classroom served by through-wall AC unit.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>During interview and walk-through inspection, no issues were noted.  |
| Plumbing | 10            | \$119,152 | 0  | 5                    | 5          | 90        | Description:<br>1-year old gas-fired domestic water heater. Bathroom fixtures and shower are older, but in good condition.<br>Large, duplex, air compressor with 200 gallon tank for process systems.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>During interview and walk-through inspection, no issues were noted. |

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 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 repair/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:<br>Pole-mounted transformer for building 3-phase power @ 480 VAC.<br>Inside transformer provides 208 VAC<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>During interview and walk-through inspection, no issues were noted.  |
| Distribution      | 13            | \$154,898 | 0  | 0                    | 0          | 100       | Description:<br>Shunt-trip buss-duct for welding operations. Circuit breakers for lighting/receptacles.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>During interview and walk-through inspection, no issues were noted.  |
| Lighting          | 5             | \$59,576  | 0  | 0                    | 0          | 100       | Description:<br>4' chain-hung, exposed, T8 fixtures for welding operations. 4' surface-mounted, exposed, T8 fixtures for classroom. Battery-powered emergency lighting throughout.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>During interview and walk-through inspection, no issues were noted. |

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**Notes:** 6,770 sf renovated and occupied for welding. Balance unused.

| 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 |   |
| Voice/Data | 3             | \$35,746 | 0  | 0                    | 0          | 100       | Description:<br>No wireless service provided.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>During interview and walk-through inspection, no issues were noted.   |
| Ceilings   | 1             | \$11,915 | 0  | 0                    | 5          | 95        | Description:<br>Exposed construction at Shop Area.<br>Gypsum board at Toilet Room, Classroom and Break Room.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>No reported problems.                                      |
| Walls      | 2             | \$23,830 | 0  | 2                    | 3          | 95        | Description:<br>Gypsum board on wood studs at Toilet Room and Classroom.<br>Corrugated metal siding on wood studs at individual welding stations.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>No reported problems. |

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 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 repair/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        | Description:<br>Insulated metal-clad man doors, exterior (3).<br>Metal-clad man doors, interior (5).<br>Over-head, insulated metal clad, sectional door, exterior.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>Paint man door on South elevation.<br><br>2011:<br>Paint man door on South elevation. |
| Floors                      | 2             | \$23,830 | 0  | 2                    | 3          | 95        | Description:<br>Carpet at Classroom.<br>Ceramic tile (12x12) at Toilet Room.<br>Exposed concrete at Shop area, some large patches.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>No reported problems.   |
| Bldg., Fire, ADA, Elevators | 1             | \$11,915 | 0  | 0                    | 5          | 95        | Description:<br>Toilet Room does not comply with current ADA standards.<br>Fire Alarm system is new.<br>Security System is new.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>During interview and walk-through inspection, no issues were noted.                |

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 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 repair/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:<br>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.<br><br>Priority 1:<br>No reported problems.<br><br>Priority 2:<br>No reported problems.<br><br>2011:<br>No reported problems. |

**CRV Totals:**                      \$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          |
| <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 MAINTAIN</b> | <b>RATING</b> |



**Campus: Hurd Road**  
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 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 repair/replacement: |                         |            |           | System/Component Notes |
|--------|---------------|----|--|-------------------------|------------|-----------|------------------------|
|        | %             | \$ | Immed.<br>Priority 1                                   | 1-5 Years<br>Priority 2 | 6-10 Years | 11+ Years |                        |

# CHAPTER 8

## MAINTENANCE AND REPLACEMENT FUND

The Maintenance and Replacement Fund is used to account for major repairs and maintenance of College facilities.

At Monroe County Community College, the objective of this fund is to set aside and account for funds that will be necessary to meet the expenses of major plant maintenance and replacements as well as to provide a contingency to help assist in meeting certain physical plant emergencies that may arise. This fund may also be used as a source for inter-fund borrowing, as well as direct funding to other funds such as the Unexpended Plant Fund through Board approved transfers.

Other than some interest earned from its fund balance and a minor endowment distribution, the fund does not generate revenue. Since the establishment of the Maintenance and Replacement Fund in the 1980-81 fiscal year, its primary source of funding has been transfers from the College's General Fund.

There are three projects proposed for next year as well as contingency funding for emergencies that may arise for a total cost of \$414,500. The table below lists the projects planned for FY 2014-2015. A complete listing of the projects requested for the upcoming fiscal year can be found on the following pages.

In addition to the projects listed, the College's deferred maintenance backlog now totals over \$10 million.

### 2014-2015 Projects

| BUILDING                                     | REPAIR   | COST      |
|--|--|-----------|
| Life Sciences Building                       | Brick Tuckpointing for 3 <sup>rd</sup> Floor Penthouse | \$195,000 |
| Student Services/<br>Administration Building | Cellar Floor Water Remediation and Renovations         | \$99,500  |
| Whitman Center                               | Lobby Floor Slab Water/Column Remediation              | \$70,000  |
| Contingency                                  |  | \$50,000  |
| TOTAL  |  | \$414,500 |

Table 8.1

BACK-UP INFORMATION  
2014-2015 BUDGET

**MAINTENANCE AND REPLACEMENT FUND**

|                               | 2012-13<br>Actual | 2013-14<br>Projected | 2014-2015<br>Budget |
|-------------------------------|-------------------|----------------------|---------------------|
| <b>Revenue</b>                |                   |                      |                     |
| Interest                      | \$ -              | \$ -                 | \$ -                |
| Other                         | 100,000           | 300,000              | 300,000             |
| Total Revenue                 | \$ 100,000        | \$ 300,000           | \$ 300,000          |
| <b>Expenses</b>               | \$ 292,024        | \$ 420,000           | \$ 414,500          |
| Revenues over/(under) expense | \$ (192,024)      | \$ (120,000)         | \$ (114,500)        |
| Transfer from General Fund    |                   |                      |                     |
| Transfer from Technology Fund |                   |                      |                     |
| Transfer from Auxiliary Fund  |                   |                      |                     |
| Transfer from Endowment Fund  | 13,536            | 13,482               | 13,350              |
| Transfer to Unexpended Fund   |                   |                      |                     |
| Total Transfers In/(Out)      | \$ 13,536         | \$ 13,482            | \$ 13,350           |
| Net Increase / (Decrease)     | \$ (178,488)      | \$ (106,518)         | \$ (101,150)        |
| Beginning Net Assets          | \$ 480,313        | \$ 301,825           | \$ 195,307          |
| Ending Net Assets             | \$ 301,825        | \$ 195,307           | \$ 94,157           |

