5-Year Master Plan

November, 2011

MONROE COUNTY COMMUNITY COLLEGE

enriching lives

1555 South Raisinville Road
Monroe, MI 48161-9746

Monroe County Community College

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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 twelfth 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. Ten 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 conducted in the fall of 2008. This fall, the College began work on an updated comprehensive facilities assessment again working with SHW Group. The Five-Year Master Plan has incorporated many of the architect's findings, drawings, and recommendations, and the College continues to thank SHW Group for its prior work and contributions.

The challenges identified and discussed in the following pages include:

- **Facilities Condition –** Outdated classrooms, labs, and HVAC systems.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

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

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

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

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

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

Planning Process

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

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

The next two phases, functional and physical analysis, include the collection of data required to develop solutions for the Master Plan. The functional analysis includes development and issuance of surveys to individual departments within the College, interactive workshops, and interviews with key members of the College. The physical analysis includes the collection of

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

Most importantly, the Master Plan is a living document. It is not a final plan for the College, but the present vision for the potential growth of Monroe County Community College. This document should not be considered "set in stone", but should be reviewed and updated as dictated by changes in education, information and College and community goals. And while many of the components of the various phases require completion every year, others do not. Although this is a "5-Year" Master Plan, it is the College's intention to update the Plan annually, have a facilities assessment done every three to four years, and perform all phases every seven to eight years.

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 401,000 square feet, including seven academic buildings, four physical plant buildings and four maintenance/storage buildings at the main campus. Also part of this total is the 17,650 square foot Whitman Center, opened in 1991 and located on 25 acres in Bedford Township near the Michigan-Ohio border, and a new property donated to the College in October 2010 consisting of an 18,910 square foot building situated on 4.9 acres in Frenchtown Township.

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

Mission Documents

During 2007, MCCC faculty, staff, and administration embarked on development of a Vision Statement. The MCCC Vision Statement was adopted by the Board of Trustees in December 2008. During this same time, the MCCC Board of Trustees reviewed and revised existing institutional mission documents:

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

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

Core Values

Monroe County Community College is dedicated to these core values:

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

Educational Objectives

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

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

Strategic Plan

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

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

The priorities and strategies 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 represent the highest level of what the college wants to achieve over the next three years. Strategies delineate how the priorities will be accomplished, while tactics serve as the work plan to accomplish the strategies. The priorities and strategies are developed with input from a number of internal and external stakeholders. The tactics developed by the individual divisions, departments, and committees, support the strategies.

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.

Following is the 2010-2013 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 Intermediate School District and the County Fairgrounds (at the corner of Raisinville Road and M-50). A newer residential community 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, which has not yet received its final re-grading and landscaping.

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.

The Main Campus can be divided into a North Zone and South Zone, split by the main entry drive from Raisinville Road. The Welch Health Education Building is essentially the only building in the North Zone. The balance of the academic buildings surround the campus quad, creating the only semi-enclosed exterior space on campus. This separation of buildings presents one of the challenges to be resolved in the Master Plan – the need to visually draw the two parts of campus together.

As shown later in this document, the site selected for the Career Technology Center will assist in creating a more cohesive campus while making the best use of existing parking and circulation, as was identified in the Master Plan as a goal for future facilities.

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 Centr of Expertise. Funded through a U.S. Department of Labor Community-Based Training Grant, the renovation included development of a cross-categorical welding skills laboratory and classroom.

Access and Circulation Analysis

Main Campus

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

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

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

Parking Lot Capacities

Lot	Total	Student/ Public	Handicap	Staff	Police
1	215	190	9	16	
2	490	460	10	19	1
3	163	155	8	0	
4	204	197	7	0	
5	69	0	4	65	
6	39	36	3	0	
7	144	144	5	0	
Learning Assistance Lab	6		6	0	
Board/Visitor	15	8	2	5	
Physical Plant	11	0	0	11	
Total Main Campus	1,356	1,185	54	116	1
Whitman Center	252	244	8	0	
Hurd Road	28	26	2	0	

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

Number of staff 414
Less number of designated staff spaces 111
Number of staff needing to park in "student/public" areas 303

Number of students (4,440 credit hour + 1,200 non-credit) 5,640
Add the number of staff needing to park in "student/public" areas 303
5,943
Less number of "student/public" spaces 1,429
Need number of spaces 4,514

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 two different campus locations: the main campus and Whitman Center. When in reality, parking needs at each campus 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:

	Headcount		Ratio		Needed Spaces
Credit hour students (fall 2011 headcount)	4,440	x	0.2	=	888
Non-credit hour students	1,200	x	0.2	=	240
FTE staff *	243	x	0.9	=	219
					1,347

*175	Full-time staff	÷ 1	=	175
29	Part-time support staff	÷ 2	=	15
210	Adjunct faculty	÷ 4	=	53
414				243

The College was recently faced with two specific parking concerns. One was growing enrollment. 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 are located at the southern end. In addition, projected usage of the new 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 appears to have addressed all parking capacity concerns for the Main Campus at this time.

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

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

Whitman Center

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

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

Hurd Road Property

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

Facility Analysis

MCCC opened its campus doors to students in 1968 and is currently comprised of fifteen facilities on the main Raisinville Road Campus, two on the 25 acre Whitman Center Campus 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, and the La-Z-Boy 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. feet)	Year Built
Main Campus		
Campbell Learning Resource Center	52,369	1968
Warrick Student Services/Administration	72,219	1968
Life Science	54,905	1972
East Technology	28,523	1968
West Technology	32,180	1968
Welch Health Education	50,700	1997
La-Z-Boy Center	53,329	2004
Power Plant	9,394	1968
Boiler House	2,184	1978
Boiler House 200	2,184	1978
Boiler House 300	1,924	1978
Maintenance Butler Building	1,500	1980
Technology Butler Building	1,830	1983
SAE/Construction Building	768	2005
Salt Storage	400	1999
Subtotal	**364,409**	
Whitman Center Campus		
Whitman Center	17,650	1991
Garage	480	1991
Subtotal	**18,130**	
Hurd Road Property		
Hurd Road Property	18,910	1990
Subtotal	**18,910**	
TOTAL	**401,449**	

INSTRUCTIONAL PROGRAMMING

Much of the information regarding instructional programming is available in the College Annual Report. The 2009-2010 Annual Report is included in this planning document.

Service Areas

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

Program Offerings

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

Transfer/University Parallel/Pre-Professional Programs

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

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

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

Allied Health
Architecture
Art
Biology
Business Administration
Chemistry
Chiropractic
Communications
Computer Science
Conservation
Pre-Dentistry
Elementary Education
Engineering
English Language Literature
Foreign Language
History
Journalism
Pre-Law
Mathematics
Medical Technology
Pre-Medicine
Mortuary Science
Nursing
Occupational Therapy
Pre-Optometry
Pharmacy
Physical Therapy
Psychology
Secondary Education
Social Work
Special Education
Speech and Dramatic Arts
Pre-Sports Medicine
Pre-Veterinary Medicine

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:

Program	Degree	Certificate
Accounting	•	•
Administrative Office Assistant		•
Administrative Office Specialist		•
Administrative Professional	•	
Medical Office Coordinator	•	
Application Software Specialist	•	•
Automotive Engineering Technology	•	•
Business Management	•	
Chemistry	•	
Computer Information Systems:		
Accounting/CIS	•	
Computer Programming	•	
Application Development		•
Database Application Development		•
Computer Science	•	
End User Support Specialist	•	
Help Desk Specialist		•
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	•	

Program	Degree	Certificate
Graphic Design	•	
Digital Media		•
Illustration		•
Industrial Electricity/Electronics Tech.	•	
Industrial Management Plant	•	
Mechanical Design Technology	•	•
Mechanical Engineering Technology	•	
Metrology Technology	•	•
Nuclear Engineering Technology	•	•
Nursing, Practical		•
Nursing, Registered	•	
Phlebotomy Technician		•
Product and Process Technology	•	•
Quality Systems Technology	•	•
Basic Quality Technician		•
Respiratory Therapy	•	
Teacher Paraprofessional	•	
Welding Technology	•	
Basic Welding		•
Advanced Welding		•

Certificate Programs

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

MACRAO Agreement

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

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

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

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

Bachelor's Degree Completion Programs

2 + 2 and 3 + 1 Agreements

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

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

Dual Enrollment Programs

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

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 from some web-based courses. The College is a member of the Michigan Community College Virtual Learning Collaborative. Through this and other systems used by the College, students at MCCC have access to courses offered by other colleges, while students not attending MCCC have access to numerous programs at the College.

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

Corporate and Community Services Programs

The basic mission of the Corporate and Community Services Division is to provide a variety of educational opportunities to adults within the College service area. Courses and programs are designed in response to expressed community needs, interest of individuals and groups, needs of business and industry, as well as demands for enrichment and recreational activities. The CCS Division 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, Industrial Development Corporation, and a variety of local and state agencies and organizations dedicated to economic development activities.

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

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

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

STAFFING AND ENROLLMENT

Student Body Composition

Based on demographic data collected by the College for the fall 2011 semester, the typical Monroe County Community College student has a mean age of 25.1, resides in Monroe County (84%), attends as a part-time student (61.5%), and is either enrolled in a transfer program (50%) or an career program (50%).

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 2011 semester produced a 6 percent decrease in headcount (4,440) over the previous fall (4,723), and a 7 percent decrease in credit hours (39,621). Fall student enrollment has declined for the first time in 10 years. Despite the head count loss, fall 2011 enrollment rants 4th highest in the history of MCCC. The enrollment decline is not unique to MCCC as the Michigan Association of Collegiate Registrars and Admissions Officers' report on community college enrollment shows 24 community colleges with negative headcounts and only 2 with small increases in headcount. All 26 of the colleges providing data for the report have negative credit hour totals.

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

Staffing Levels and Projections

Monroe County Community College currently employs 175 full-time staff: 67 faculty,
61 support staff, 28 administrative/professional, and 20 maintenance. In addition, there are 210 part-time faculty and 29 part-time support staff and approximately 70-75 student assistants.

Full-time faculty teach approximately 51 percent of all sections. The full instructional load for full-time faculty is approximately 16 course hours per semester, or 480 student credit hours (30 students max/class x 16 course hours).

SPACE DEMANDS AND PROJECTIONS

Instructional Space

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

- 37 general purpose classrooms (some also double as conference rooms
- 2 lecture halls
- 10 science labs
- 10 computer labs
- 15 technology labs
- 3 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, it has become paramount that the College construct a Career Technology Center and perform major renovations to current buildings.

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 this year (FY 2007-08) in the Admissions/Counseling/Registration area.

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

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

Welch Health Education Building

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

The facility is located at the north end of the site and does not appear “connected” to the rest of the campus buildings. 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 began construction in July 2003. 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. Building completion was October 2004.

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

The building is located at the northwest corner of the Quad with the main entrance facing the existing parking lot #2 and a student entrance facing the Quad. This location was chosen to help complete the enclosure of the Quad, create a highly visible presence from Raisinville Road and to take advantage of the available 490 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.

Whitman Center

The Whitman Center provides general purpose instructional space and a multi-purpose lab in a building that was planned for expansion from the end of each wing. Current average enrollment does not yet justify expansion of the facility; however, Monday through Thursday evening enrollment in both semesters regularly leaves the building at capacity and, as stated earlier, leaves little availability for non-credit instruction.

The College has reviewed plans for expansion, and although there is limited opportunity for enrollment growth in evening credit or non-credit programs, there are currently no immediate expansions planned. Capacity needs are currently being addressed through class scheduling.
This will, however, be a topic of continued review and monitoring, possibly resulting in a recommendation of building expansion and additional parking in the future.

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

  Need for additional lab and classroom space for health programs

  Limited space for Culinary Arts program

- **Barrier Free Accessibility**

  Learning Assistance Lab on second floor, difficult to access

- **Student Support Services**

  Located in several areas, some not easily accessible

- **Growth**

  Update placeholders

    Future project sites
    Building additions

  Whitman Center

    Space and capacity issues require constant review and monitoring

- **Site**

  No athletic fields

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

Solution Criteria

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

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

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

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

MASTER PLAN

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

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

Phase 1
2009-2011

Deferred Maintenance

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

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

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

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

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

Renovations and Updates

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

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

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

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

- Upgraded HVAC systems to improve acoustics and allow for better control of temperature in each classroom.

- Improved technology support, including lighting and window shading designed for intensive multimedia equipment use.

- Upgraded finishes (carpeting, ceilings, whiteboards) and furniture.

- Integration of new teaching delivery technology into classrooms. These upgrades would include installation of wireless networks, low cost multimedia projectors and other classroom learning equipment.

Landscape and Site

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

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

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

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

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

Career Technology Center

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

To address this need the College is constructing a Career Technology Center. The new facility will offer new classrooms and labs in support of the Industrial Technology Division course offerings as well as business training contracted through the College's Corporate and Community Services Division.

As technology courses are transferred to the new building, vacated areas will be used to address other facility concerns such as adequate housing for the College's Information Technology services, the consolidation of areas used for art instruction, and the relocation of the Learning Assistance Lab to ground level.

Phase 2
2011-2014

Whitman Center

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

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

Warrick Student Services/Administration Building Addition and Reconfiguration

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

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

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

- Potential relocation and enlargement of the Bookstore.

- Potential relocation of Financial Aid and Cashiers Office to adjoining suites.

Phase 3
2014-2018

Athletic Fields

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

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

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

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

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

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

Warrick Student Services/Administration Building Addition and Reconfiguration

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

Culinary Arts

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

Student Lounge and Basement Storage

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

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

Life Sciences Building Expansion/University Center

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

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

- Originally designed for expansion, the building is able to accommodate an addition in several locations.

- This building and the site immediately to the north are located closer to the majority of existing parking than any other potential sites on campus.

- Expansion of the building to the north would address one of the challenges laid out in this Master Plan – to draw the campus buildings closer together through improved building interconnection. The proposed addition would considerably reduce the outdoor travel distance between the Quad and the Welch Health Education Building.

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

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

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

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

- Technology intensive, distance learning enabled general classroom space available to both College and university programs.

- Office space for university partner administration and faculty.

- A new, much more open entrance and lobby facing Raisinville Road serving both the University Center and the Life Sciences Building.

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

- Additional general classroom space for University Center or College programs, if warranted by growth in this area.