Table 8.2

**Total Maintenance and Replacement Projects Requested in FY 2014-2015**

| Priority | Project   | Cost      |
|----------|---|-----------|
| 1        | <b>Update Campus Master Plan</b>  | \$74,000  |
|          | <b>Health Education Building</b>  |           |
| 1        | replace leaking metal panels per WJE report                                   | \$125,000 |
| 1        | repair/replace roofing per Garland's report                                   | \$150,000 |
|          | <b>Life Sciences Building</b>   |           |
| 1        | brick tuckpointing for 3rd floor penthouse                                    | \$195,000 |
| 2        | replace all p-valves and thermostats  | \$30,000  |
|          | <b>La-Z-Boy Center</b>  |           |
| 1        | finish repairing/maintaining expansion joints                                 | \$26,400  |
|          | <b>Student Services/Administration Building</b>                               |           |
| 1        | Cellar floor water remediation and renovations                                | \$99,500  |
| 3        | AHU drains  | \$30,000  |
| 3        | Replace all door knobs with levers  | \$47,652  |
|          | <b>East Technology Building</b>   |           |
| 2        | LAL relocation  | \$410,000 |
| 2        | Entries ADA compliance renovations  | \$124,050 |
|          | <b>West Technology Building</b>   |           |
| 2        | Entries ADA compliance renovations  | \$124,050 |
|          | <b>Campbell Learning Resource Center</b>                                      |           |
| 3        | Back-up generator   | \$180,000 |
| 3        | Replace 2 <sup>nd</sup> floor windows and 1 <sup>st</sup> floor curtain walls | \$340,000 |
| 2        | New 1 <sup>st</sup> Floor Elevator Lobby ADA renovations                      | \$52,360  |
| 2        | Replace motor and starter with VFD drive and panel                            | \$15,000  |
|          | <b>Whitman Center</b>   |           |

|   |   |                    |
|---|---|--------------------|
| 1 | Lobby floor slab water/column remediation | \$70,000           |
|   |   |                    |
|   | <b>Parking Lots/Roadway</b>               |                    |
| 1 | Lot 6 - microsurface overlay              | \$60,000           |
| 1 | Roadway - repair and repaving             | \$15,000           |
| 2 | Lot 3 - microsurface overlay              | \$9,000            |
| 2 | Lot 2 - catch basin rehabilitations       | \$4,200            |
| 2 | Lot 5 - microsurface overlay              | \$3,000            |
| 3 | Whitman Center - microsurface overlay     | \$3,000            |
|   |   |                    |
|   | <b>Total</b>                              | <b>\$2,187,212</b> |

Table 8.3

**Monroe County Community College  
Deferred Maintenance Schedule  
2014-2019**

| Program                              | (All)   |                 |                  |                  |                  |                  |                  |                    |  |
|--------------------------------------|---|-----------------|------------------|------------------|------------------|------------------|------------------|--------------------|--|
| Status (Need)                        | Requested   |                 |                  |                  |                  |                  |                  |                    |  |
| Sum of Estimated Cost                |   | Year of Project |                  |                  |                  |                  |                  |                    |  |
| Location (Need)                      | Notes/Description (Need)  | 2014            | 2015             | 2016             | 2017             | 2018             | 2019             | Grand Total        |  |
| Administration Building              | (Glazing & Exterior Doors)  |                 |                  |                  |                  | \$550,000        |                  | \$550,000          |  |
|                                      | Basement drain system needs major remediation. Risk of overflow again.                                      |                 |                  | \$50,000         |                  |                  |                  | \$50,000           |  |
|                                      | Renovate Bookstore as requested by Purchasing Director  |                 |                  |                  |                  |                  | \$149,500        | \$149,500          |  |
|                                      | Repair/replace terrazzo floors.   |                 |                  |                  |                  |                  | \$80,000         | \$80,000           |  |
|                                      | Replace 12x12 ceilings (plenums, south wing)  |                 |                  |                  |                  |                  | \$55,000         | \$55,000           |  |
|                                      | Replace AHU chilled water control valves, pumps and meters.   |                 |                  |                  |                  | \$60,000         |                  | \$60,000           |  |
|                                      | Replace AHU drain pans  |                 | \$30,000         |                  |                  |                  |                  | \$30,000           |  |
|                                      | Replace exterior sealants - joints and penetrations   |                 |                  |                  | \$38,000         |                  |                  | \$38,000           |  |
|                                      | Replace steps at east and west entrance and ramp at south entrance. Steps are not even and ramp is failing. |                 |                  |                  |                  |                  | \$200,000        | \$200,000          |  |
|                                      | Roofing   |                 |                  | \$407,315        |                  |                  |                  | \$407,315          |  |
|                                      | Replace Cooling Coil  | \$16,000        |                  |                  |                  |                  |                  | \$16,000           |  |
| <b>Administration Building Total</b> |   | <b>\$16,000</b> | <b>\$30,000</b>  | <b>\$457,315</b> | <b>\$38,000</b>  | <b>\$610,000</b> | <b>\$484,500</b> | <b>\$1,635,815</b> |  |
| Boiler House 100                     | Replace Boilers, feed water tank and pumps. Includes steam valves.  |                 |                  |                  |                  | \$450,000        |                  | \$450,000          |  |
|                                      | Replace exterior sealants - control joints and penetrations.  |                 |                  |                  |                  |                  | \$10,000         | \$10,000           |  |
|                                      | Replace remaining galvanized piping. A section has already been replaced. This piping has begun to fail.    |                 |                  |                  |                  |                  | \$35,000         | \$35,000           |  |
| <b>Boiler House 100 Total</b>        |   |                 |                  |                  |                  | <b>\$450,000</b> | <b>\$45,000</b>  | <b>\$495,000</b>   |  |
| Boiler House 200                     | (Exterior Doors)  |                 |                  |                  |                  |                  | \$10,000         | \$10,000           |  |
|                                      | Replace Boilers, feed water tank and pumps. Includes steam valves.  |                 |                  |                  |                  | \$450,000        |                  | \$450,000          |  |
|                                      | Replace exterior sealants - joints and penetrations   |                 |                  |                  |                  |                  | \$10,000         | \$10,000           |  |
|                                      | Replace remaining galvanized piping. A section has already been replaced. This piping has begun to fail.    |                 |                  |                  |                  |                  | \$35,000         | \$35,000           |  |
| <b>Boiler House 200 Total</b>        |   |                 |                  |                  |                  | <b>\$450,000</b> | <b>\$55,000</b>  | <b>\$505,000</b>   |  |
| Boiler House 300                     | Replace Boilers, feed water tank and pumps. Includes steam valves.  |                 |                  |                  |                  | \$450,000        |                  | \$450,000          |  |
|                                      | Replace exterior sealants - control joints and penetrations   |                 |                  |                  |                  |                  | \$10,000         | \$10,000           |  |
|                                      | Replace remaining galvanized piping. A section has already been replaced. This piping has begun to fail.    |                 |                  |                  |                  |                  | \$35,000         | \$35,000           |  |
| <b>Boiler House 300 Total</b>        |   |                 |                  |                  |                  | <b>\$450,000</b> | <b>\$45,000</b>  | <b>\$495,000</b>   |  |
| Campus                               | Install occupancy sensors in classrooms across campus   |                 |                  | \$20,000         |                  |                  |                  | \$20,000           |  |
| <b>Campus Total</b>                  |   |                 |                  | <b>\$20,000</b>  |                  |                  |                  | <b>\$20,000</b>    |  |
| CLRC                                 | (Glazing & Exterior Doors)  |                 |                  |                  |                  |                  |                  | \$500,000          |  |
|                                      | Basement and Second Floor ceilings are failing and need to be replaced.                                     |                 |                  | \$75,000         |                  |                  |                  | \$75,000           |  |
|                                      | Basement waterproofing has begun to fail. Building requires waterproofing.                                  |                 |                  |                  |                  |                  | \$140,000        | \$140,000          |  |
|                                      | Install a back up generator for the campus network infrastructure   |                 | \$180,000        |                  |                  |                  |                  | \$180,000          |  |
|                                      | Replace AHU chilled water control valves, pumps and meters.   |                 |                  |                  |                  | \$60,000         |                  | \$60,000           |  |
|                                      | Replace AHU motor and motor starter. Both at end of useful life and very inefficient                        |                 |                  |                  | \$85,000         |                  |                  | \$85,000           |  |
|                                      | Replace exterior sealants - joints and penetrations   |                 |                  |                  | \$20,000         |                  |                  | \$20,000           |  |
|                                      | Replace transformer room louvers. System has failed and leaks.  |                 |                  |                  |                  |                  | \$30,000         | \$30,000           |  |
|                                      | Transformer room drain needs major remediation. Risk of overflow  |                 | \$25,000         |                  |                  |                  |                  | \$25,000           |  |
|                                      | Roofing   |                 |                  |                  |                  | \$295,361        |                  | \$295,361          |  |
| <b>CLRC Total</b>                    |   |                 | <b>\$205,000</b> | <b>\$75,000</b>  | <b>\$605,000</b> | <b>\$495,361</b> | <b>\$30,000</b>  | <b>\$1,410,361</b> |  |
| East Technology                      | (Glazing & Exterior Doors)  |                 |                  |                  |                  |                  | \$300,000        | \$300,000          |  |
|                                      | Replace AHU chilled water control valves, pumps and meters.   |                 |                  |                  |                  | \$60,000         |                  | \$60,000           |  |
|                                      | Replace AHU drain pan under cooling coils.  |                 |                  |                  |                  |                  | \$30,000         | \$30,000           |  |
|                                      | Replace all p-valves due to end of life deterioration and inoperability                                     |                 |                  |                  |                  |                  | \$25,000         | \$25,000           |  |
|                                      | Replace damaged Terrazzo floors   |                 |                  |                  |                  |                  | \$35,000         | \$35,000           |  |
|                                      | Replace exterior sealants - control joints and penetrations   |                 |                  |                  |                  |                  | \$55,000         | \$55,000           |  |
|                                      | Roofing   |                 |                  |                  | \$350,000        |                  |                  | \$350,000          |  |
| <b>East Technology Total</b>         |   |                 |                  |                  | <b>\$350,000</b> | <b>\$60,000</b>  | <b>\$445,000</b> | <b>\$855,000</b>   |  |
| Grounds (Monroe Campus)              | Clear sediment from storm ditch. This drain no longer provides adequate flow.                               |                 | \$20,000         |                  |                  |                  |                  | \$20,000           |  |
|                                      | Line and rehabilitate the existing chilled water and cooling tower lines.                                   |                 |                  |                  | \$500,000        |                  |                  | \$500,000          |  |
|                                      | Lot 1 Micro surface overlay   |                 | \$70,000         |                  |                  |                  |                  | \$70,000           |  |
|                                      | Lot 2 Micro Surface Overlay   |                 | \$160,000        |                  |                  |                  |                  | \$160,000          |  |
|                                      | Lot 3 Seal Coat, Crack Fill, Stripe   |                 |                  | \$9,000          |                  |                  |                  | \$9,000            |  |
|                                      | Lot 5 Crack fill, seal coat, stripe   |                 | \$3,000          |                  |                  |                  |                  | \$3,000            |  |
|                                      | Lot 6 Micro Surface   |                 | \$60,000         |                  |                  |                  |                  | \$60,000           |  |