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

Long Range Priorities
2019

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

Campbell Learning Resources Center Library Expansion

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

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

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

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

Welch Health Education Building Expansion

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

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

Future Campus Expansion Zone

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

ARCHITECTURAL GUIDELINES

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

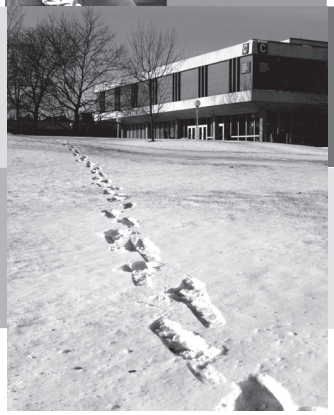
Suggested architectural guidelines are as follows:

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

Maps and Floor Plans

Campus Guide

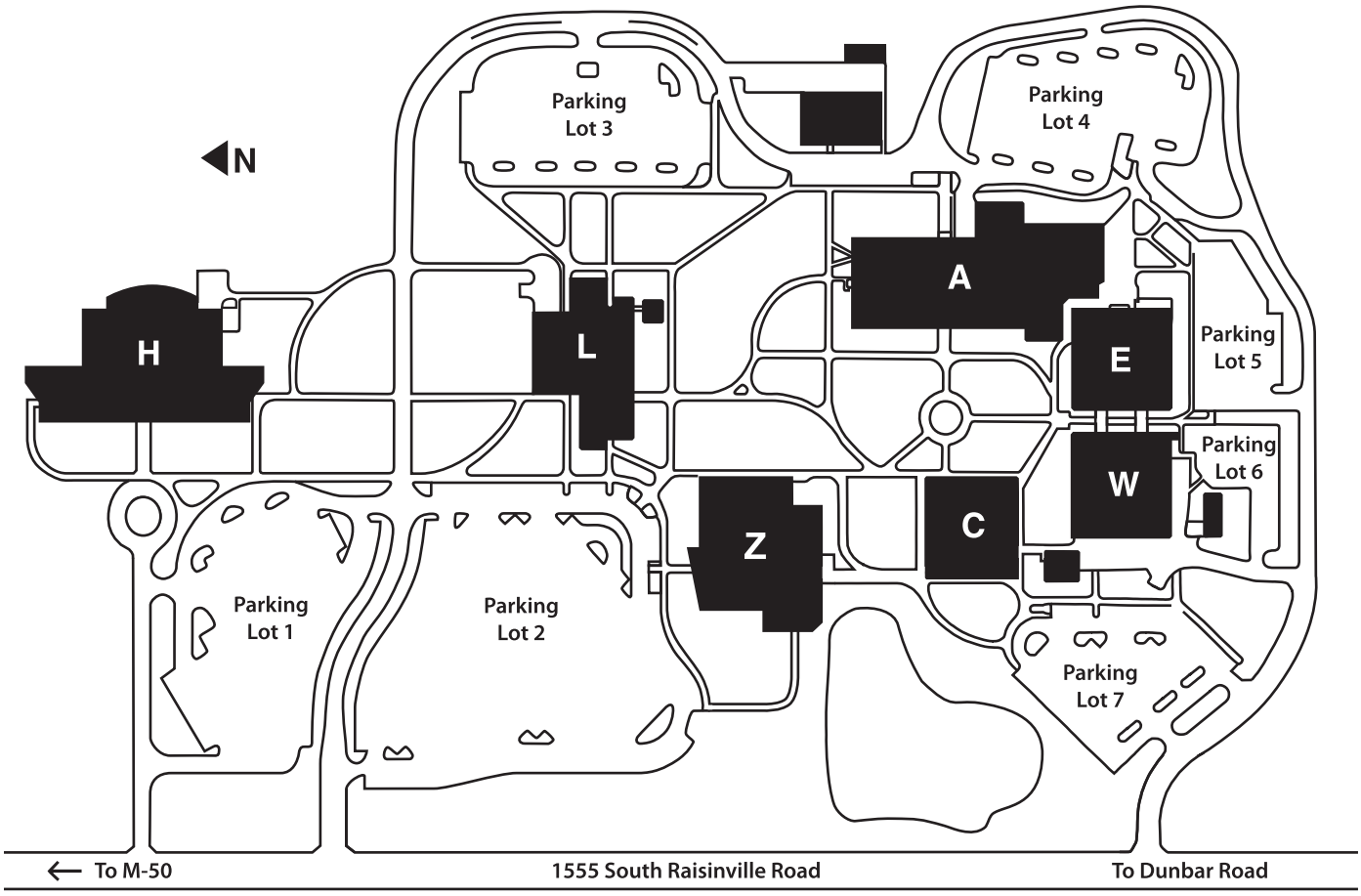
- Main Campus
- Whitman Center



MONROE COUNTY
COMMUNITY COLLEGE

enriching lives

MAIN CAMPUS GUIDE



A Audrey M. Warrick Student Services / Administration Building - Bldg A

C Campbell Learning Resources Center - Bldg C

E East Technology Building - Bldg E

H Gerald Welch Health Education Building - Bldg H

L Life Sciences Building - Bldg L

W West Technology Building - Bldg W

Z La-Z-Boy Center - Bldg Z

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-163 –** 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 –** Career Info Center, academic advising, and counseling
- **Registrar's Office –** Transcripts
- **Cashier –** Pay fees, pick up Financial Aid checks, ticket sales for special events
- **Bookstore**
- **Culinary Arts Office**
- **Cellar –** Student Government Office, vending machines, microwave, recreation area
- **Administrative Offices**

C CAMPBELL LEARNING RESOURCES CENTER

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

Downstairs:

- **C-3 –** Little Theatre (seats about 65)
- **C-4 –** Music Room
- **C-8 –** Computer Lab

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 business faculty offices)

- **E-101 & 103 –** Electronics classrooms/labs
- **E-105 –** Computer Hardware Lab
- **E-107 –** Ceramics Lab
- **E-121 & 123 –** Computer classrooms
- **E-127 –** Construction Management Classroom
- **E-131 –** Mechanical Design/Engineering Classroom

SAE & Construction Management Garage:
- SAE Formula Car work area
- Construction Management Lab

H WELCH HEALTH EDUCATION BUILDING

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

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

L LIFE SCIENCES BUILDING

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

First Floor:
- **L-104 –** Anatomy and Physiology Lab
- **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 LIFE SCIENCES BUILDING

First Floor (cont.):

- **L-140 –** Largest lecture hall on campus
- **L-144 –** Life Sciences Computer Lab

Second Floor:

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

W WEST TECHNOLOGY BUILDING

(Houses the IndustrialTechnology Division offices, labs and the Regional Computer Technology Center (RCTC))

- **W-151 & 153 –** Automotive Engineering Technology Labs
- **W-157 –** RCTC
- **W-159 –** Robotics Lab
- **W-163 –** Materials Lab
- **W-164 –** Hydraulics/Pneumatics Lab
- **W-165 –** Welding Lab
- **W-169 –** Machine Tools Lab
- **W-176 –** Industrial/Technology Division Office

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)

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

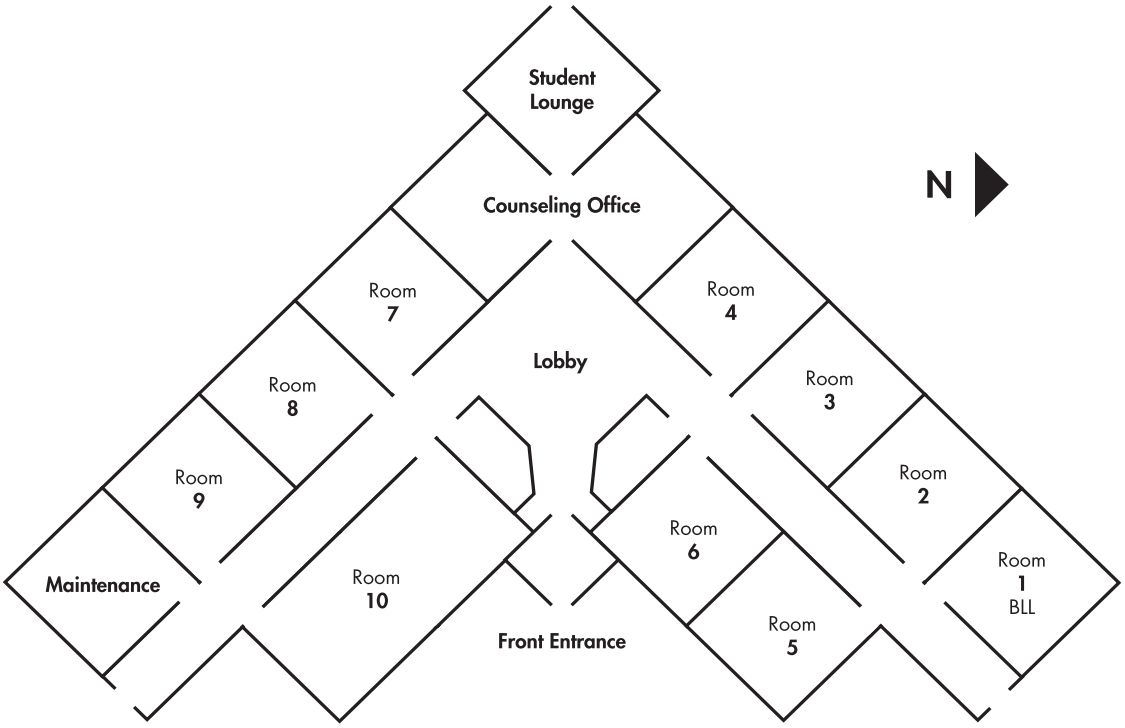
WHITMAN CENTER

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:

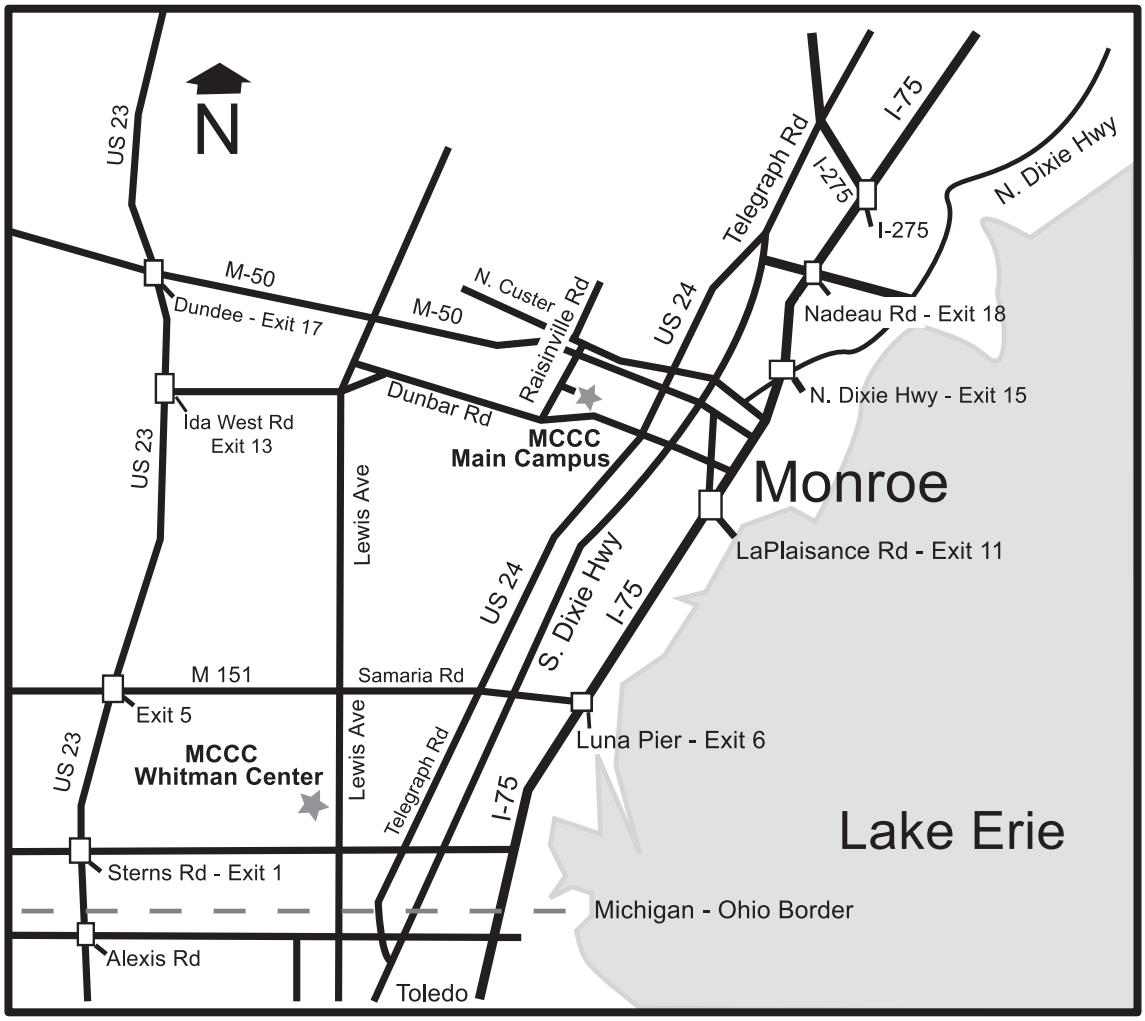
- Career counseling
- Placement testing
- Academic advising
- Registration
- Processing Add/Drops, transcript request, fee payments
- Bookstore (at the beginning of each semester)
- Test proctoring
- Open Computer Lab



Office Hours:

Fall/Winter Semesters
Monday - Thursday: 8 a.m. - 8 p.m.
Friday: 8 a.m. - 4:30 p.m.

Spring/Summer Semesters
Please call (734) 847-0559



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enriching lives

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Annual Report

TRANSFORMATIONAL LEARNING

Learning Relationships Accessibility Practical Experience Personal Involvement Lifetime Value




2009-10 ANNUAL REPORT
TO THE COMMUNITY

MONROE COUNTY COMMUNITY COLLEGE

A MESSAGE FROM THE PRESIDENT

In a survey completed last year, Monroe County Community College learned that an overwhelming majority of those we serve believe that MCCC is meeting its mission to provide a variety of higher education opportunities to enrich the lives of the residents of Monroe County.

Transformational Learning, the theme for the 2009-2010 Annual Report to the Community, is one of the core values that MCCC upholds in meeting that mission. At MCCC, transformational learning is made possible through dedicated faculty and staff, small class sizes, affordable tuition, and flexible schedules and locations – all of which result in practical, personal higher education that offers a lifetime of value for students and the community at large.

Examples of the various forms of transformational learning that occurred at MCCC in 2009-2010 include:

- The Learning Bank Network of Monroe County officially opened, allowing for expanded opportunities for success in postsecondary education.
- The first class completed MCCC's new accelerated, 10-week welding program.
- Students partnered with faculty and staff to restore the telescope observatory deck on the east side of campus.
- The Foundation at MCCC funded numerous innovative learning programs at the college.
- Culinary skills and management students cooked for state legislators at the Capitol.
- The registered and practical nursing students achieved 100 percent passage on state licensure exams.
- MCCC played a lead role in the planning and execution of a celebration to dedicate the River Raisin Heritage Trail, including an appearance at the college by Animal Planet's Jeff Corwin.
- The college received a federal earmark to begin its own nuclear engineering technology program, announced a training partnership with a new wind tower manufacturer and was awarded a DTE Energy grant to support alternative/renewable energy curriculum development.

In addition, the college earned maximum accreditation from the Higher Learning Commission and focused firmly on the future by adopting a new strategic plan and completing a study on the achievability of conducting a comprehensive major gifts campaign.

I invite you to read on to find out more about how MCCC provided transformational learning in 2009-2010.

Sincerely,

David E. Nixon, Ed.D
President

INCREASING OPPORTUNITIES TO ACHIEVE BASIC

SKILLS FOR SUCCESS

The Learning Bank Network of Monroe County, a state-funded collaborative of a dozen Monroe County organizations designed to increase opportunities for county residents to achieve the basic skills needed for success in postsecondary education and training, officially opened its central facility in February.

Located in the former Monroe Bank & Trust branch at 1102 E. Front St., the Learning Bank Network offers students adult basic education and GED preparation. In addition, it offers a host of related services, such as group and individual tutoring; career counseling and advising; skill-building seminars in college and career success; courses in financial literacy, parenting and other life skills; and direct access to employers for internships, career exploration and possible jobs.

The Learning Bank Network participants achieved a 98 percent pass rate on 77 GED tests in less than six months of operation.

The Learning Bank Network partners include Monroe County Community College, Monroe Bank & Trust, Monroe Public Schools, Southeast Michigan Community Alliance (SEMCA)/Michigan Works!, Monroe County Intermediate School District, Monroe County Opportunity Program, City of Hope CDC, Arthur Lesow Community Center, City of Monroe, Monroe County Library System, Bedford Public Schools and United Way.

"This program has helped to improve these people's lives," said Vuncia Council, coordinator of the network. "They have the self esteem and motivation to go out and achieve."

MCCC HONORS FIRST CLASS TO COMPLETE ACCELERATED

WELDING PROGRAM

In December, MCCC honored the first class to complete the college's new, accelerated, 10-week welding program.

The program is funded through a $1.7 million Community Based Job Training Grant awarded by the U.S. Department of Labor to establish a Welding Center of Expertise at MCCC. It is open to those who are currently unemployed, and the American Welding Society certifications earned qualify students for entry into advanced-level employment, self-employment and local welding labor unions.

An anticipated 240 students will be served by the grant. In addition, the grant funding has allowed the college to procure new equipment for the welding lab that reflects the most up-to-date technology being used by industry.

The college was among 68 of the approximately 274 submitting organizations to be awarded Community Based Job Training Grant funds from the U.S. Department of Labor. MCCC was the only community college in Michigan to win the award.