**Monroe County Community College**  
**Deferred Maintenance Schedule**  
**2014-2019**

|                                       |  |                  |                    |                  |                    |                    |                    |                     |
|---------------------------------------|--|------------------|--------------------|------------------|--------------------|--------------------|--------------------|---------------------|
| Grounds (Monroe Campus)               | Road Crack fill, seal coat, repair and stripe  |                  | \$15,000           |                  |                    |                    |                    | \$15,000            |
| <b>Grounds (Monroe Campus) Total</b>  |  |                  | <b>\$328,000</b>   | <b>\$9,000</b>   | <b>\$500,000</b>   |                    |                    | <b>\$837,000</b>    |
| Grounds (Whitman Center)              | Lot Crack repair, seal coat, stripe  |                  | \$3,000            |                  |                    |                    |                    | \$3,000             |
| <b>Grounds (Whitman Center) Total</b> |  |                  | <b>\$3,000</b>     |                  |                    |                    |                    | <b>\$3,000</b>      |
| La Z Boy Center                       | Replace failing VFD drives. Several have already failed and trend will continue.   |                  | \$108,000          |                  |                    |                    |                    | \$108,000           |
|                                       | Replace sealants between brick and metal wall panels   |                  |                    |                  |                    | \$27,000           |                    | \$27,000            |
|                                       | Smoke Door Closers   | \$10,000         |                    |                  |                    |                    |                    | \$10,000            |
| <b>La Z Boy Center Total</b>          |  | <b>\$10,000</b>  | <b>\$108,000</b>   |                  |                    | <b>\$27,000</b>    |                    | <b>\$145,000</b>    |
| Life Sciences                         | Repair/replace terrazzo and steps  |                  |                    |                  |                    |                    | \$75,000           | \$75,000            |
|                                       | Replace 12x12 ceiling in second hall and north wing.   |                  |                    |                  |                    |                    | \$50,000           | \$50,000            |
|                                       | Replace AHU chilled water control valves, pumps and meters.  |                  |                    |                  |                    | \$60,000           |                    | \$60,000            |
|                                       | Replace p-valves and stats. Original equipment is not working properly.  |                  | \$30,000           |                  |                    |                    |                    | \$30,000            |
|                                       | Tuck point exterior around 2nd floor mechanical room and above north wing roof, repair flashings, paint block and seal brick       |                  | \$195,000          |                  |                    |                    |                    | \$195,000           |
|                                       | Roofing  |                  |                    |                  |                    | \$309,664          |                    | \$309,664           |
| <b>Life Sciences Total</b>            |  |                  | <b>\$225,000</b>   |                  |                    | <b>\$309,664</b>   | <b>\$60,000</b>    | <b>\$719,664</b>    |
| Power House                           | (Glazing & Exterior Doors)   |                  |                    |                  |                    |                    | \$20,000           | \$20,000            |
|                                       | Project to replace the central chilled water plant cooling tower and pumps. Coordinates with the chiller plant replacement project |                  |                    |                  |                    | \$450,000          |                    | \$450,000           |
|                                       | Replace all exterior sealants - control joints and building penetrations.  |                  |                    |                  |                    |                    | \$15,000           | \$15,000            |
|                                       | Replace Campus Chilled Water Plant. Includes pumps and electrical upgrades   |                  |                    |                  |                    | \$1,100,000        |                    | \$1,100,000         |
|                                       | Roofing  |                  |                    |                  |                    | \$52,982           |                    | \$52,982            |
| <b>Power House Total</b>              |  |                  |                    |                  |                    | <b>\$1,550,000</b> | <b>\$35,000</b>    | <b>\$1,637,982</b>  |
| Salt Storage                          | Replace salt garage. Building is at the end of useful life.  |                  |                    |                  |                    |                    | \$30,000           | \$30,000            |
| <b>Salt Storage Total</b>             |  |                  |                    |                  |                    |                    | <b>\$30,000</b>    | <b>\$30,000</b>     |
| West Technology                       | (Glazing & Exterior Doors)   |                  |                    |                  |                    |                    | \$350,000          | \$350,000           |
|                                       | Replace AHU chilled water control valves, pumps and meters.  |                  |                    |                  |                    | \$60,000           |                    | \$60,000            |
|                                       | Replace AHU drain pan under cooling coils.   |                  |                    |                  |                    |                    | \$30,000           | \$30,000            |
|                                       | Replace all p-valves due to end of life deterioration and inoperability  |                  |                    |                  |                    |                    | \$25,000           | \$25,000            |
|                                       | Replace damaged Terrazzo floors  |                  |                    |                  |                    |                    | \$35,000           | \$35,000            |
|                                       | Replace exterior sealants - joints and penetrations  |                  |                    |                  |                    |                    | \$55,000           | \$55,000            |
|                                       | Roofing  | \$350,000        |                    |                  |                    |                    |                    | \$350,000           |
| <b>West Technology Total</b>          |  | <b>\$350,000</b> |                    |                  |                    | <b>\$60,000</b>    | <b>\$495,000</b>   | <b>\$905,000</b>    |
| WHEB                                  | Repair leaking window/wall system based on WJE recommendations.  |                  | \$125,000          |                  |                    |                    |                    | \$125,000           |
|                                       | Roofing  |                  | \$150,000          |                  |                    |                    |                    | \$150,000           |
|                                       | Oil Seals Replaced on Chiller  | \$10,000         |                    |                  |                    |                    |                    | \$10,000            |
| <b>WHEB Total</b>                     |  | <b>\$10,000</b>  | <b>\$275,000</b>   |                  |                    |                    |                    | <b>\$285,000</b>    |
| Whitman Center                        | Replace exterior sealants - joints and penetrations  |                  |                    | \$50,000         |                    |                    |                    | \$50,000            |
|                                       | Replace plastic laminates at window sills and window sealants  |                  |                    |                  | \$40,000           |                    |                    | \$40,000            |
| <b>Whitman Center Total</b>           |  |                  |                    | <b>\$50,000</b>  | <b>\$40,000</b>    |                    |                    | <b>\$90,000</b>     |
| Whitman Center Garage                 | Roofing  |                  |                    |                  | \$15,000           |                    |                    | \$15,000            |
| <b>Whitman Center Garage Total</b>    |  |                  |                    |                  | <b>\$15,000</b>    |                    |                    | <b>\$15,000</b>     |
| CTC                                   | Epoxy Flooring Hallway   | \$17,000         |                    |                  |                    |                    |                    | \$17,000            |
| <b>CTC Total</b>                      |  | <b>\$17,000</b>  |                    |                  |                    |                    |                    | <b>\$17,000</b>     |
| <b>Grand Total</b>                    |  | <b>\$403,000</b> | <b>\$1,174,000</b> | <b>\$664,297</b> | <b>\$1,857,664</b> | <b>\$4,212,361</b> | <b>\$1,789,500</b> | <b>\$10,100,823</b> |

**FISCAL YEAR 2016  
CAPITAL OUTLAY PROJECT REQUEST**

*Institution Name:* Monroe County Community College

*Project Title:* Renovation to East and West Technology Buildings

*Project Focus:* Academic and Administrative/Support

*Type of Project:* Renovation

*Program Focus of Occupants:* All Students

*Approximate Square Footage:* 60,000

*Total Estimated Cost:* \$12,000,000

*Estimated Start/Completion Dates:* July 2015 – December 2016

*Is the Five-Year Plan posted on the institution's public internet site? Yes*

*Is the requested project the top priority in the Five-Year Capital Outlay Plan? Yes*

*Is the requested project focused on a single, stand-alone facility? Yes (the buildings are connected by a covered walkway and function interdependently)*

***Please provide detailed, yet appropriately concise responses to the following questions that will enhance our understanding of the requested project:***

**Describe the project purpose.**

With the opening of the Career Technology Center in August 2013, the Applied Science and Engineering Technology Division classrooms and labs were relocated out of the East and West Technology Buildings to the new building. The East and West Technology Buildings need major renovations especially in the lab areas to make it possible to convert these spaces into useable classroom and lab spaces for other programs needing to relocate or expand.

**Describe the scope of the project.**

The project is a renovation of interior spaces as well as retrofitting the buildings' mechanical and electrical systems and improving the energy efficiencies of the exterior envelopes with the goal of integrating sustainable design principles and systems throughout the project.

The project includes the following:

- Relocation of the Learning Assistance Lab, Writing Center, and Math Lab to an accessible and visible location
- Renovation of space to accommodate the Information Assurance and Security Program



- Renovation of space to support the expansion of the Viticulture and Enology Program
- Renovation of two existing computer labs that are used for multiple programs
- Renovation of six traditional classrooms and creation of a lecture hall
- Addition of student collaborative work spaces and commons area

**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 project is necessary to deliver the elemental instruction in the classrooms and labs essential to meet this need.