Grant partners include the Southeast Michigan Community College Consortium, Southeast Michigan Wired, Monroe Public Schools, Southeast Michigan Community Alliance Workforce Board, Utility Workers Union of America, International Brotherhood of Boilermakers Local 85-Ohio and Local 169-Detroit, United Association Local 671 (Plumbers and Pipefitters), DTE Energy, Midway Products Group, Marathon Petroleum, Baker's Gas and Welding Supplies, Praxair and the Salvation Army of Monroe County.

STUDENTS PARTNER WITH FACULTY, STAFF TO RESTORE

OBSERVATORY DECK

Through the joint efforts of students, faculty and staff, the long-dormant telescope observatory deck on the east side of the MCCC campus officially reopened on April 22, the 40th anniversary of Earth Day.

Following the dedication, guided instruction using the telescope and audio tours of the night sky were provided, along with light refreshments.

With the help of a $1,500 grant awarded by The Foundation at MCCC in 2009 and a gift of $500 by an anonymous donor, students in MCCC's Math and Science Society and their advisor, Lori Bean, associate professor of biology and chemistry, spearheaded the effort. They worked with other faculty advisors, the Maintenance Department and students in the Industrial Technology Division to restore the wood deck surrounding the 8-foot-tall capsule that houses the telescope.

The service project included demolition of the previous deck and the design and construction of a new deck, along with a ramp to allow access for the disabled. The observatory was also fitted with electricity.

The observatory deck can now support up to 35 people. Responsibility for installing the observatory in the early 1980s can be traced to Dr. Roger Spalding, professor of physics and astronomy. The observatory fell out of use after night astronomy classes were discontinued, and the telescope was moved indoors.

The Math and Science Society is open to students with interests in astronomy, biology, chemistry, ecology/environmental science, mathematics, physics and general science.

PROVIDING FUNDING FOR INNOVATIVE

LEARNING PROGRAMS

The Foundation at MCCC Enhancement Grants Program assists faculty, staff and students by providing funding for the development and implementation of innovative projects that support the MCCC mission and enrich or improve the quality of education for students. In 2010, the following grant requests were funded by the program:

- Attendance by members of The Agora student newspaper at the National College Media Spring Convention in New York City.
- Theater trips for humanities students to attend plays in Stratford, Ontario and Wayne State University's Hilberry Theatre.
- A field trip for students and advisors of the Math and Science Society to the Kennedy Space Center at Cape Canaveral.
- An International Relations Class and Club trip to Canadian Parliament Hill.
- A trip by Club Culinaire students to the 2010 National Restaurant Association Food Show in Chicago.
- Attendance by several early childhood development students at the annual Michigan Association for the Education of Young Children conference in Grand Rapids.
- Participation by respiratory therapy students in the annual Sputum Bowl trivia competition conducted by the Michigan Society for Respiratory Care.
- The purchase of 20 advanced lithium ion phosphate batteries to power the existing Formula SAE car. The car will be retrofitted by students with an electric motor, electronic controller and the batteries.
- Student Government's Family Fun Night event, which offers games and activities for young children ages 3-10.
- Creation of an Ambassadors Society at MCCC to assist in the attraction and registration of non-traditional students.
- A Lunch and Learn program at the Whitman Center to enlighten students on contemporary topics and diversity issues and enhance their career development.

MCCC CULINARY STUDENTS COOK

FOR THE CAPITOL

In April, culinary skills and management students – under the direction of Chef Kevin Thomas and Chef Vicki LaValle – prepared lunchtime hors d'oeuvres for lawmakers and their staffs, as well as representatives and students from community colleges statewide.

The Community College Day gathering at the Capitol honored the contributions of Michigan's 28 two-year institutions and the integral role they play in the preparation and development of the state's workforce.

Senator Randy Richardville publicly thanked the culinary students with a speech in front of all the guests. State Reps. Kathy Angerer and Kate Ebli later honored the efforts of the students with a resolution on the floor of the Michigan House of Representatives.

Graduates of this program are prepared to accept jobs as cooks and chefs in hotels, fine dining restaurants, resorts and institutions.

Students in the culinary skills and management program take college courses to gain knowledge and skills in cooking and restaurant operation. They receive hands-on experience operating the Cuisine 1300 Restaurant located on the MCCC campus, and also gain experience in banquet operations, catering and kitchen management.

MCCC NURSING PROGRAM STUDENTS

ACHIEVE PERFECTION

Of the 45 MCCC students who completed the registered or practical nursing programs last year and took their respective state licensure exams, 100 percent passed on the first attempt. The 45 students included 31 from the registered nursing associate degree program and 14 from the practical nursing certificate program.

Students are required to pass the National Council Licensure Exam for Registered Nurses (NCLEX-RN) in order to obtain a state license to practice. For practical nursing state licensure, students take the NCLEX-PN. The national pass rate for NCLEX-RN for first-time, U.S.-educated candidates with an associate degree is 89 percent. The first-time national passage rate for the NCLEX-PN is 86 percent for U.S.-educated candidates.

"Licensure pass rates for MCCC nursing and practical nursing graduates that exceed national averages by 11 and 14 points, respectively, provide significant evidence of student learning at the highest level," said Dr. Grace Yackee, vice president of instruction. "These rates place the college in the national spotlight as a premiere nursing educator."

Both the registered nursing and licensed practical nursing programs at MCCC have enjoyed very high pass rates over the years.

"This is not the first time that the 100 percent pass rate has been achieved, which truly indicates the level of commitment our students have toward their chosen careers and the quality of instruction they receive from our practical and registered nursing faculty," Yackee said.

All 34 members of the MCCC registered nursing program class of 2008 who took the NCLEX-RN exam passed on the first attempt. The first-time passage rate for those who completed the practical nursing program in 2008 was 95 percent, with 19 of 20 passing.

RIVER RAISIN HERITAGE TRAIL DEDICATED WITH HELP FROM

JEFF CORWIN

Following a decade's worth of work by a broad spectrum of community organizations, the River Raisin Heritage Trail was officially dedicated in June at a two-day celebration near the corner of East Elm and Detroit avenues.

MCCC, as a major sponsor, played a lead role in the planning and execution of the celebration.

The first day of the celebration included a dedication ceremony with speeches by local, state and federal officials; a guest appearance by Jeff Corwin, host of Animal Planet's "The Jeff Corwin Experience" and NBC/MSNBC wildlife and science expert; living history encampments; a ribbon cutting; and the unveiling of a new River Raisin Heritage Trail entrance sign designed and constructed by local volunteers.

On the evening of the first day of the celebration, Corwin spoke to more than 500 people at the La-Z-Boy Center about the importance of saving endangered species.

The second day featured numerous activities, such as a 5-mile run and walk, family educational tours, a dog walk, a family bicycle ride, "ghost" tours and more.

"We do not inherit from our ancestors; I believe we borrow from our children," Corwin said. "And what a great testament – what a great investment – to our children to leave them this very, very special place.

"You created this not just for the people of your community but for the people of our country. This is amazing. You have this amalgamation of state park, national wildlife refuge, international wildlife refuge, an historic park – all coming together for you to share with the world."

MCCC FOCUSES EFFORTS ON

ALTERNATIVE ENERGY

College Receives $200,000 Earmark for Nuclear Technology Program

In February, U.S. Rep. John D. Dingell announced that MCCC had received a $200,000 federal earmark to begin the process of starting its own nuclear engineering technology program.

Presently, a nuclear engineering technology program is available to MCCC students in conjunction with Kirtland, Ohio's Lakeland Community College, where the program is housed, and DTE Energy, which provides the internship component. Students complete the initial two-thirds of their course work at MCCC and the remaining course work at LCC via distance learning equipment donated by DTE Energy.

MCCC Announces Training Partnership with New Wind Tower Manufacturer

MCCC formed a training partnership with Ventower Industries, which broke ground in March on a 115,000-square foot wind tower manufacturing facility within the Port of Monroe. The facility will build up to 250 towers per year and is expected to begin taking orders in 2011. The college assisted with the groundbreaking for Ventower, which included a keynote address by Gov. Jennifer Granholm. MCCC President Dr. David E. Nixon served as emcee.

Parmeshwar (Peter) Coomar, dean of the Industrial Technology Division at MCCC, said the division would initially provide training for Ventower in areas such as welding, instrumentation control and hands-on manufacturing.

Donation to Support Alternative/Renewable Energy Curriculum Development

In May, the DTE Energy Foundation announced a $45,000 grant and additional in-kind donation of solar equipment to MCCC in support of curriculum development that would encompass solar, wind, hybrid and hybrid/electric technologies.

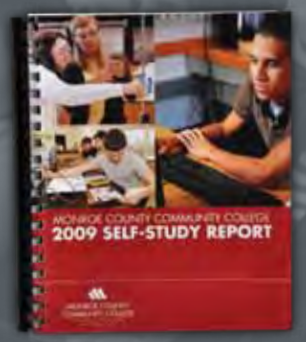
The equipment is from DTE Energy's SolarCurrents program, which offers incentives to customers installing photovoltaic systems.

The company is upgrading to new equipment and donated existing infrastructure that is still viable for instruction, including 26 working solar panels, various inverter controllers and disconnect switches, and racking and framing hardware.

Completion of a SolarCurrents program installation on the MCCC campus is planned for early 2011.

MCCC EARNS MAXIMUM

ACCREDITATION



In the spring, Monroe County Community College received the final results of its comprehensive accreditation visit by The Higher Learning Commission and was granted accredited status with the timing for the next comprehensive visit scheduled for academic year 2019-2020.

In making its recommendation to the Higher Learning Commission, the Evaluation Team stated that MCCC meets the criteria for continued accreditation by the HLC and its mission is understood and supported by all constituencies of the college. The team said that MCCC "has the human, physical and financial resources to carry out its mission. The Board, administration, faculty and staff are committed to student learning. And, the college has productive working relationships with its community partners, including business and industry, health care providers and K-12 school districts in its region. MCCC is aware of areas in need of attention and is committed to continuous improvement."

The HLC Review Committee upheld the team's recommendation that the next comprehensive visit be held in 10 years – the maximum award allowed to an accredited institution – and that a focused visit be conducted in academic year 2012-2013 to address two areas of improvement: 1) communication and shared governance, and 2) evaluating and improving institutional effectiveness.

Board Adopts Strategic Plan

The MCCC Board of Trustees voted unanimously at its April meeting to adopt the 2010-2013 MCCC Strategic Plan. The plan is the culmination of combined efforts made possible by the college's shared governance structure and was coordinated by the Strategic Planning Committee.

Included in the plan are priorities that represent the highest level of what MCCC wants to accomplish over the next three years: Educational Excellence, Resource Management, an Evidenced-based Culture, Governance and Partnerships. Each priority includes numerous strategies that delineate how it will be accomplished. Tactics to implement the strategies are being developed by all of the college's divisions and departments.

Feasibility Study Completed

In the fall, The Foundation at MCCC conducted a Feasibility Study to gain information on the achievability of conducting a comprehensive major gifts campaign. Eighty-five interviews were conducted by consultants from The Clements Group. Through direct questioning and informal discussion, the interviewers were able to gain valuable information to advise The Foundation Board and the MCCC Board of Trustees. The results of the study were presented to the Board in November 2009.

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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

GIVING TO THE FOUNDATION

Listed here are the individuals, corporations and organizations who have given annual gifts to The Foundation at Monroe County Community College between July 1, 2009 and June 30, 2010.

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

We are pleased to recognize the support of each of our donors. We 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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Ms. Angie M. Holt
Holtz Christmas Tree Plantation
Mr. and Mrs. Eugene Huber Jr.
Ida Farmers Cooperative
Ms. Pennie M. Iott
Mr. Roland Jagudis
Ms. Glenda C. Kennon
Mr. Terry Kuras
Mr. Allen J. Lane
Mr. and Mrs. Steven
J. Latondress
Mrs. Denice J. Lewis
Mr. Michael A. Marchese
Ms. Kyla M. Masserant
Dr. William E. McCloskey
Mr. Andy McDowell
Ms. Mary K. Mellin
Ms. Carla S. Minney-Vjatschslav
Mr. Stephan Morse
Ms. Geraldine V. Musgrave
Mr. Bill Myers
Mr. and Mrs. Joshua W. Myers
Mr. and Mrs. Raymond
C. Myers
New York State Hockey Players
Support Our Troops
Ms. Marie Nieman
Mr. and Mrs. Eric Nisley
Mr. Charles Ochs and
Mrs. Paula Ochs
Mr. Robert L. Overmyer
Ms. Patricia I. Patton
Ms. Kimberly S. Pearch
Perkins Chimney Cleaning
Mr. and Mrs. David L. Pfeifer
Ms. Lauren Pillarelli
Ms. Rita Pool
Port of Monroe
Ms. Renee Richards
Ms. Linda M. Roberts
Mr. James A. Ross and
Mrs. Gail A. Ross
Mr. Justin R. Russeau
Mr. and Mrs. Steven J. Schivley
Mr. Leland Schmitz
Ms. Lena A. Schreiber
Mr. George Shaffer
Ms. Beth A. Sherman
Mr. Mike Soncrant
Ms. Mary Steffes
Mr. and Mrs. Michael A. Stein
Mr. John Stiefel and
Mrs. Kathi Stiefel
Ms. Marcia M. Talamantes
Ms. Matilda F. Taylor
Mr. Gary Tomkinson
Mr. and Mrs. John Toth
Mr. James K. Vallade
Mr. Greg Venzke
Mr. Carl Vogt and
Mrs. Tracy A. Vogt
Mr. Lorenz Walters
Mr. and Mrs. William E. Walters
Walton Insurance Agency
Mr. and Mrs. Paul
J. Wannemacher
Mr. and Mrs. Emerson
P. Weatherholt
Ms. Aurelia M. Weipert
Ms. Darlene I. Wells
Ms. Marlynn Will
Mr. Chuck Wilson and
Mrs. Kaye Lani Rafko-Wilson
Mr. Dean Yarger and
Mrs. Jennifer Yarger
Mr. and Mrs. Chuck Yensz
Ms. Cindy L. Yonovich

Gifts-in-Kind
Angelo's Northwood Villa
Bellestri Family -
Bonnie & Victor
Melodi Brown
Beverly J. Carney
Carter Lumber
C'est la Vie
Clamdigger Lounge & Pizzeria
Creative Promotions, Inc.
Todd H. Daniels
Dell Computers
Dolce Vita Italian Grille
DTE Energy Trenton Channel
Power Plant
Durocher's
Floral City Tree Service
Frog Leg Inn
Gordon Food Service
Greater Media Detroit
Hohman Promotions -
Kathy Petrangelo
Herkimer Radio Service
Linda S. Lauer
La-Z-Boy Inc.
Jerome Mannlein
McGeady's Town Pub
Milkins Jewelers
Monroe County Community
Credit Union
The Monroe Publishing
Company
Nortel, Inc.
Performance Packaging
Powerhouse Gym
Provenzales - Kay Gautz
Provenzales - Shelley Roberts
Kaye Lani Rafko-Wilson
Sieb Plumbing and
Heating, Incorporated
St. Pierre Ace Hardware
SunGlo Services
The Toledo Symphony
The Toledo Zoo
Tim Hortons
Charles Toeppe
Trend 440
Très Belle - Amy Vandendriessle
Très Belle - Tina Yaeger
Vince's West Elm Drive-In
Dr. Richard Walker
Rosemarie Walker

REVENUES AND EXPENDITURES

MCCC REVENUES AND EXPENDITURES
Fiscal Year Ended June 30, 2010

WHERE THE MONEY CAME FROM

Tuition and fees	$ 6,422,000
Property taxes	$ 13, 234,000
State appropriations	$ 4,144,000
Grant revenue	$ 6,776,000
Other	$ 2,225,000
TOTAL	**$ 32,801,000**

WHERE THE MONEY WENT

Instruction	$ 12,831,000
Public services	$ 244,000
Instructional support	$ 3,848,000
Student services	$ 7,517,000
Institutional administration	$ 3,242,000
Operational and maintenance of plant	$ 5,174,000
TOTAL	**$ 32,856,000**

THE FOUNDATION AT MCCC
Fiscal Year Ended June 30, 2010

DURING THE FISCAL YEAR ENDED JUNE 30, 2010

We received contributions totaling	$ 552,429
Investment gains of	$ 143,568
Special event revenues of	$ 20,550
We received in-kind contributions for administrative services from MCCC of	$ 219,513
Federal funds	$19,780
Which resulted in total revenues of	**$ 955,840**
We distributed to MCCC for scholarships and program funds	($ 308,585)
And had administrative and fund raising expenses of	($ 191,869)
And had other expenses of	($ 2,167)
Which resulted in total expenditures of	($ 502,621)
Resulting in a total net assets increase of	$ 453,219
When combined with our net assets at June 30, 2009 of	$ 2,781,234
Resulted in new net assets at June 30, 2010 of	**$ 3,234,453**
The June 30, 2010 net assets are represented by	
Cash of	$ 892,435
Investments of	$ 1,711,343
Accounts and pledges receivable of	$ 737,957
Our total assets as of June 30, 2010 were	$ 3,341,735
Of which we owed others	($ 67,719)
Other liabilities	($ 39,563)
Our total liabilities as of June 30, 2010 were	($ 107,282)
Our net assets, therefore, as of June 30, 2010 were	**$ 3,234,453**

MISSION

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

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

MCCC 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, sex, marital status or disability in any program for which it is responsible.

MONROE COUNTY
COMMUNITY COLLEGE

enriching lives

Main Campus | 1555 S. Raisinville Rd. | Monroe, MI 48161 | (734) 242-7300 or 1-877-YES-MCCC
Whitman Center | 7777 Lewis Avenue | Temperance, MI 48182 | (734) 847-0559

www.monroeccc.edu

Student Profile

STUDENT PROFILE DATA

MONROE COUNTY
COMMUNITY COLLEGE

enriching lives

Table of Contents

Summary

Fall student enrollment at Monroe County Community has declined for the first time in 10 years. Enrollment stands at 4,440 or 283 fewer students compared to Fall 2010. Despite the head count loss, Fall 2011 enrollment ranks 4th highest in the history of MCCC. The College has also experienced a 7% reduction in the number of enrolled credit hours. Total enrolled credit hours this fall is 39,621.

During the 10 year enrollment growth period, we observed substantial increases in full-time student enrollment. In 2010 we saw a shift back from the full-time enrollment trend to a sizeable increase in part-time enrollment and this continues in 2011. Two possible reasons for the shift include:

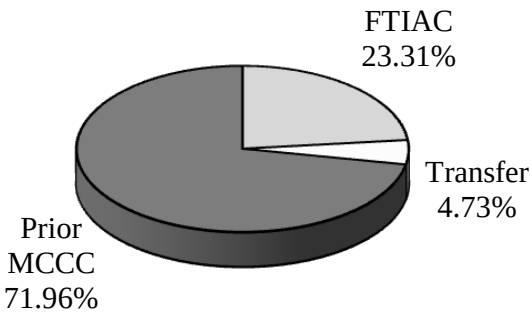
> Special funding for displaced workers is starting to dry-up and fewer students are receiving occupational retraining grants. These grants usually require full-time enrollment status to maintain benefits.
>
> Traditional age students (recent high school graduates) may now choose to delay college attendance or take less than a full-time class load without the fear of losing health insurance. Under the new health reform legislation parents are able to keep their adult children on their family health insurance up to age 26.

The Monroe County high school graduating class was slightly smaller this year which in part influenced In District enrollment. In District enrollment is down 291 students. Out of State and Out of District groups are slightly up. The vast majority of students still come from Monroe County totaling 84% of the student population.

The enrollment decline is not unique to MCCC. The Michigan Association of Collegiate Registrars and Admissions Officers' report on community college enrollment shows 24 community colleges with negative headcounts and only 2 with small increases in headcount. All 26 of the colleges providing data for the report have negative credit hour totals.

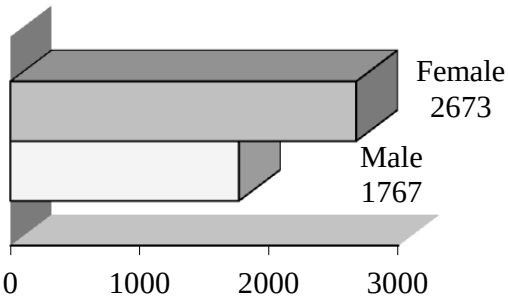
Monroe County Community College
Fall 2011 Student Profile

Enrollment
4440

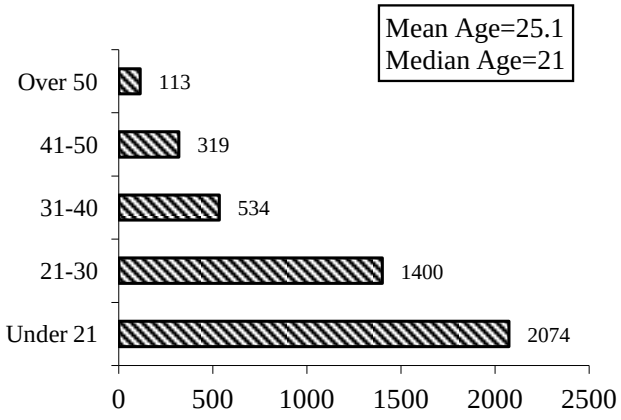


FTIAC=First Time In Any College

Gender

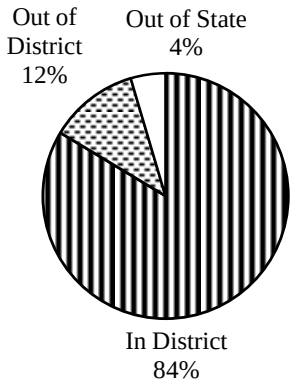


Age

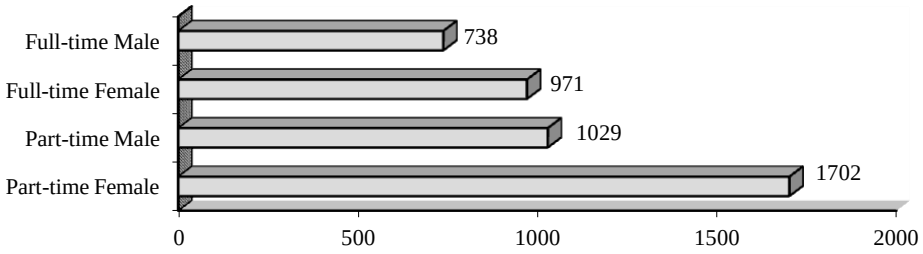


Ethnicity		
White	3496	78.7%
Black or African American	163	3.7%
Hispanic	100	2.3%
Asian	31	0.7%
American Indian/Alaska Nat.	23	0.5%
International	7	0.16%
Hawaiian/Pacific Islander	1	0.02%
Not Reported	619	13.9%
Total	4440	

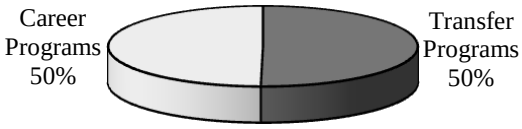
District Status



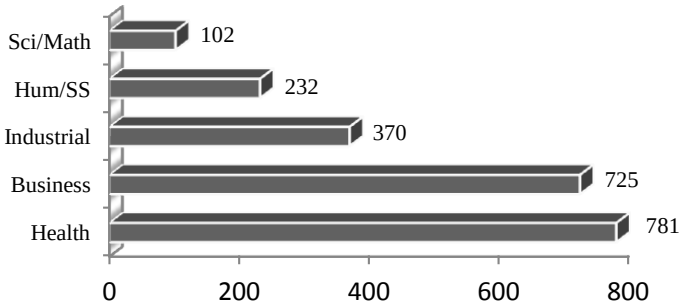
Gender and Status



Transfer & Career Programs



Career Program Division Totals

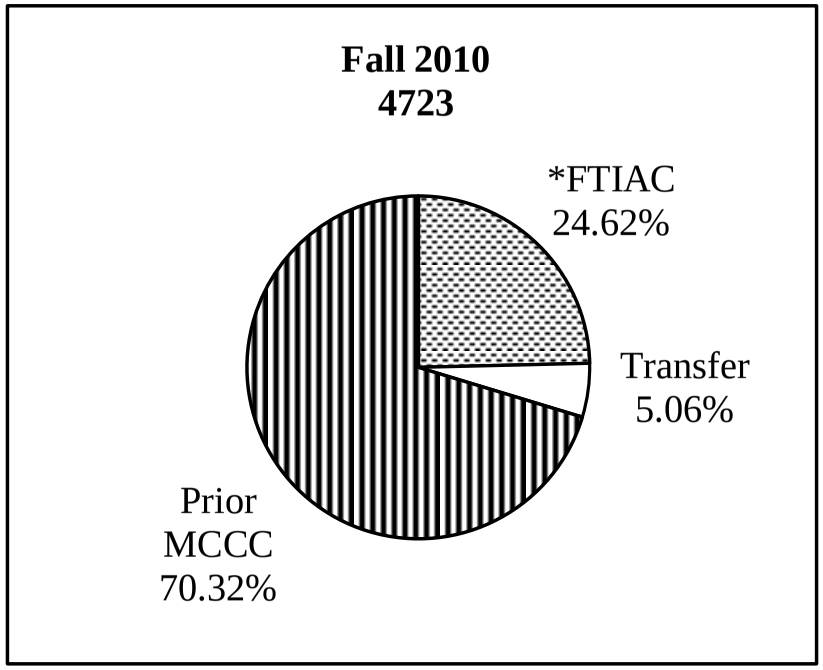


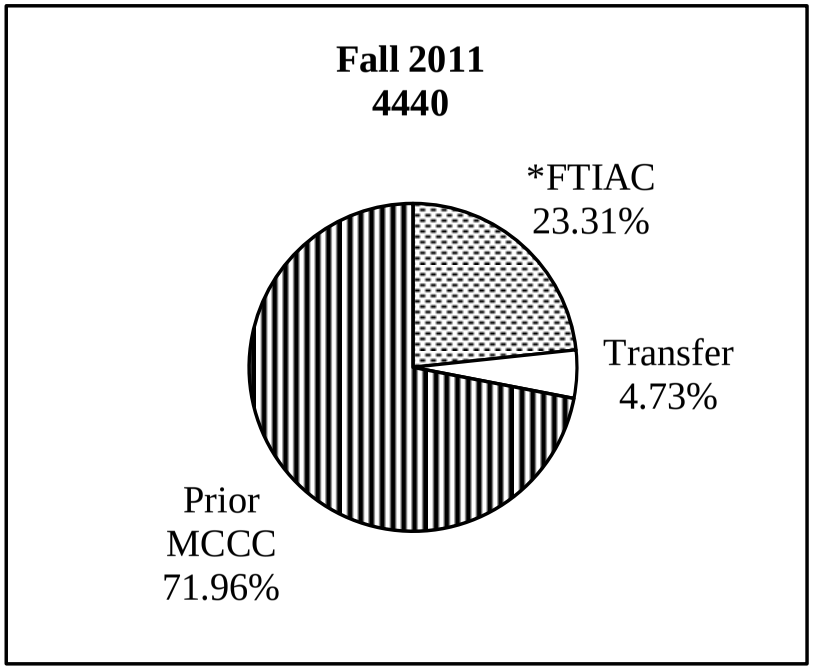
Monroe County Community College
Fall Term Student Profile Comparison
2010/2011

	Fall 2010	Fall 2011	+/- 2010
Enrollment by Key Group			
*FTIAC	1163	1035	-128
Transfer	239	210	-29
Prior MCCC	3321	3195	-126
Total	4723	4440	-283
Enrollment by Credit Status			
Part-time	2686	2731	45
Full-time	2037	1709	-328
Gender			
Female	2813	2673	-140
Male	1910	1767	-143
Gender and Credit Status			
Part-time Female	1645	1702	57
Full-time Female	1168	971	-197
Part-time Male	1041	1029	-12
Full-time Male	869	738	-131
Age			
Under 21	2192	2074	-118
21-30	1428	1400	-28
31-40	592	534	-58
41-50	378	319	-59
Over 50	133	113	-20
District Status			
In District	4003	3712	-291
Out of District	522	525	3
Out of State	198	203	5

*FTIAC=First Time In Any College

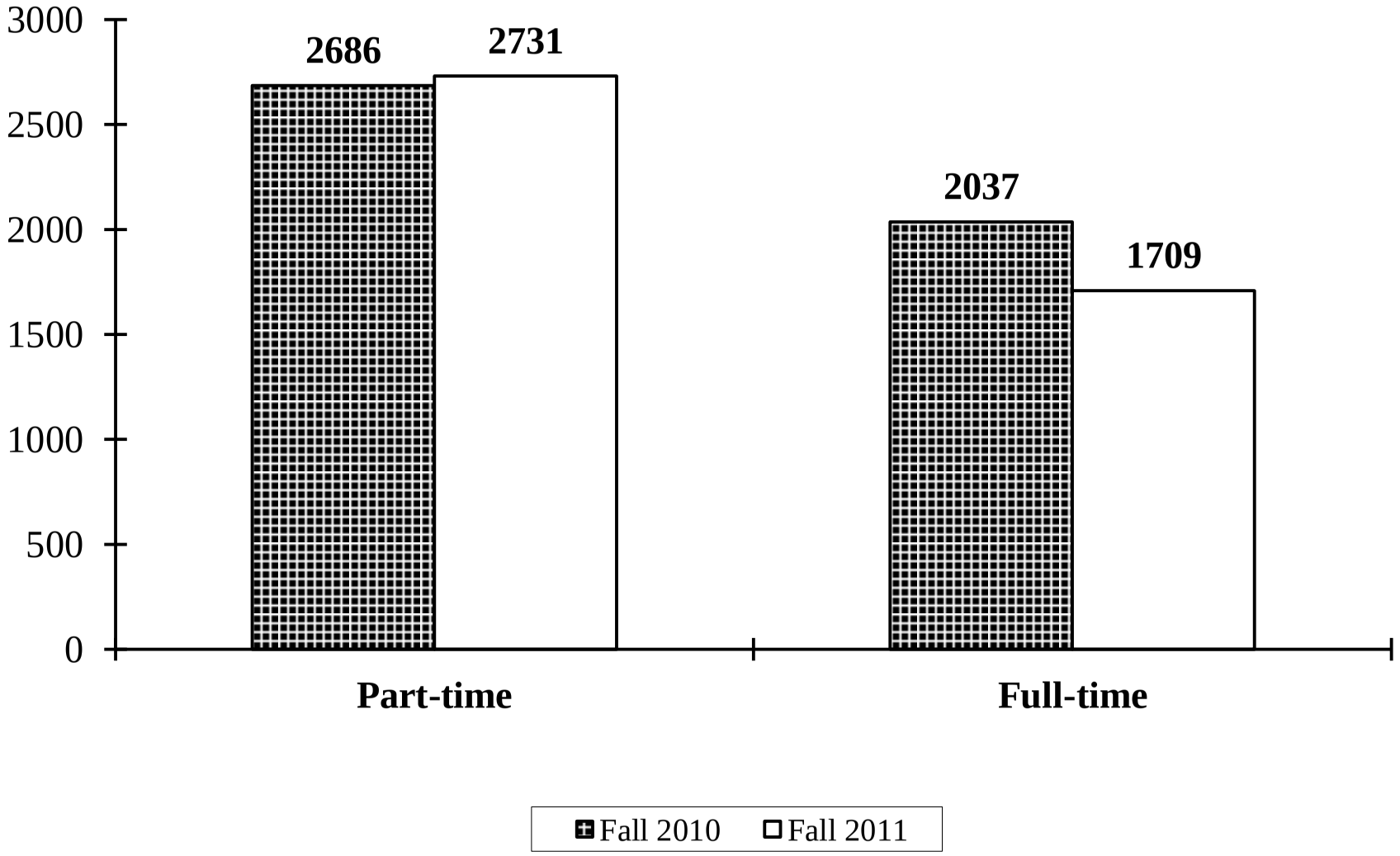
Fall Enrollment Comparison





*FTIAC=First Time In Any College

Full-time & Part-time Comparison



Enrollment By Monroe County High School Graduates
Fall 2011

High School	Total 2011 Graduating Class	2011 Grads Enrolled at MCCC	% of Class Enrolled at MCCC
Airport	197	62	31%
Bedford	375	82	22%
Dundee	106	24	23%
Ida	128	55	43%
Jefferson	164	61	37%
Mason	88	24	27%
Monroe	400	147	37%
St. Mary Catholic Central	96	26	27%
Summerfield	66	20	30%
Whiteford	45	13	29%
Total	**1665**	**514**	**31%**