**2. How does the project enhance the core academic and/or research mission of the institution?**

The renovation project will perfectly align with the college's mission and is in support of our core values of providing comprehensive education offerings, instructional excellence, accessibility, valuing human diversity, and accountability to students and stakeholders.

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

The project requested is a renovation of classrooms and laboratories vacated after over 40 years of use as industrial technology instructional facilities as well as renovation of two 1960s vintage buildings. The Capital Outlay Project Request will provide investment in re-purposing these existing facilities into useable classroom and laboratory spaces for high growth, high demand instructional programs and for expansion of critical student support services delivered in an easily accessible location.

The project includes a renovation of interior spaces as well as retrofitting the buildings' mechanical and electrical systems and improving the energy efficiencies of the exterior envelopes with the goal of integrating sustainable design principles and systems throughout the project.

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

At this point, no life/safety issues have been identified relative to this project. The relocation of the Learning Assistance Lab will provide a far more accessible space for students utilizing the College's disability services.

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

Space identified for renovation was made available by the construction of the Career Technology Center and the relocation of the Applied Science and Engineering Technology classrooms and labs. The space is being reallocated based upon the needs identified in the Campus Master Plan (relocation of the Learning Assistance Lab) and as identified by the divisions and departments of the College in keeping with program growth and development.

There is currently 40,506 net assignable square feet (NASF) between the East and West Technology Buildings. Net assignable square feet, in this case, refers to classroom space, halls, restrooms, offices and lounges and does not include mechanical spaces. Of the NASF, approximately 46 percent, or 18,601 square feet, of the space has been assigned a level 4 or 5 due to considerable wear of the interior or it has been used as heavy industrial lab space which is not easily occupied for a different use. An additional 21 percent, or 8,633 square feet, of the space has been assigned a level 3 indicating that the space is adequate but is due for renovation.

The College evaluates the usability of space and determines the need and timing for renovations for interior spaces by using a 5 point scale, or appearance level assigned as follows:

- 1 – Excellent condition, newly renovated space;
- 2 – Good condition, no renovation necessary;
- 3 – Adequate condition, could be used in current state, finishes are nearing the end of their useful life;
- 4 – Fair condition, interior finishes in need of replacement, should only be used on a case by case basis;
- 5 – Poor condition, spaces must be renovated in order to be occupied by another program.

| <b>East and West Technology Buildings<br/>Appearance Level Evaluation Results</b> |              |                             |
|---|--------------|-----------------------------|
| <b>Type</b>   | <b>Score</b> | <b>Total<br/>Percentage</b> |
| Other<br>(classrooms,<br>offices,   | 1            | 8.17 %                      |
|   | 2            | 4.68 %                      |
|   | 3            | 13.15 %                     |

|  |   |         |
|--|---|---------|
| <i>lounges)</i>                                    | 4 | 4.13 %  |
| Total Other  |   | 30.13 % |
| Industrial   | 1 | 11.24 % |
| Technology   | 2 | 7.21 %  |
| Related  | 3 | 7.81 %  |
| Spaces   | 4 | 3.14 %  |
| <i>(vacated as<br/>result of new<br/>building)</i> | 5 | 25.74 % |
| Total Tech Related Spaces                          |   | 55.14 % |
| Halls  | 4 | 12.91 % |
| Restrooms  | 1 | 1.46 %  |
|  | 3 | .35 %   |
| Total  |   | 100 %   |

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

The college is committed to incorporating sustainable design features into all of its renovation and new construction projects as was done in the construction of the Career Technology Center. All designs will include appropriate green options to improve efficiencies.

**7. Are match resources currently available for the project? If yes, what is the source of the match resources? If no, identify the intended source and the estimated timeline for securing said resources?**

The College does not have matching funds available for the project. The College will be evaluating multiple options in regard to securing the matching resources including but not limited to private donations, tax payer support (millage campaign), and private/public collaborations.

**8. 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.

- 9. Will the completed project increase operating costs to the institution? If yes, please provide an estimated cost (annually, and over a five-year period) and indicate whether the institution has identified available funds to support addition cost.**

There should be no significant impact on operating costs since these facilities are currently in operation. It is quite possible that the overall operating costs will be reduced through sustainability efforts.

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

There should be no impact on student tuition and fees.

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

The majority of these facilities have been taken off-line as they are not useable spaces for instruction. Without renovation, the majority of the spaces will remain off-line and potential program growth could be affected due to infrastructure limitations.

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

There are no practical alternatives for addressing this need. The option chosen is the best alternative to balance investment with efficient utilization of space.

# Capital Outlay Project Request Fiscal Year 2015

Monroe County Community College  
Monroe, Michigan

# Monroe County Community College

**Project Title:** Renovation to the East Technology and West Technology Buildings

**Project Focus:** Academic and Administrative/Support

**Type of Project:** Renovation

**Program Focus of Occupants:** All Students

**Approximate Square Footage:** 60,000

**Total Estimated Cost:** \$12,000,000

**Estimated Start/Completion Dates:** TBD (6 months)

# Renovation to the East and West Technology Buildings

## **Purpose**

Renovation of classrooms and laboratories vacated after over 40 years of use as industrial technology instructional facilities as well as renovation of two 1960s vintage buildings. The Capital Outlay Project Request will provide investment in **re-purposing these existing facilities** into useable classroom and laboratory spaces for **high growth, high demand instructional programs** and for expansion of **critical student support services** delivered in an easily accessible location.

# Renovation to the East and West Technology Buildings

## Scope

The project includes a **renovation of interior spaces** as well as retrofitting the buildings' **mechanical and electrical systems and improving the energy efficiencies of the exterior envelopes** with the goal of integrating **sustainable design principles and systems** throughout the project.

The project includes the following:

- Relocation of the **Learning Assistance Lab, Writing Center, and Math Lab** to an accessible and visible location
- Renovation of space to accommodate the **Information Assurance and Security Program**
- Renovation of space to support the expansion of the **Viticulture and Enology Program**
- Renovation of two existing **computer labs** that are used for multiple programs
- Renovation of **six traditional classrooms** and creation of a **lecture hall**
- Addition of **student collaborative work spaces** and **commons area**

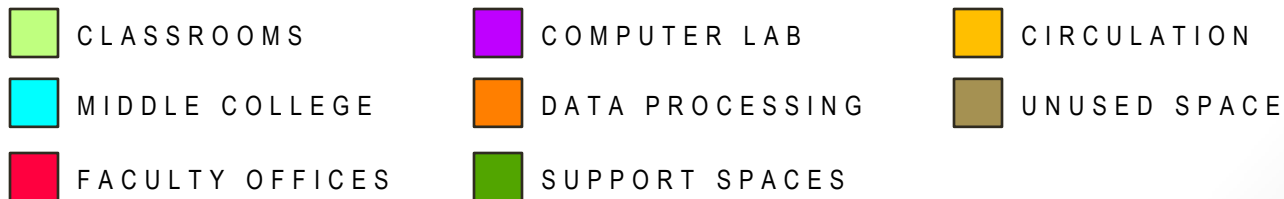


# East & West Technology Building Renovations

Building Areas: East Tech = 23,117 sf | West Tech = 23,108 sf



## EXISTING FLOOR PLANS





## **Offline Instructional Space: Classrooms and Labs**

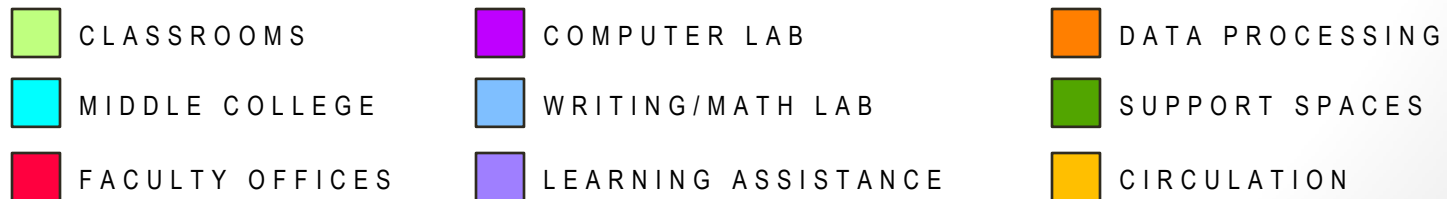
Classrooms and laboratories in the East Technology Building and the West Technology Building are currently offline as they need to be renovated before they can be usable instructional space.

# East & West Technology Building Renovations

Building Areas : Existing = 46,225 sf | New = 5,245 sf | Total = 51,470 sf



## PROPOSED FLOOR PLAN



# Economic Growth through Talent Enhancement

**MCCC plays a key role in the region's economic development.** The College provides 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.

Equally important is our ability to **invest in Monroe County's human capital**...Michigan's human capital...by providing the **student support systems and learning assistance** that enables our students to master concepts, enthusiastically engage in learning, and successfully complete courses, certificates, and programs that elevate them to their educational and career potential.

# Space Utilization

Space identified for renovation was made available by the construction of the **Career Technology Center** and the relocation of the Applied Science and Engineering Technology classrooms and laboratories.

Of the 40,506 net assignable square feet between the two buildings (classroom space, halls, restrooms, offices and lounges not including mechanical spaces), 67 percent of the space has been identified as needing immediate renovation with 46 percent classified as “fair” or “poor” condition.

| East and West Technology Buildings<br>Appearance Level Evaluation Results  |       |                  |
|--|-------|------------------|
| Type   | Score | Total Percentage |
| Other<br><i>(classrooms,<br/>offices, lounges)</i>   | 1     | 8.17 %           |
|  | 2     | 4.68 %           |
|  | 3     | 13.15 %          |
|  | 4     | 4.13 %           |
| Total Other  |       | 30.13 %          |
| Industrial<br>Technology<br>Related Spaces<br><i>(vacated as result<br/>of Career<br/>Technology<br/>Center)</i> | 1     | 11.24 %          |
|  | 2     | 7.21 %           |
|  | 3     | 7.81 %           |
|  | 4     | 3.14 %           |
|  | 5     | 25.74 %          |
| Total Tech Related Spaces  |       | 55.14 %          |
| Halls  | 4     | 12.91 %          |
| Restrooms  | 1     | 1.46 %           |
|  | 3     | .35 %            |
| Total  |       | 100 %            |

1. Excellent condition, newly renovated space;
2. Good condition, no renovation necessary;
3. Adequate condition, could be used in current state, finishes are nearing the end of their useful life;
4. Fair condition, interior finishes in need of replacement, should only be used on a case by case basis;
5. Poor condition, spaces must be renovated in order to be occupied by another program.

# Life/Safety and Sustainable Design

## Life/Safety Deficiencies

- New entry/exit to buildings that meet ADA standards
- Relocation of Learning Assistance Lab, Writing Center, and Math Den to a first floor location providing a more accessible space for students (including those utilizing disability services)

## Sustainable Design Principles

- LED Lighting Systems
- Incorporation of Renewable Energy Mechanical Systems
- Low-flow plumbing fixtures
- Incorporating Day Lighting throughout the buildings
- Installing energy efficient door and window systems
- Emphasis on recycled and sustainable finishes

# Financial Impact

- This project will not have an impact on student tuition and fees.
- It is anticipated that overall operational costs will be reduced due to the energy efficiencies incorporated into the buildings.
- MCCC does not currently have the matching funds available for the project. Multiple options will be evaluated in regard to securing the matching funds including but not limited to private donations, tax payer support (millage request), and private/public collaborations.
- The request is for full funding of 50 percent of the project cost.

# Questions?



MONROE COUNTY  
COMMUNITY COLLEGE

---

enriching lives





STATE OF MICHIGAN  
STATE BUDGET OFFICE  
LANSING

RICK SNYDER  
GOVERNOR

JOHN S. ROBERTS  
DIRECTOR

August 15, 2014

## BUDGET LETTER -- CAPITAL OUTLAY

**TO: University and Community College Presidents**

**Fiscal Year 2016 Capital Outlay Budget Information  
Due Date: October 31, 2014**

Michigan universities and community colleges are requested to participate in the capital outlay budget development process in preparation for the Fiscal Year 2016 Executive Budget Recommendation. There are two submissions related to this process, one statutorily-required and the other voluntary. The Management and Budget Act, Public Act 431 of 1984, as amended, requires universities and community colleges to present a Five-Year Capital Outlay Plan no later than November 1 of each year. Universities and community colleges may also elect to submit a capital outlay project request for state cost participation. However, no capital outlay project request will be given consideration for planning without its inclusion in the corresponding Five-Year Capital Outlay Plan. The details of these submissions are further outlined below.

### **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 2016 through fiscal year 2020. It is to include both self-funded projects, and those in which future state cost participation may be requested. The Department of Technology, Management and Budget, has developed a set of minimum criteria the comprehensive planning documents are to incorporate. These criteria are listed in Attachment A and remain unchanged from fiscal year 2015. 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.

The Five-Year Capital Outlay Plans are to be submitted in electronic format to the members of the Joint Capital Outlay Subcommittee, fiscal agencies and State Budget Office. Electronic posting of the plan on the institution's Internet site will fulfill this requirement provided e-mail notification is provided no later than the date

specified to the aforementioned recipients. Please refer to the subsection entitled "Submission to the State Budget Office" for specific instructions related to this submittal.