Fall 2011

Cities with Enrollment >9

Alpha Sort	
City	***Total***
Blissfield	24
Britton	15
Brownstown	39
Carleton	236
Deerfield	18
Dundee	161
Erie	126
Flat Rock	82
Gibraltar	13
Ida	119
La Salle	89
Lambertville	181
Luna Pier	34
Maybee	70
Milan	32
Monroe	1647
New Boston	31
Newport	287
Ottawa Lake	63
Petersburg	153
Riga	14
Riverview	12
Rockwood	44
Romulus	12
Samaria	11
South Rockwood	74
Southgate	21
Sylvania	16
Taylor	11
Tecumseh	10
Temperance	426
Toledo	153
Trenton	73
Woodhaven	14
Wyandotte	11

Numeric Sort	
City	***Total***
Monroe	1647
Temperance	426
Newport	287
Carleton	236
Lambertville	181
Dundee	161
Petersburg	153
Toledo	153
Erie	126
Ida	119
La Salle	89
Flat Rock	82
South Rockwood	74
Trenton	73
Maybee	70
Ottawa Lake	63
Rockwood	44
Brownstown	39
Luna Pier	34
Milan	32
New Boston	31
Blissfield	24
Southgate	21
Deerfield	18
Sylvania	16
Britton	15
Riga	14
Woodhaven	14
Gibraltar	13
Riverview	12
Romulus	12
Samaria	11
Taylor	11
Wyandotte	11
Tecumseh	10

Transfer Programs, Fall 2011	Full-time			Part-time			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Associate of Arts		1	1	2		2	3
Associate of Science	25	9	34	65	24	89	123
Dual Enrollment	2	2	4	206	118	324	328
Guest Enrollment	2	1	3	11	14	25	28
Liberal Arts	293	190	483	354	207	561	1044
Post Graduate Enrollment	2	4	6	50	25	75	81
Pre Allied Health	8	2	10	6	5	11	21
Pre Architecture	2	6	8	2	2	4	12
Pre Art	2	2	4	2	1	3	7
Pre Biology	6	5	11	6	1	7	18
Pre Business Administration	5	9	14	6	10	16	30
Pre Chemistry	2	2	4	1	2	3	7
Pre Chiropractic					1	1	1
Pre Communications	4	3	7	2	7	9	16
Pre Computer Science		4	4				4
Pre Conservation					1	1	1
Pre Dentistry	6		6	5	1	6	12
Pre Elementary Education	20	5	25	24	6	30	55
Pre Engineering	2	22	24	1	19	20	44
Pre English Language Literature	3		3	6	3	9	12
Pre Foreign Language	1	1	2	7		7	9
Pre History		6	6		2	2	8
Pre Journalism	5	2	7	2	2	4	11
Pre Law	4	8	12	4	4	8	20
Pre Mathematics	4	1	5	1	1	2	7
Pre Medical Technology				2		2	2
Pre Medicine	10	6	16	8	1	9	25
Pre Mortuary Science	1		1		1	1	2
Pre Nursing (4 Year Transfer)	2		2	3		3	5
Pre Occupational Therapy	3		3	1		1	4
Pre Optometry	2	1	3	1		1	4
Pre Pharmacy	5	1	6	8		8	14

Transfer Programs, Fall 2011	Full-time			Part-time			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Pre Physical Therapy	12	5	17	11	7	18	35
Pre Psychology	22	6	28	22	15	37	65
Pre Secondary Education	9	6	15	10	11	21	36
Pre Social Work	15	3	18	17	3	20	38
Pre Special Education	8	2	10	6	2	8	18
Pre Sports Medicine	1	3	4	2	2	4	8
Pre Veterinary Medicine	12	1	13	9	1	10	23
Undecided	4	4	8	23	18	41	49
Grand Total	504	323	827	886	517	1403	2230

Business Division, Fall 2011	Full-time			Part-time			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Accounting	19	17	36	60	13	73	109
Accounting Certificate				2	1	3	3
Administrative Assistant - Legal				1		1	1
Administrative Assistant- Administrative	1		1	5		5	6
Administrative Office Assistant Certificate				1		1	1
Administrative Office Specialist Certificate	1		1	2		2	3
Administrative Professional - Legal	1		1	1		1	2
Administrative Professional - Medical	1		1				1
Administrative Professional-Administrative	7		7	14	1	15	22
Application Software Specialist				3		3	3
Associate of Applied Science		1	1				1
Associate of Commerce					1	1	1
Banking Management				2		2	2
Business Management	27	52	79	93	68	161	240
CIS: Accounting/CIS				3	1	4	4
CIS: Computer Programming	2	10	12	1	13	14	26
CIS: Computer Science	10	31	41	6	34	40	81
CIS: Graphic Design Specialist Certificate					1	1	1
CIS: Help Desk Specialist Certificate					1	1	1
CIS: Internet Professional-Web Design		2	2	2	1	3	5
CIS: Internet Professional-Web Development		1	1	1		1	2
CIS: Microcomputer Application Specialist Certificate				1		1	1
CIS: Microcomputer Specialist-Application Spec		1	1				1
CIS: Microcomputer Specialist-Graphic Design		1	1	1		1	2
CIS: Network Software Administration Specialist Cert		1	1		2	2	3
CIS: Network Specialist		3	3		5	5	8
CIS: PC Support Technician	1	4	5	3	10	13	18
CIS: PC Support Technician Certificate					1	1	1
CIS: System Administration Specialist	1	2	3		9	9	12
CIS: System Administration Specialist Cert					1	1	1
CIS: System Administration:Specialist					1	1	1
CIS: Web Design	1	2	3		1	1	4

Business Division, Fall 2011	**Full-time**			**Part-time**			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
CIS: Web Design Certificate	1	1	2		1	1	3
CIS: Web Development		1	1	2		2	3
CIS: Web Development Certificate				1		1	1
Culinary Skills and Management	3	5	8	15	7	22	30
Electronic Office Assistant Certificate				1		1	1
Graphic Design - Digital Media	10	16	26	18	7	25	51
Graphic Design - Digital Media Certificate				1	1	2	2
Graphic Design - Illustration	2	2	4		2	2	6
Graphic Design - Illustration Certificate					1	1	1
Liberal Arts-Pre-Culinary Skills and Management	7	6	13	13	10	23	36
Medical Office Coordinator	6		6	16	2	18	24
Grand Total	101	159	260	269	196	465	725

Health Sciences Division, Fall 2011	Full-time			Part-time			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Liberal Arts-Pre Practical Nursing	17	5	22	34	3	37	59
Liberal Arts-Pre LPN to RN	3		3	13		13	16
Liberal Arts-Pre Nursing	141	26	167	229	46	275	442
Liberal Arts-Pre Respiratory Therapy	17	2	19	29	9	38	57
Medical Assisting-Inactive Program				1		1	1
Nursing	36	10	46	69	11	80	126
Phlebotomy Technician Certificate	1		1	2		2	3
Practical Nursing Certificate	17	2	19	1		1	20
Radiologic Technology - Joint Program	2		2	3		3	5
Respiratory Therapy	15	15	30	17	5	22	52
Grand Total	249	60	309	398	74	472	781

Humanities/Social Sciences Division, Fall 2011	**Full-time**			**Part-time**			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Associate of Fine Arts	1		1	4	1	5	6
Criminal Justice	34	46	80	25	42	67	147
Fine Arts	17	1	18	21	4	25	43
Law Enforcement	1		1				1
*Teacher Paraprofessional	8	4	12	17	6	23	35
Grand Total	61	51	112	67	53	120	232

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

Industrial Technology Division, Fall 2011	**Full-time**			**Part-time**			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Associate of Applied Science	5	2	7	6	5	11	18
Automotive Engineering Technology	2	8	10	1	25	26	36
Automotive Engineering Technology Certificate					5	5	5
Construction Management Technology		12	12	2	23	25	37
Electronics and Computer Technology		13	13		19	19	32
General Technology		2	2		7	7	9
Industrial Electricity/Electronics Tech	1	4	5		12	12	17
Industrial Management-Plant					1	1	1
Manufacturing Technology				1	5	6	6
Mechanical Design Technology	3	9	12	2	14	16	28
Mechanical Engineering Technology	1	21	22	3	13	16	38
Metrology Technology	1		1		1	1	2
Nuclear Engineering Technlogy - Joint Program	1	1	2	2	6	8	10
Nuclear Engineering Technology	2	11	13	1	5	6	19
Prod & Proc Tech: CNC Certificate		1	1		1	1	2
Product and Process Technology		2	2	1	1	2	4
Quality Systems Technology					1	1	1
Welding Grant CBJT	1	29	30	1	9	10	40
Welding Technology	1	18	19	1	26	27	46
Welding Technology: Advanced Certificate		10	10		5	5	15
Welding Technology: Basic Certificate					4	4	4
Grand Total	18	143	161	21	188	209	370

Science Mathematics Division, Fall 2011	Full-time			Part-time			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Early Childhood Development	37		37	58		58	95
Early Childhood Development Certificate				2		2	2
Chemistry	1	2	3	1	1	2	5
Grand Total	38	2	40	61	1	62	102

Career/Transfer Totals, Fall 2011	Full-time			Part-time			
	Female	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Career Programs	467	415	882	816	512	1328	2210
Transfer Programs	504	323	827	886	517	1403	2230
Grand Total	971	738	1709	1702	1029	2731	4440

Building Appraisal

APPRAISAL OF

MONROE COUNTY COMMUNITY COLLEGE

1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

R.A. Schettler, Inc.

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

Certified
Appraisal Service

(313) 532-6220
TELEGRAP@ATT.NET

Industrial - Commercial — RAS — Residential - Institutional

NOVEMBER 1, 2010

MS. SUSANNE WETZEL
MONROE COUNTY COMMUNITY COLLEGE
1555 SOUTH RAISINVILLE ROAD
MONROE, MICHIGAN 48161

DEAR MS. WETZEL:

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 YOUR PROPERTY (ADDITIONS, REMOVALS, REPLACEMENTS, ALTERATIONS AND CHANGES IN LOCATION) AS FURNISHED BY YOUR MANAGERIAL STAFF AND/OR RECORDS HAVE BEEN INCORPORATED IN THE APPRAISAL.

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

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/CM

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:

- EIGHTY-FIVE MILLION, SEVENTY-FOUR THOUSAND, AND FOUR HUNDRED DOLLARS.

ON THE BASIS OF ITS REPLACEMENT VALUE NEW

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS $85,074,400.00

DATE: NOVEMBER FIRST, TWO THOUSAND TEN

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:
- SIXTY-TWO MILLION, ONE HUNDRED AND NINTY-FIVE THOUSAND DOLLARS

ON THE BASIS OF ITS SOUND VALUATION

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS $62,195,000.00

DATE: NOVEMBER FIRST, TWO THOUSAND TEN

R.A. SCHETTLER, INC.

PROJECT NO: 2180

BY

R.A. SCHETTLER, INC
SUMMATION

Asset Acct: MONROE COUNTY COMMUNITY COLLEGE As of 11/1/10

REAL ESTATE - BUILDING -

Summary by:	Replacement Value New	Sound or Depr. Value
HEALTH EDUCATION BUILDING	10,493,000.00	9,128,900.00
CAMPBELL LEARNING RESOURCES CTR.	10,902,800.00	6,323,600.00
EAST TECHNOLOGY BUILDING	5,320,400.00	3,139,000.00
LIBRARY/TECHNOLOGY BOILER HOUSE	699,700.00	468,800.00
LIFE SCIENCE BUILDING	13,677,200.00	9,027,000.00
LIFE SCIENCE BOILER	626,800.00	420,000.00
MAINTENANCE BUTLER BUILDING	52,000.00	29,600.00
POWER PLANT	2,605,600.00	1,641,500.00
STUDENT SERVICES/ADMINISTRATION	15,157,600.00	10,155,600.00
TECHNICAL BUTLER BUILDING	63,700.00	36,300.00
WEST TECHNOLOGY BUILDING	5,358,100.00	3,482,800.00
WHITMAN CENTER	3,479,000.00	2,852,800.00
WHITMAN CENTER GARAGE	22,500.00	18,500.00
SALT STORAGE	15,300.00	13,500.00
SAE/CONSTRUCTION LAB	157,600.00	145,000.00
LA-Z-BOY CENTER	15,239,700.00	14,325,300.00
WELDING TECHNOLOGY CENTER	1,203,400.00	986,800.00
ASSET ACCOUNT GRAND TOTAL	85,074,400.00	62,195,000.00
PERCENT DEPRECIATION	X	

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
FOUNDATION:	249,100.00
SUPERSTRUCTURE:	
FRAME	604,000.00
FLOORS	370,900.00
FLOOR COVERINGS	298,800.00
CEILINGS	85,600.00
ROOF STRUCTURE	596,900.00
ROOF COVER	405,000.00
INTERIOR CONSTRUCTION	1,857,700.00
BUILT-IN FIXTURES	284,200.00
ELECTRICAL	900,100.00
PLUMBING	707,000.00
HEATING AND AIR CONDITIONING	1,508,900.00
MISCELLANEOUS	524,400.00
EXTERIOR WALLS	1,323,100.00
TOTAL LABOR AND MATERIALS	9,715,700.00
ARCHITECT'S PLANS AND SUPERVISION	8%

Replacement Value New	10,493,000.00
Depreciation %	13%
Sound Valuation	9,128,900.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: HEALTH EDUCATION BUILDING

QUALITY OF CONSTRUCTION: VERY GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE, WITH MECHANICAL PENTHOUSE

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

TOTAL SQUARE FEET - 50,700

FOUNDATION: POURED REINFORCED CONCRETE

SUPERSTRUCTURE:

FRAME - STRUCTURAL STEEL

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

FLOOR COVERINGS - HARDWOOD IN GYM, DANCE STUDIO
CERAMIC TILE IN LOCKER ROOM, SHOWERS
CARPETING IN OFFICES, CHILD CARE
RESILIANT 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

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, HIGH INTENSITY FIXTURES IN GYM, 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
1 - COOK DEVISSER AIR COMPRESSOR
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

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

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 REAL ESTATE - BUILDING
Bldg.: CAMPBELL LEARNING RESOURCES CENTER

Description	11/1/10
BASEMENT:	
FRAME	341,400.00
FLOOR	113,600.00
CEILING	96,700.00
EXTERIOR WALLS	231,500.00
INTERIOR PARTITION	664,300.00
ELECTRICAL	325,600.00
FOUNDATION:	281,800.00
SUPERSTRUCTURE:	
FRAME	842,800.00
FLOORS	604,800.00
FLOOR COVERINGS	242,800.00
CEILINGS	262,600.00
ROOF STRUCTURE	275,700.00
ROOF COVER	169,200.00
INTERIOR CONSTRUCTION	1,525,700.00
BUILT-IN FIXTURES	160,900.00
ELECTRICAL	931,800.00
PLUMBING	713,800.00
HEATING AND AIR CONDITIONING	1,362,800.00
EXTERIOR WALLS	892,800.00
ELEVATORS	148,900.00
TOTAL LABOR AND MATERIALS	10,189,500.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	10,902,800.00
Depreciation %	42%
Sound Valuation	6.323,900.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: CAMPBELL LEARNING RESOURCES CENTER

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS B

NO. OF STORIES: TWO WITH BASEMENT

DIMENSIONS:

BASEMENT	-	14,400 SQUARE FEET
1ST FLOOR	-	14,400 SQUARE FEET
2ND FLOOR	-	19,600 SQUARE FEET
PENTHOUSE	-	3,969 SQUARE FEET
TOTAL SQUARE FEET	-	52,369

BASEMENT:

FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

CEILINGS - SUSPENDED ACOUSTICAL TILE

FLOOR COVERINGS - VINYL TILE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - CONCRETE
- STEEL, PENTHOUSE

FLOORS - PRECAST CONCRETE

FLOOR COVERINGS - VINYL TILE; CARPET; CERAMIC TILE

CEILINGS - SUSPENDED ACOUSTICAL TILE

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

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - FRAME AND MASONRY PARTITIONS

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

CAMPBELL LEARNING RESOURCES CENTER: continued

SUPERSTRUCTURE: continued
BUILT-IN FIXTURES - continued

ROOMS: C223-C224-C225-C229-C230
1 - EACH INSTRUCTOR'S MULTI-MEDIA WORK STATION
LAMINATE, 96 X 30 X 34" HEIGHT

ROOMS: C226-C228-C232
1 - EACH INSTRUCTOR'S MULTI-MEDIA WORK STATION
' L ' SHAPE LAMINATE, 66 X 30" - 54 X 30"

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

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

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

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

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
BASEMENT:	
FLOOR	43,100.00
EXTERIOR WALLS	214,100.00
ELECTRICAL	63,900.00
FOUNDATION:	132,300.00
SUPERSTRUCTURE:	
FRAME	308,100.00
FLOORS	236,800.00
FLOOR COVERINGS	150,500.00
CEILINGS	142,700.00
ROOF STRUCTURE	322,200.00
ROOF COVER	232,700.00
INTERIOR CONSTRUCTION	1,065,300.00
BUILT-IN FIXTURES	150,600.00
ELECTRICAL	481,700.00
PLUMBING	287,200.00
HEATING AND AIR CONDITIONING	683,000.00
EXTERIOR WALLS	458,100.00
TOTAL LABOR AND MATERIALS	4,972,300.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	5,320,400.00
Depreciation %	41%
Sound Valuation	3,139,000.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: EAST TECHNOLOGY

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

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

TOTAL - 28,523 SQUARE FEET

BASEMENT:
FLOORS - CONCRETE
EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:
FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE

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

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

ROOM 101:
6 - STUDENT WORK STATIONS, WOOD, 4-DOOR BASE, EPOXY RESIN TOP, 9' X 3'4" X 3'
1 - TEACHER WORK STATION, WOOD, 2-DOOR BASE, EPOXY RESIN TOP, 9'2" X 2'6" X 3
8 - TALL CABINETS, WOOD 2-DOOR, 35 X 17 X 84"
2 - TALL CABINETS, WOOD 2-DOOR, 47 X 23 X 84"
1 - BASE CABINET, WOOD 2-DOOR/2-DRAWER EPOXY RESIN TOP, 30
8 - BASE CABINETS, WOOD 2-DOOR/2-DRAWER EPOXY RESIN TOP,35

REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

SUPERSTRUCTURE: continued

EAST TECHNOLOGY: continued

BUILT-IN FIXTURES - continued

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

ROOM 101B:

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

ROOM 101C:
- 1 - CUPBOARD CABINET, WOOD, 2-DOOR, 47 X 22 X 29"
- 1 - EPOXY RESIN TOP WITH SUPPORTS, OPEN BELOW, 84 X 30 X 29"
- 1 - DROP-IN SINK, RESIN, 25 X 15 X 18"
- 1 - DROP-IN SINK, ADA RESIN, 18 X 15 X 5"
- 1 - FUME HOOD,METAL, 6'

ROOM 103:
- 6 - STUDENT WORK STATIONS, WOOD, 4-DOOR BASE, EPOXY RESIN TOP, 9' X 3'4" X 3'
- 1 - TEACHER WORK STATION, WOOD 2-DOOR BASE, EPOXY RESIN TOP 9' X 2'7" X 3'

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

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

- LIEBERT COMPUTER ROOM AIR CONDITIONER

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

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Bldg.: LIBRARY/TECHNOLOGY
BOILER HOUSE

Description	11/1/10
TUNNEL:	
FLOOR	4,350.00
EXTERIOR WALLS	50,100.00
ELECTRICAL	13,700.00
FOUNDATION:	10,900.00
SUPERSTRUCTURE:	
FRAME	26,200.00
FLOORS	17,400.00
ROOF STRUCTURE	29,000.00
ROOF COVER	47,300.00
ELECTRICAL	79,300.00
HEATING AND AIR CONDITIONING	230,800.00
EXTERIOR WALLS	144,900.00
TOTAL LABOR AND MATERIALS	653,950.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	699,700.00
Depreciation %	33%
Sound Valuation	468,800.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LIBRARY/TECHNICAL BUILDING BOILER HOUSE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

PIPE TUNNEL:

FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE, 8"

ROOF STRUCTURE - REINFORCED CONCRETE, 8" WITH INSULATION

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOIST, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

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

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

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

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

BUILT: 1978

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
BASEMENT:	
FLOOR	25,800.00
EXTERIOR WALLS	91,400.00
INTERIOR PARTITION	115,000.00
ELECTRICAL	83,200.00
FOUNDATION:	287,400.00
SUPERSTRUCTURE:	
FRAME	1,450,800.00
FLOORS	605,000.00
FLOOR COVERINGS	278,000.00
CEILINGS	528,200.00
ROOF STRUCTURE	335,500.00
ROOF COVER	242,400.00
INTERIOR CONSTRUCTION	1,656,200.00
BUILT-IN FIXTURES	1,475,200.00
ELECTRICAL	1,362,300.00
PLUMBING	1,072,800.00
HEATING AND AIR CONDITIONING	1,492,200.00
EXTERIOR WALLS	1,546,800.00
ELEVATORS	134,200.00
TOTAL LABOR AND MATERIALS	12,782,400.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	13,677,200.00
Depreciation %	34%
Sound Valuation	9,027,000.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LIFE SCIENCE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS A

NO. OF STORIES: TWO WITH PARTIAL BASEMENT

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

TOTAL 54,905 SQUARE FEET

BASEMENT:
FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE, REINFORCED PIER AND FOOTING

SUPERSTRUCTURE:

FRAME - STEEL, FIREPROOFED

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

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

CEILINGS - SUSPENDED ACOUSTICAL TILE;
- SUSPENDED METAL ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES - CHALKBOARDS, CABINETS, FIXED SEATING AS REQUIRED, WOODEN LAB CASEWORK
1 - DOVER PASSENGER ELEVATOR, SERIAL NO. 14410 WITH 2-STOPS, 6,000 LB. CAPACITY
1 - FISHER HAMILTON DOUBLE FACE SAFEAIRE FUME HOOD ROOM 206/207
2 - FISHER HAMILTON SAFEAIRE HORIZON FUME HOODS, RM207
9 - FISHER HAMILTON CONCEPT FUME HOODS, RM 205
2 - FUME HOODS, RM 203
1 - FUME HOOD, RM 204

LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

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

LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

- WOOD WALL CABINETS, DOORS, 5.5 LINEAR FT. - ROOM 113
- 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

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

LIFE SCIENCE: CONTINUED
BUILT-IN FIXTURES - CONTINUED
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
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 10
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

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. SCHETTLER, INC.
Appraisal Engineers

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

Bldg.: LIFE SCIENCE
BOILER HOUSE

Description	11/1/10
FOUNDATION:	10,900.00
SUPERSTRUCTURE:	
FRAME	26,200.00
FLOORS	17,400.00
ROOF STRUCTURE	29,000.00
ROOF COVER	47,300.00
ELECTRICAL	79,300.00
HEATING AND AIR CONDITIONING	230,800.00
EXTERIOR WALLS	144,900.00
TOTAL LABOR AND MATERIALS	585,800.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	626,800.00
Depreciation %	33%
Sound Valuation	420,000.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LIFE SCIENCE BOILER HOUSE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOISTS, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

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

HEATING -

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

1 - LOCHINVAR GAS FIRED WATER HEATER, 80 GALLON CAPACITY, 505,000 INPUT

1 - LOCHINVAR GAS FIRED WATER HEATER, 80 GALLON CAPACITY, 725,000 INPUT

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

BUILT: 1978

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Bldg.: MAINTENANCE
BUTLER BUILDING

Description	11/1/10
FOUNDATION:	3,450.00
SUPERSTRUCTURE:	
FRAME	9,100.00
FLOORS	7,000.00
ROOF STRUCTURE	6,100.00
ROOF COVER	4,450.00
EXTERIOR WALLS	19,000.00
TOTAL LABOR AND MATERIALS	49,100.00
ARCHITECT'S PLANS AND SUPERVISION	6%

Replacement Value New	52,000.00
Depreciation %	43%
Sound Valuation	29,600.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: MAINTENANCE BUTLER BUILDING

QUALITY OF CONSTRUCTION: AVERAGE

TYPE OF BUILDING: CLASS S

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 1,500

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL

ROOF COVER - STEEL

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

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
FOUNDATION:	44,600.00
SUPERSTRUCTURE:	
FRAME	104,200.00
FLOORS	78,700.00
ROOF STRUCTURE	113,400.00
ROOF COVER	81,800.00
INTERIOR CONSTRUCTION	71,900.00
ELECTRICAL	318,500.00
PLUMBING	45,700.00
HEATING	1,299,600.00
EXTERIOR WALLS	254,200.00
TOTAL LABOR AND MATERIALS	2,412,600.00
ARCHITECT'S PLANS AND SUPERVISION	8%

Replacement Value New	2,605,600.00
Depreciation %	37%
Sound Valuation	1,641,500.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: POWER PLANT

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: PARTIAL TWO

TOTAL SQUARE FEET = 9,394

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; WOOD JOIST; WOOD DECK

ROOF STRUCTURE - STEEL JOIST, GYPSUM ON FORM BOARD

ROOF COVER - MODIFIED BITUMEN, SINGLE PLY WITH INSULATION

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY RECEPTACLES AND OUTLETS, ETC.
- I.T.E. UNIPOWER SWITCHBOARD, 1,000 AMPERE
3 - PRIMARY SWITCH UNITS
- NIAGARA 500 KVA TRANSFORMER
- FIRE ALARM SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:
2 - LAVATORIES
2 - WATER CLOSETS
1 - URINAL
1 - SHOWER STALL
1 - SERVICE SINK
1 - DRINKING FOUNTAIN

HEATING - 5 - TRANE GAS FIRED UNIT HEATERS, SUSPENDED
- CLEAVER BROOKS MODEL CB-200-400 PACKAGED BOILER GAS FIRED
1- CARRIER MODEL 16JB041-20012 ABSORPTION REFRIGERATION MACHINE, 410 TON, #20012
- PUMPS, COMPRESSORS, AS REQUIRED
- MARLEY COOLING TOWER, #2-875-70
2 - MARLEY DOUBLE FLOW COOLING TOWERS, #8457 2-114; 67A

POWER PLANT: continued

SUBSTRUCTURE: continued

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

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
BASEMENT:	
FRAME	261,600.00
FLOOR	192,700.00
CEILING	47,900.00
EXTERIOR WALLS	247,900.00
INTERIOR PARTITION	996,900.00
ELECTRICAL	502,500.00
FOUNDATION:	380,500.00
SUPERSTRUCTURE:	
FRAME	539,300.00
FLOORS	633,900.00
FLOOR COVERINGS	316,700.00
CEILINGS	324,700.00
ROOF STRUCTURE	868,600.00
ROOF COVER	469,300.00
INTERIOR CONSTRUCTION	2,296,700.00
BUILT-IN FIXTURES	604,600.00
ELECTRICAL	1,037,800.00
PLUMBING	993,700.00
HEATING AND AIR CONDITIONING	2,213,900.00
EXTERIOR WALLS	1,102,600.00
ELEVATORS	134,200.00
TOTAL LABOR AND MATERIALS	14,166,000.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	15,157,600.00
Depreciation %	33%
Sound Valuation	10,155,600.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH BASEMENT

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

BASEMENT:

FRAME - REINFORCED CONCRETE

FLOORS - CONCRETE

FLOOR COVERINGS - VINYL TILE

EXTERIOR WALLS - REINFORCED CONCRETE

CEILINGS - SUSPENDED ACOUSTICAL TILE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE DECK

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

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

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

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

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

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

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 SUPRESSION SYSTEM, 119 X 72"
1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPRESSION SYSTEM, 101 X 72"
1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPRESSION SYSTEM, 120 X 72"
1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPRESSION SYSTEM, 115 X 72"
1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPRESSION SYSTEM, 125 X 72"
1 - HALTON KVE EXHAUST HOOD/WALL PANEL, STAINLESS STEEL WITH FIRE SUPRESSION 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

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 ABSCO1H3LG1S3 EAEP1 ABSORPTION COLD GENERATOR 175 TON CAPACITY, #L89J03175
1 - LENNOX LGA-240HSIY PACKAGED ROOFTOP AIR CONDITIONING UNIT (DX COIL)
1 - STERLING RT35C3 INDIRECT GAS FIRED ROOFTOP MAKEUP AIR UNIT
1 - STERLING RT30A3 INDIRECT GAS FIRED ROOFTOP MAKEUP AIR UNIT
4 - ACME 1-1/2 HORSEPOWER EXHAUST FANS
1 - ACME 1 HORSEPOWER EXHAUST FAN
1 - ACME 1/4 HORSEPOWER EXHAUST FAN
1 - ACME 3/4 HORSEPOWER EXHAUST FAN

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

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

BUILT: 1968 - 1978 - 1988

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Bldg.: TECHNOLOGY
BUTLER BLDG.

Description	11/1/10
FOUNDATION:	4,150.00
SUPERSTRUCTURE:	
FRAME	11,700.00
FLOORS	8,500.00
ROOF STRUCTURE	7,600.00
ROOF COVER	7,800.00
EXTERIOR WALLS	20,300.00
TOTAL LABOR AND MATERIALS	60,050.00
ARCHITECT'S PLANS AND SUPERVISION	6%

Replacement Value New	63,700.00
Depreciation %	43%
Sound Valuation	36,300.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: TECHNOLOGY BUTLER BUILDING

QUALITY OF CONSTRUCTION: AVERAGE

TYPE OF BUILDING: CLASS S

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 1,830

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL

ROOF COVER - STEEL WITH INSULATION

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

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
BASEMENT:	
FLOOR	58,900.00
EXTERIOR WALLS	253,000.00
ELECTRICAL	125,000.00
FOUNDATION:	149,700.00
SUPERSTRUCTURE:	
FRAME	347,400.00
FLOORS	256,400.00
FLOOR COVERINGS	108,100.00
CEILINGS	115,000.00
ROOF STRUCTURE	322,200.00
ROOF COVER	232,700.00
INTERIOR CONSTRUCTION	1,065,300.00
BUILT-IN FIXTURES	63,900.00
ELECTRICAL	481,700.00
PLUMBING	287,200.00
HEATING AND AIR CONDITIONING	683,000.00
EXTERIOR WALLS	458,100.00
TOTAL LABOR AND MATERIALS	5,007,600.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	5,358,100.00
Depreciation %	35%
Sound Valuation	3,482,800.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WEST TECHNOLOGY

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

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

TOTAL 32,180 SQUARE FEET

BASEMENT:
FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND;
- PRECAST CONCRETE

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

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

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

WEST TECHNOLOGY BUILDING: continued

SUPERSTRUCTURE: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:
- 5 - WATER CLOSETS
- 5 - LAVATORIES
- 2 - URINALS
- 1 - SERVICE SINK
- 1 - DRINKING FOUNTAINS
- 7 - WASH FOUNTAINS

HEATING -

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

EXTERIOR WALLS -

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

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
FOUNDATION:	82,900.00
SUPERSTRUCTURE:	
FRAME	251,300.00
FLOORS	140,400.00
FLOOR COVERINGS	68,000.00
CEILINGS	149,800.00
ROOF STRUCTURE	195,300.00
ROOF COVER	82,700.00
INTERIOR CONSTRUCTION	816,200.00
BUILT-IN FIXTURES	33,300.00
ELECTRICAL	402,800.00
PLUMBING	255,000.00
HEATING AND AIR CONDITIONING	451,100.00
EXTERIOR WALLS	322,600.00
TOTAL LABOR AND MATERIALS	3,251,400.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	3,479,000.00
Depreciation %	18%
Sound Valuation	2,852,800.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WHITMAN CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 17,650, MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; VAPOR BARRIER

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

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

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

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

INTERIOR CONSTRUCTION - MASONRY PARTITIONS
- FRAME PARTITIONS

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

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

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. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
FOUNDATION:	1,060.00
SUPERSTRUCTURE:	
FLOORS	2,425.00
CEILINGS	1,035.00
ROOF STRUCTURE	2,930.00
ROOF COVER	1,365.00
ELECTRICAL	1,185.00
HEATING	1,060.00
EXTERIOR WALLS	7,940.00
MISCELLANEOUS CONSTRUCTION	3,500.00

Replacement Value New	22,500.00
Depreciation %	18%
Sound Valuation	18,500.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WHITMAN CENTER GARAGE

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 540, MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - WOOD JOISTS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - GYPSUM BOARD

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

HEATING - 2 - TPI ELECTRIC WALL HEATERS

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

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

YEAR BUILT: 1991

QUALITY OF CONSTRUCTION: AVERAGE

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
FOUNDATION:	830.00
SUPERSTRUCTURE:	
FLOORS	1,770.00
ROOF STRUCTURE	2,630.00
ROOF COVER	1,215.00
ELECTRICAL	1,415.00
EXTERIOR WALLS	7,440.00

Replacement Value New	15,300.00
Depreciation %	12%
Sound Valuation	13,500.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: SALT STORAGE

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

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

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - WOOD RAFTERS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - GYPSUM BOARD

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT

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

YEAR BUILT: 1999

QUALITY OF CONSTRUCTION: AVERAGE

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
FOUNDATION:	4,750.00
SUPERSTRUCTURE:	
FLOORS	8,500.00
CEILINGS	6,600.00
ROOF STRUCTURE	10,100.00
ROOF COVER	4,350.00
INTERIOR CONSTRUCTION	6,300.00
ELECTRICAL	25,700.00
HEATING	30,200.00
EXTERIOR WALLS	61,100.00

Replacement Value New	157,600.00
Depreciation %	8%
Sound Valuation	145,000.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: SAE/CONSTRUCTION LAB

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

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

TOTAL SQUARE FEET = 1,067

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON SAND FILL; WITH VAPOR BARRIER

ROOF STRUCTURE - WOOD TRUSSES, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - PLYWOOD WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

HEATING - 2 - REZNOR, GAS, SUSPENDED

EXTERIOR WALLS - COMPOSITE REINFORCED SPLIT FACE BLOCK, 8" WITH FOAM INSULATION
2 - OVERHEAD SECTIONAL METAL DOORS WITH ELECTRIC OPERATOR, 8 X 10'

YEAR BUILT: 2001

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
BASEMENT:	
FLOOR	8,900.00
EXTERIOR WALLS	56,000.00
INTERIOR PARTITION	17,300.00
FOUNDATION:	587,400.00
SUPERSTRUCTURE:	
FRAME	724,900.00
FLOORS	570,000.00
FLOOR COVERINGS	416,100.00
CEILINGS	82,100.00
ROOF STRUCTURE	576,700.00
ROOF COVER	356,700.00
INTERIOR CONSTRUCTION	2,438,600.00
BUILT-IN FIXTURES	763,700.00
ELECTRICAL	2,118,200.00
PLUMBING	781,400.00
HEATING AND AIR CONDITIONING	3,083,000.00
MISCELLANEOUS CONSTRUCTION	225,000.00
EXTERIOR WALLS	1,436,700.00
TOTAL LABOR AND MATERIALS	14,101,700.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	15,239,700.00
Depreciation %	6%
Sound Valuation	14,325,300.00

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

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

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. KO3K52949A, RTU-3
1 - TRANE RTAC1404UHON CHILLER, #UO4OO4541
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. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/10
FOUNDATION:	56,100.00
SUPERSTRUCTURE:	
FRAME	97,500.00
FLOORS	100,800.00
FLOOR COVERINGS	18,700.00
CEILINGS	5,200.00
ROOF STRUCTURE	77,500.00
ROOF COVER	94,900.00
INTERIOR CONSTRUCTION	93,000.00
BUILT-IN FIXTURES	63,000.00
ELECTRICAL	212,400.00
PLUMBING	70,100.00
HEATING AND AIR CONDITIONING	71,800.00
MISCELLANEOUS CONSTRUCTION	10,100.00
EXTERIOR WALLS	164,200.00
TOTAL LABOR AND MATERIALS	1,135,300.00
ARCHITECT'S PLANS AND SUPERVISION	6%

Replacement Value New	1,203,400.00
Depreciation %	18%
Sound Valuation	986,800.00

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

LA-Z-BOY 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

Facilities Capital Planning Report

MONROE COUNTY COMMUNITY COLLEGE

FACILITIES ASSESSMENT AND DEFERRED MAINTENANCE CAPITAL PLANNING REPORT

2008 UPDATE

SHWGROUP

ARCHITECTS | ENGINEERS | PLANNERS

Table of Contents

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 Country Community College personnel and allow for quick access to facilities information.
- Determine the general condition of the facilities owned by Monroe Country 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 Country Community College. The FCI is a benchmark index that rates the condition of existing College buildings and is used by facilities managers nationwide to quantify and prioritize deferred maintenance projects for capital planning purposes.
- Assist Monroe Country 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, administration), year built, building area in square feet, and number of floors.

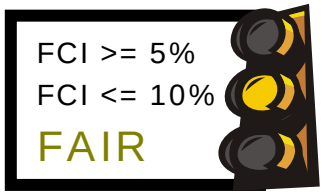
Observation Highlights
This is a focused list of field observations, highlighting major repair/replacement items and recently completed work. For a more complete list of field observations, see the individual building data sheets in the appendix.

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

Priority Issues/One Year Deferred Maintenance Backlog (1YR DMB)
The value of projects that have been deferred and require completion in order to safely maintain facilities and related infrastructure for their current use. The 1 Year 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.

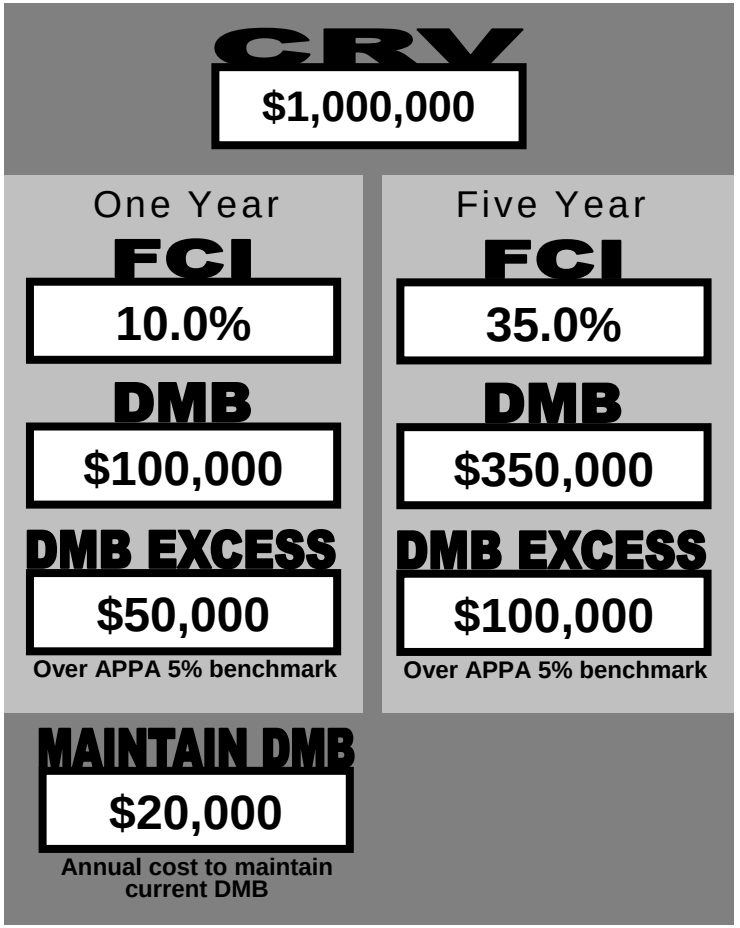
This number is a good starting point for determining budgets – it allows the college to see what to spend to bring buildings into the APPA "Good" range – with the understanding that complete elimination of the Deferred Maintenance Backlog is not a likely scenario.

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

Use Type	*Cost/SF*
Administration	$150
Athletic	$170
Auditorium	$290
Student Union	$170
Classroom	$155
Kitchen/Food Service	$180
Lab	$220
Library	$175
Storage	$60

Building Components

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

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

Deferred Maintenance Backlog

A Brief Background

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

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

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

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

Other conclusions from the report include:

- More than 50 percent of all college types reported that deferred maintenance increased or stayed the same since 1988; only 25 percent reported decreases.
- 20 percent of the colleges in the study accounted for nearly 60 percent of the accumulated deferred maintenance.
- Public colleges typically have a greater deferred maintenance backlog than private universities, with 78 percent of the public research universities reporting an increase in deferred maintenance backlogs.
- By assuming that infrastructure deferred maintenance – 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), focused on 17 buildings totaling over 382,000 square feet at both the main Monroe campus and the Whitman Center campus. The estimated Current Replacement Value for these facilities is approximately $71.4 million, a significant increase due to inflation in material costs.

The date of completion for the assessed facilities ranges from 1968 to 2005. The buildings contributing most significantly to the overall list of 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 (i.e. doors), and original construction quality, 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, as there are few items of great cost that will fail or contribute significantly to building viability within the first year. When looking forward five years, however, long term conditions for several buildings quickly become rated fair to poor. This is also common – over this longer time frame, systems in older buildings become critical due to age or failure. The significantly higher 5-year Facility Condition Index (FCI) for these buildings is predictive of these failures, assuming everything anticipated to fail does fail, and nothing is invested to correct the problem proactively.

Issues found across campus include:

- Several roofs 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 Stucture-Tek prior to this assessment.
- HVAC systems near or past the end of their expected life, indicating a need to budget for replacement in the next few years. Valves on some newer systems are also failing prematurely.
- Original window systems showing air infiltration, failed hardware and deteriorated glazing compound.
- Doors past the end of their life on older buildings, especially exterior doors. Hardware is failing, thresholds are deteriorating, and hinges are wearing out, all requiring increasing levels of maintenance.
- ADA compliance issues in older buildings, including knob-style door hardware 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 0.9% to the long-term “0-5 Year FCI” of 6.4% 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.

This potential FCI increase, while driven by many buildings, can be mostly attributed to a few older facilities facing equipment end-of-life issues, including significant HVAC equipment in the Physical Plant Building. The 5 year FCI numbers for the CLRC, Student Services Building, and the Life Sciences Building contribute over 50 percent of the total deferred maintenance backlog although they comprise only 43 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.

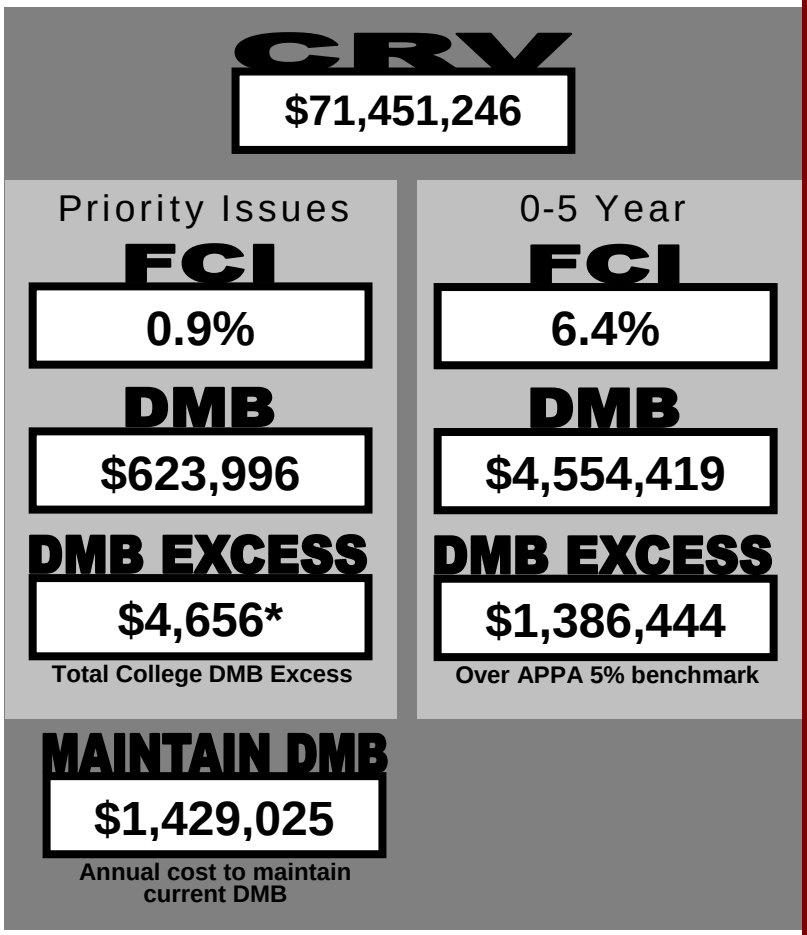
Recommendations:

Short Term Recommendation:
Monroe County Community College should review the items that comprise the One Year Deferred Maintenance Backlog of approximately $620,000 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 $4.55 million in deferred maintenance issues over the next five years and evaluate alternative solutions where the cost of repairs outweigh the benefits.

Long Term Recommendation:
The College should budget as much as possible of the industry recommended "2% of CRV" maintenance fund of $1.4 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 this amount annually 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 additive amount of all building excess values. Therefore a College DMB Excess number is present even though the College-wide FCI number is well below the APPA 5% threshold value.



Campus Condition Examples

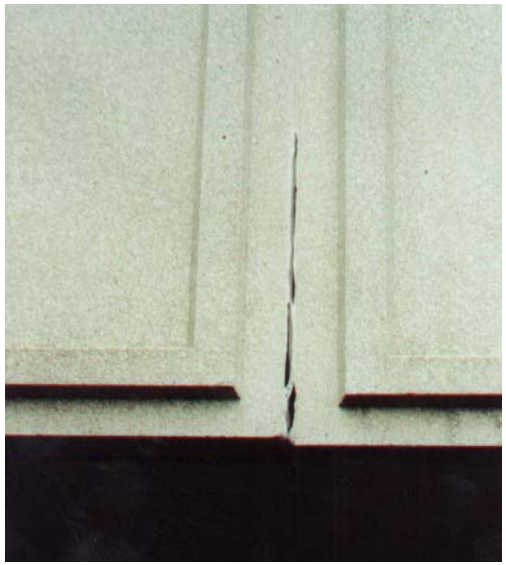
The following images are indicative of some of the deferred maintenance issues present across the campus.

West Technology – concrete slab movement has telegraphed through the floor tile resulting in a failed section of flooring.

Health Education Building – settlement in exterior slabs may result in a tripping hazard and should be monitored.

Health Education Building – Ongoing water infiltration problems with the aluminum window framing should be monitored.

Life Sciences Building – failing original sealant allowing water infiltration, causing damage to interior finishes.



Technology Building - Precast concrete fascia panels separating from excessive movement

Life Sciences Building – concrete composite parapet caps loose, cupping and deteriorating.

Whitman Center – College is completing repairs to ceiling damage and has installed movement joints in an effort to limit future cracking. The lack of movement joints is causing cracking elsewhere in the facility.