### **Fiscal Year 2016 Capital Project Request**

Requests for capital outlay projects are to be a logical extension of information contained in the comprehensive Five-Year Capital Outlay Plan. Capital project requests should focus on addressing specific academic or research needs of the institution. To facilitate state cost participation, all capital project requests must comply with the State Building Authority Act, Public Act 183 of 1964, as amended, regarding the use of State Building Authority bond revenues. Projects should be narrowly focused on a specific facility or programmatic need. Projects requested to renovate and/or construct multiple, independent facilities will not be considered, nor will projects related to self-liquidating facilities, such as dormitories, performance halls, parking garages or athletic facilities.

A university or community college request for a capital project will be carefully reviewed and evaluated, and balanced against other competing capital outlay and statewide budget priorities for inclusion in the Executive Budget Recommendation. 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.*

If new capital outlay projects are included in the Fiscal Year 2016 Executive Budget Recommendation, only planning authorization will be recommended. If planning is authorized by the Legislature in a subsequent appropriations act, the

university or community college shall prepare professional preliminary design documents to secure support for construction. Once professional planning documents have been reviewed and approved for authorized projects, state funding will provide a maximum of 75% for universities and 50% for community colleges, of the total cost of each project. As in prior years, the state share of financing for recommended large-scale projects may be capped at an amount less than the aforementioned levels.

A planning authorization approval does not guarantee support for a future construction authorization. A full assessment of the State Building Authority bond cap vis-à-vis available state budget resources will be completed before advancing projects beyond the planning stage. Projects whose final planning costs significantly exceed original estimates will be carefully scrutinized, and may require additional program and scope refinement. Institutions with a current planning authorization should continue to identify the project as their top priority request pending the enactment of a construction authorization.

Due to continued budgetary pressures, universities and community colleges may submit only their top priority capital outlay request. Attachment B contains the sample format for submitting a Fiscal Year 2016 capital outlay budget request, which has been revised from the year prior. If you desire a copy of the revised electronic template in Microsoft Word, please e-mail Kris Kokx at [kokxk@michigan.gov](mailto:kokxk@michigan.gov) with your request. Please refer to the subsection entitled "Submission to the State Budget Office" for specific instructions related to this submittal.

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

Electronic submission guidelines for the Five-Year Capital Outlay Plan and Fiscal Year 2016 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 publically viewable location on the institution's internet site. The documents are to be archived on the internet site for a period of no less than three years. Please submit the specific internet site address of the posting via e-mail to the individuals on the ***Distribution List (below)*** no later than ***Friday, October 31, 2014***.
2. **Fiscal Year 2016 Capital Project Request:** Electronic versions of Attachment B representing the Fiscal Year 2016 Capital Project Request (preferably PDF) may be submitted ***concurrently*** with the Five-Year Plan internet site address via an e-mail attachment to the individuals on the ***Distribution List (below)*** no later than ***Friday, October 31, 2014***.

In order to confirm successful transmission of the electronic submittal, the State Budget Office will reply via e-mail indicating receipt of the documents. If you do not receive a reply within a reasonable timeframe, please contact Lisa Shoemaker, Capital Outlay Coordinator, at (517) 335-7192 or [shoemakerl@michigan.gov](mailto:shoemakerl@michigan.gov).

**Distribution List**

**Joint Capital Outlay Subcommittee:**

|                                 |  |
|---------------------------------|--|
| Sen. Darwin Booher (Chair)      | <a href="mailto:sendbooher@senate.michigan.gov">sendbooher@senate.michigan.gov</a>           |
| Sen. Mike Green                 | <a href="mailto:senmgreen@senate.michigan.gov">senmgreen@senate.michigan.gov</a>             |
| Sen. Mark Jansen                | <a href="mailto:senmjansen@senate.michigan.gov">senmjansen@senate.michigan.gov</a>           |
| Sen. John Moolenaar             | <a href="mailto:senjmoolenaar@senate.michigan.gov">senjmoolenaar@senate.michigan.gov</a>     |
| Sen. Tonya Schuitmaker          | <a href="mailto:sentschuitmaker@senate.michigan.gov">sentschuitmaker@senate.michigan.gov</a> |
| Sen. Glenn Anderson             | <a href="mailto:senganderson@senate.michigan.gov">senganderson@senate.michigan.gov</a>       |
| Sen. Morris Hood III            | <a href="mailto:senmhood@senate.michigan.gov">senmhood@senate.michigan.gov</a>               |
| Rep. Eileen Kowall (Vice-Chair) | <a href="mailto:EileenKowall@house.mi.gov">EileenKowall@house.mi.gov</a>                     |
| Rep. Paul Muxlow                | <a href="mailto:PaulMuxlow@house.mi.gov">PaulMuxlow@house.mi.gov</a>                         |
| Rep. Phil Potvin                | <a href="mailto:PhilPotvin@house.mi.gov">PhilPotvin@house.mi.gov</a>                         |
| Rep. Anthony Forlini            | <a href="mailto:AnthonyForlini@house.mi.gov">AnthonyForlini@house.mi.gov</a>                 |
| Rep. Nancy Jenkins              | <a href="mailto:NancyJenkins@house.mi.gov">NancyJenkins@house.mi.gov</a>                     |
| Rep. Adam Zemke                 | <a href="mailto:AdamZemke@house.mi.gov">AdamZemke@house.mi.gov</a>                           |
| Rep. Fred Durhal                | <a href="mailto:FredDurhal@house.mi.gov">FredDurhal@house.mi.gov</a>                         |

**Fiscal Agencies:**

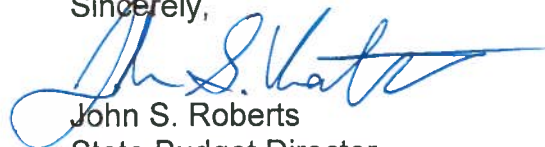
|               |  |
|---------------|--|
| Bill Bowerman | <a href="mailto:bbowerman@senate.michigan.gov">bbowerman@senate.michigan.gov</a> |
| Ben Gielczyk  | <a href="mailto:bgielczyk@house.mi.gov">bgielczyk@house.mi.gov</a>               |

**State Budget Office:**

|                |  |
|----------------|--|
| Lisa Shoemaker | <a href="mailto:shoemakerl@michigan.gov">shoemakerl@michigan.gov</a> |
|----------------|--|

Thank you in advance for your submission. We look forward to working with you in developing the Fiscal Year 2016 Executive Budget Recommendation. If you have questions regarding your submission, please contact Lisa Shoemaker, Capital Outlay Coordinator, at (517) 335-7192 or [shoemakerl@michigan.gov](mailto:shoemakerl@michigan.gov).

Sincerely,



John S. Roberts  
State Budget Director

University and Community College Presidents  
August 15, 2014  
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Attachments

cc: Sen. Darwin Booher, Chair, JCOS  
Rep. Eileen Kowall, Vice-Chair, JCOS  
Chief Financial Officers  
Governmental Relations Officers  
President's Council  
Michigan Community College Association

Senate Fiscal Agency  
House Fiscal Agency  
State Building Authority  
DTMB, Facilities Administration  
Office of Education & Infrastructure

## Recommended Five-Year Master Plan Components Michigan Universities and Community Colleges

### I. Mission Statement

Summary description of the overall mission of the institution.

### II. Instructional Programming

As part of the Five-Year Capital Outlay Plan, each college and university shall provide an overview of current academic programs and major academic initiatives. This “instructional programming” component should:

- a. Describe existing academic programs and projected programming changes during the next five years, in so far as academic programs are affected by specific structural considerations (i.e., laboratories, classrooms, current and future distance learning initiatives, etc.);
- b. Identify the unique characteristics of each institution’s academic mission:  
***For Universities:***  
Major research institution, technical/vocational center, geographic service delivery area(s), community presence activities, etc.  
***For Community Colleges:***  
Two-year degree and certificated technical/vocational training, workforce development activities, adult education focus, continuing or lifelong educational programming, partnerships with intermediate school district(s), community activities; geographic service delivery area(s), articulation agreements or partnerships with four-year institutions, etc.
- c. Identify other initiatives which may impact facilities usage;
- d. Demonstrate economic development impact of current/future programs (i.e., technical training centers, life science corridor initiatives, etc.).

### III. Staffing and Enrollment

Colleges and universities must include staffing and enrollment trends in the annual Five-Year Capital Outlay Plan. This component should:

- a. Describe current full and part-time student enrollment levels by academic program and define how the programs are accessed by the student (i.e., main or satellite campus instruction, collaboration efforts with other institutions, Internet or distance learning, etc.);
- b. Project enrollment patterns over the next five years (including distance learning initiatives);
- c. Evaluate enrollment patterns over the last five years;
- d. Provide instructional staff/student and administrative staff/student ratios for major academic programs or colleges;

- e. Project future staffing needs based on five-year enrollment estimates and future programming changes;
- f. Identify current average class size and projected average class size based on institution's mission and planned programming changes.

#### **IV. Facility Assessment**

A professionally developed comprehensive facilities assessment is required. The assessment must identify and evaluate the overall condition of capital facilities under college or university control. The description must include facility age, use patterns, and an assessment of general physical condition. The assessment must specifically identify:

- a. Summary description of each facility (administrative, classroom, biology, hospital, etc.) according to categories outlined in "net-to-gross ratio guidelines for various building types," DTMB-Office of Design and Construction Major Project Design Manual, appendix 7. If facility is of more than one "type", please identify the percentage of each type within a given facility.
- b. Building and/or classroom utilization rates (Percentage of rooms used, and percent capacity). Identify building/classroom usage rates for peak (M-F, 10-3), off-peak (M-F, 8-10 am, 3-5 pm), evening, and weekend periods.
- c. Mandated facility standards for specific programs, where applicable (i.e. federal/industry standards for laboratory, animal, or agricultural research facilities, hospitals, use of industrial machinery, etc.);
- d. Functionality of existing structures and space allocation to program areas served;
- e. Replacement value of existing facilities (insured value of structure to the extent available);
- f. Utility system condition (i.e., heating, ventilation, and air conditioning (HVAC), water and sewage, electrical, etc.);
- g. Facility infrastructure condition (i.e. roads, bridges, parking structures, lots, etc.);
- h. Adequacy of existing utilities and infrastructure systems to current and 5-year projected programmatic needs;
- i. Does the institution have an enterprise-wide energy plan? What are its goals? Have energy audits been completed on all facilities, if not, what is the plan/timetable for completing such audits?
- j. Land owned by the institution, and include a determination of whether capacity exists for future development, additional acquisitions are needed to meet future demands, or surplus land can be conveyed for a different purpose.
- k. What portions of existing buildings, if any, are currently obligated to the State Building Authority and when these State Building Authority leases are set to expire.

In the event that comprehensive, current physical facility assessments are not available, the Five-Year Capital Outlay Plan must include data from the most

recent physical facility assessment and describe the schedule by which a new assessment will be completed.

## **V. Implementation Plan**

The Five-Year Capital Outlay Plan should identify the schedule by which the institution proposes to address major capital deficiencies, and:

- a. Prioritize major capital projects requested from the State, including a brief project description and estimated cost, in the format provided. (Adjust previously developed or prior years figures utilizing industry standard CPI indexes where appropriate).
- b. If applicable, provide an estimate relative to the institution's current deferred maintenance backlog. Define the impact of addressing deferred maintenance and structural repairs, including programmatic impact, immediately versus over the next five years.
- c. Include the status of on-going projects financed with State Building Authority resources and explain how completion coincides with the overall Five-Year Capital Outlay Plan.
- d. Identify to the extent possible, a rate of return on planned expenditures. This could be expressed as operational "savings" that a planned capital expenditure would yield in future years.
- e. Where applicable, consider alternatives to new infrastructure, such as distance learning.
- f. Identify a maintenance schedule for major maintenance items in excess of \$1,000,000 for fiscal year 2016 through fiscal year 2020.
- 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 2016  
CAPITAL OUTLAY PROJECT REQUEST

*Institution Name:*

*Project Title:*

*Project Focus:*     Academic         Research         Administrative/Support

*Type of Project:*     Renovation         Addition         New Construction

*Program Focus of Occupants:*

*Approximate Square Footage:*

*Total Estimated Cost:*

*Estimated Start/Completion Dates:*

*Is the Five-Year Plan posted on the institution's public internet site?*         Yes     No

*Is the requested project the top priority in the Five-Year Capital Outlay Plan?*         Yes     No

*Is the requested project focused on a single, stand-alone facility?*         Yes     No

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**Describe the project purpose.**

**Describe the scope of the project.**

*Please provide detailed, yet appropriately concise responses to the following questions that will enhance our understanding of the requested project:*

- 1. How does the project enhance Michigan's job creation, talent enhancement and economic growth initiatives on a local, regional and/or statewide basis?**
- 2. How does the project enhance the core academic and/or research mission of the institution?**
- 3. How does the project support investment in or adaptive re-purposing of existing facilities and infrastructure?**

4. Does the project address or mitigate any current health/safety deficiencies relative to existing facilities? If yes, please explain.
  
5. 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?
  
6. How does the institution intend to integrate sustainable design principles to enhance the efficiency and operations of the facility?
  
7. 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?
  
8. 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?
  
9. 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.
  
10. What impact, if any, will the project have on tuition costs?
  
11. If this project is not authorized, what are the impacts to the institution and its students?

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