Vital Statistics:

Campbell Learning Resources Center

Use Type(s): Library, Classroom, Lab

Built: 1968

Area: 52,369 SF

Floors: 3

Observation Highlights:

- Structure Tek rating is 70 out of 100 for the roof.
- Roof sealant joints failing, flashings are nearing end of life and due for replacement
- Moisture problem in basement requires investigation and remediation. Room C-3 leaking at cracks, room C-10 leaking at roof conductor exit.
- Windows (glazing and frames) on levels 1 and 2 are due for replacement. First floor glazing includes newer double pane units, 39 of which are fogged.
- Sealant joints at fascia panel joints are at end of life and require replacement. Soffits require minor repair and repaint at all sides.
- Building has a new condensate return system to address failing components (pumps, vacuum breaker, valves, etc).
- 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.
- Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement
- Aluminum doors and frames are original. Doors cleaned and thresholds repaired, but doors and hardware nearing end of life.
- Stress cracking observed in brick walls at main stairwell. Recommend monitoring condition.
- 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.
- Learning Assistance Lab rear access door swings into corridor reducing clear width

CRV

$9,216,944

Priority Issues	0-5 Year
FCI	**FCI**
0.7%	**8.0%**
DMB	**DMB**
$66,362	**741,042**
DMB EXCESS	**DMB EXCESS**
$0	**$280,195**
Over APPA 5% benchmark	**Over APPA 5% benchmark**

MAINTAIN DMB

$184,339

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Campbell Learning Resources Ctr.

Monroe County Community College

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:

- Structure Tek rating is 30 out of 100 for the roof (Section A), and 50 out of 100 for Sections B, C, and D.
- Infrared images indicate areas of moisture within the insulation. Leaks at penetrations will require corrective action. Repairs are not currently funded. Roof sealant joints failing, flashings are nearing end of life and due for replacement.
- Cafeteria ducting is roof mounted and has ongoing condensation problems. Ducting was re-coated and the humidification unit was disconnected to address the issue.
- HVAC supply velocities on unit serving the addition are too high resulting in noise and comfort complaints.
- Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement
- Galvanized piping throughout is near or at end of life. Assume replacement or epoxy lining within 10 years.
- Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, at end of life and due for replacement.
- Glass covered walkway between this and East Technology Building leaks in multiple locations. Repaired repeatedly, but steel rusting, paint peeling.
- South entry slab and steps cracked and deteriorating; stair nosings are loose.
- East entry concrete steps poorly constructed - risers vary in height, treads are too shallow and uneven. Creates tripping hazard

CRV
$11,302,274

Priority Issues	0-5 Year
FCI	**FCI**
1.3%	**5.3%**
DMB	**DMB**
$146,930	**$595,630**
DMB EXCESS	**DMB EXCESS**
$0	**$30,516**
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB
$226,045
Annual cost to maintain current DMB

1 YEAR

5 YEAR

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 is present along west end of the building (not north as previously noted). No evidence of further movement.
- 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.
- Structure Tek rating is 50 out of 100 for the roof.
- No reported roof leaks; however roof sealant joints are failing, flashings are nearing end of life and due for replacement. Some pre-cast concrete roof coping stones are cupping. Affected stones should be removed and replaced or covered to prevent water infiltration into the wall.
- Window framing system is leaking and due for replacement
- Greenhouse operators are non-functioning and are due for replacement
- Sealant joints at pre-cast concrete spandrel panels are at end of life and are due for replacement.
- East AHU had the original galvanized cooling coil drip pan replaced with a SSTL unit. West AHU requires the same procedure at a cost of approximately $20,000
- Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement
- 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.
- Office carpet at end of life

CRV

$10,651,570

Priority Issues	0-5 Year
FCI	**FCI**
1.3%	**9.2%**
DMB	**DMB**
$137,405	**$983,140**
DMB EXCESS	**DMB EXCESS**
$0	**$450,561**
Over APPA 5% benchmark	**Over APPA 5% benchmark**

MAINTAIN DMB

$213,031

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Life Science

Monroe County Community College

Vital Statistics:

East Technology

Use Type(s): Classroom, Lab

Built: 1968

Area: 28,523 SF

Floors: 1

Observation Highlights:

- Building structure leaks at room E-125, not traced to roof, may be from newer canopy connection.
- Structure Tek rating is 50 out of 100 for the roof.
- Roof sealant joints failing, flashings are nearing end of life and due for replacement
- 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.
- Shifting fascia panels result in on-going sealant issues and misalignment. Recommend on-going monitoring.
- Underside of covered walkway canopy between East Tech and West Tech needs repainting (from water damage) - leak repaired, problem has returned.
- Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement
- Domestic hot water lines are fouled and near end of life.
- Doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement.
- Walk between East and West Tech buildings heaving, potential trip hazard.

CRV

$5,533,462

Priority Issues

FCI

1.0%

DMB

$54,781

DMB EXCESS

$0

Over APPA 5% benchmark

0-5 Year

FCI

8.0%

DMB

$443,230

DMB EXCESS

$166,557

Over APPA 5% benchmark

MAINTAIN DMB

$110,669

Annual cost to maintain current DMB

1 YEAR

5 YEAR

East Technology

Monroe County Community College

Vital Statistics:

West Technology

Use Type(s): Classroom, Lab

Built: 1968

Area: 32,180 SF

Floors: 1

Observation Highlights:

- Minor water / moisture infiltration within basement at wall penetrations.
- 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.
- Roof sealant joints failing, flashings are nearing end of life and due for replacement
- 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.
- Precast concrete fascia panels continue to move resulting in on-going sealant failure.
- Galvanized piping throughout is near or at end of life. Water is fouled when first used. MCCC anticipates ongoing maintenance issues.
- Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement
- Cracking was observed in an corridor wall within room 164. The cause of the cracking is unknown; source may be vibration from the adjacent AHU. Recommend annual monitoring.
- Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement.
- Floor in hydraulics lab is cracked, damaged, and due for replacement.
- Entry vestibules are too shallow to meet current accessibility guidelines.

CRV

$6,347,505

Priority Issues	0-5 Year
FCI	**FCI**
0.6%	**7.3%**
DMB	**DMB**
$39,989	**$465,272**
DMB EXCESS	**DMB EXCESS**
$0	**$147,897**
Over APPA 5% benchmark	**Over APPA 5% benchmark**

MAINTAIN DMB

$126,950

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 not continuous from floor to walls, potential for future problems.
- Structure Tek rating is 70 out of 100 for the roof.
- Infrared images indicate a few areas of wet insulation. These areas are marked on the roof and will be repaired. Roof sealant joints failing, flashings are nearing end of life and due for replacement.
- Clerestory windows have a number of failed glazing units; seals have failed trapping moisture within the unit. On-going failure may be due to excessive system deflection.
- Window framing (Tubelite 1400 Series) has a number of water handling / weep problems resulting in moisture problems within the building. Structure Tek has conducted field-testing to identify sources of leaks. The College continues to address this ongoing concern.
- 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.
- 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.
- 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.
- 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.

CRV

$8,885,175

Priority Issues	0-5 Year
FCI	**FCI**
0.7%	**4.1%**
DMB	**DMB**
$63,085	**$366,069**
DMB EXCESS	**DMB EXCESS**
$0	**$0**
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$177,704

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Health Education

Monroe County Community College

Vital Statistics:

Physical Plant

Use Type(s): Power House

Built: 1968

Area: 9,394 SF

Floors: 2 (partial second level)

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.
- 2008: Structure Tek rating is 70 out of 100 for the roof.
- Minimal glazing, original single pane.
- Absorption Chiller - Cooling Tower and tank: nearing end of life and will require replacement.
- Steam flow recorders replaced as part of control system upgrade.
- Building houses utility tie-in and is the 13,200V distribution source for the campus.
- Simplex Alarm panel (upgraded) with horn and strobe.
- Office space and toilet room not ADA compliant.

CRV

$1,784,860

Priority Issues	0-5 Year
FCI	**FCI**
0.1%	**18.2%**
DMB	**DMB**
$1,428	**$324,845**
DMB EXCESS	**DMB EXCESS**
$0	**$232,032**
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$35,697

Annual cost to maintain current DMB

1 YEAR

5 YEAR

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. Roof is regularly inspected and has no reported problems.
- (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 boiler replacement by 2020.
- Steam flow recorders, replaced as part of Apogee system upgrade.
- Galvanized piping failing, main lines replaced. Balance of piping requires replacement of long sections when failure occurs. Entire piping system due for replacement.
- (2) domestic hot water tanks, one replaced in 1995 one replaced in 2000.

CRV

$414,960

Priority Issues	0-5 Year
FCI	**FCI**
0.7%	**9.2%**
DMB	**DMB**
$2,697	**$37,969**
DMB EXCESS	**DMB EXCESS**
$0	**$17,221**
Over APPA 5% benchmark	**Over APPA 5% benchmark**

MAINTAIN DMB

$8,299

Annual cost to maintain current DMB

1 YEAR

5 YEAR

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.
- Masonry was recently tuck-pointed correcting previously noted damage.
- (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 replacement by 2020.
- 2 hot water tanks; one replaced in 2004 and a second tank added in 2005.
- Fire alarm is pull station only (no detection)

CRV

$414,960

Priority Issues	0-5 Year
FCI	**FCI**
0.6%	**5.7%**
DMB	**DMB**
$2,490	**$23,445**
DMB EXCESS	**DMB EXCESS**
$0	**$2,697**
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$8,299

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

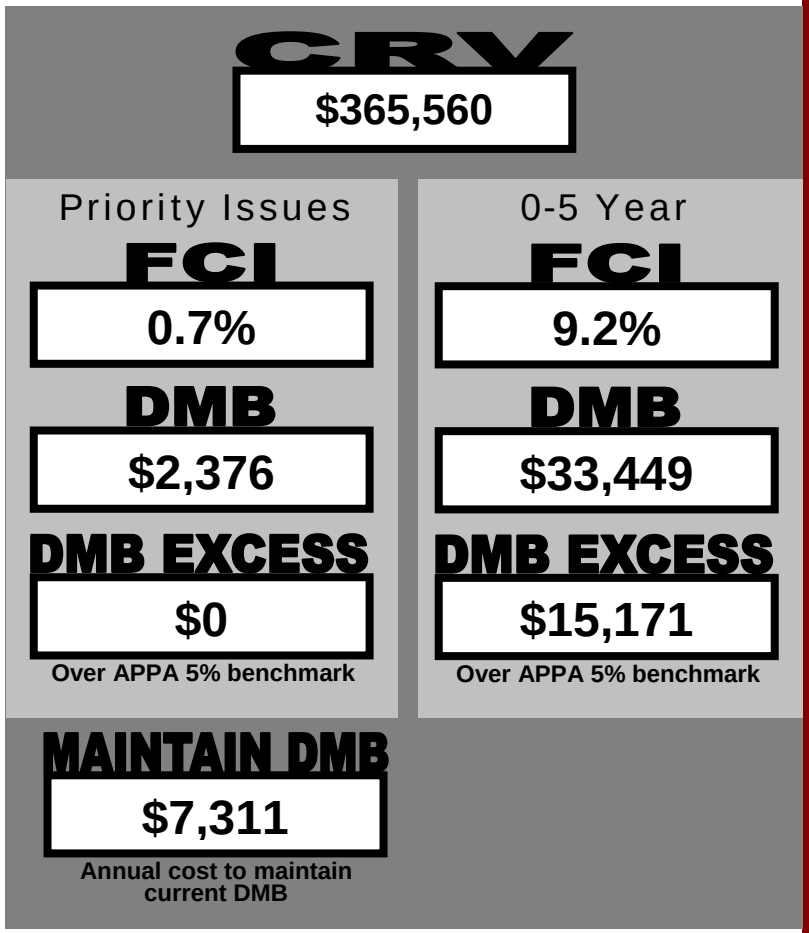
Built: 1978

Area: 1,924 SF

Floors: 1

Observation Highlights:

- Original standing seam metal roof. Roof is regularly inspected and has no reported problems.
- (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.
- Galvanized piping failing, requires replacement of long sections when failure occurs. Entire piping system due for replacement.
- 2 hot water tanks - 1 replaced in 1999, other replaced in 2002. New hot water tank added for kitchen in 2003.



Vital Statistics:

Maintenance Butler Building

Use Type(s): Storage

Built: 1978

Area: 1,500 SF

Floors: 1

Observation Highlights:

- Metal siding; cosmetic damage from vehicle / equipment impact. The resulting damage will allow water to enter the building. Condition should be corrected.
- (2) Overhead sectional doors replaced within last 10 years; no reported problems

CRV

$90,000

Priority Issues	0-5 Year
FCI	**FCI**
3.0%	**3.0%**
DMB	**DMB**
$2,700	**$2,700**
DMB EXCESS	**DMB EXCESS**
$0	**$0**
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$1,800

Annual cost to maintain current DMB

1 YEAR

5 YEAR

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 with exposed, gasketed fasteners. Roof regularly inspected; no reported problems.
- Gutters were full of debris and non-functional.
- Corrugated metal siding panels appear to have original, factory finish - nearing end of life.
- 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.

CRV

$109,800

Priority Issues	0-5 Year
FCI	**FCI**
1.9%	4.7%
DMB	**DMB**
$2,108	$5,183
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$2,196

Annual cost to maintain current DMB

1 YEAR

5 YEAR

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 was not included in Structure Tek's review of campus roofing condition.
- Overhead door tracks and associated door hardware are failing due to the corrosive nature of the salt and are nearing end of useful life.

CRV

$24,000

Priority Issues	0-5 Year
FCI	**FCI**
16.0%	**26.5%**
DMB	**DMB**
$3,840	**$6,360**
DMB EXCESS	**DMB EXCESS**
$2,640	**$5,160**
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$480

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Salt Storage

Monroe County Community College

Vital Statistics:

La-Z-Boy Center

Use Type(s): Auditorium, Classroom, Administration

Built: 2004

Area: 53,329 SF

Floors: 1 with mechanical mezzanine & balcony

Observation Highlights:

- Coping metal at metal panel system does not properly slope back to the roof. A line of sealant was added to keep water from streaking the visible face of the metal panels. Condition should be carefully monitored for evidence of water infiltration into and behind the metal panel system
- Structure Tek rating is 85 out of 100 for the roof. Previously identified leaks have been repaired
- 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. At time of walk-through one panel had failed, fell from the building, and needed to be refinished.
- 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. Masonry was cleaned to remove evidence of post-construction efflorescence. At time of walk-through efflorescence was returning in selected areas
- -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.
- Broadloom carpeting in the main lobby has a number of seam failures and has some buckling at the walls. This may be due to poor installation. Carpet in these areas will require replacement soon. Stage flooring is scheduled and funded for sanding and regular maintenance.

CRV

$13,278,921

Priority Issues	0-5 Year
FCI	**FCI**
0.4%	2.6%
DMB	**DMB**
$47,804	$341,268
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$265,578

Annual cost to maintain current DMB

1 YEAR

5 YEAR

La-Z-Boy Center

Monroe County Community College

Vital Statistics:

SAE Building

Use Type(s): Storage

Built: 2005

Area: 768 SF

Floors: 1

Observation Highlights:

- Roof was not included in Structure Tek's review of campus roofing condition.
- Gutters currently drain to immediate grade. Splash blocks should be installed to limit splash onto the building
- Doors and frames are protected with primer only. Doors and frames should be painted to protect them from moisture damage.
- Dedicated alarm panel with pull stations, horn, and strobe
- Battery powered emergency exit lighting

CRV

$46,080

Priority Issues	0-5 Year
FCI	**FCI**
1.5%	1.5%
DMB	**DMB**
$691	$691
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$922

Annual cost to maintain current DMB

1 YEAR

5 YEAR

SAE Building

Monroe County Community College

Vital Statistics:

Whitman Center

Use Type(s): Lab, Classroom

Built: 1991

Area: 17,650 SF

Floors: 1

Observation Highlights:

- Structure Tek rating is 70 out of 100 for the roof.
- Plastic laminate sills are failing and are due for replacement. Evidence of moisture infiltration at and around windows. Refer to Walls for additional information.
- 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.
- 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.
- Domestic hot water heater was recently replaced. No reported problems.
- College has experienced on-going electrical problems with the facility. An observed power factor of .70 led the College to install a Power Conditioning Capacitor. College plans to install a new meter for monitoring and data logging to evaluate the effectiveness of the unit.
- 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.
- College has funded the replacement of the original alarm panel for FY 2008-2009.

CRV

$2,956,375

Priority Issues	0-5 Year
FCI	**FCI**
1.6%	**6.1%**
DMB	**DMB**
$45,824	**$180,339**
DMB EXCESS	**DMB EXCESS**
$0	**$28,086**
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$59,128

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Whitman Center

Monroe County Community College

Vital Statistics:

Whitman Center Garage

Use Type(s): Storage

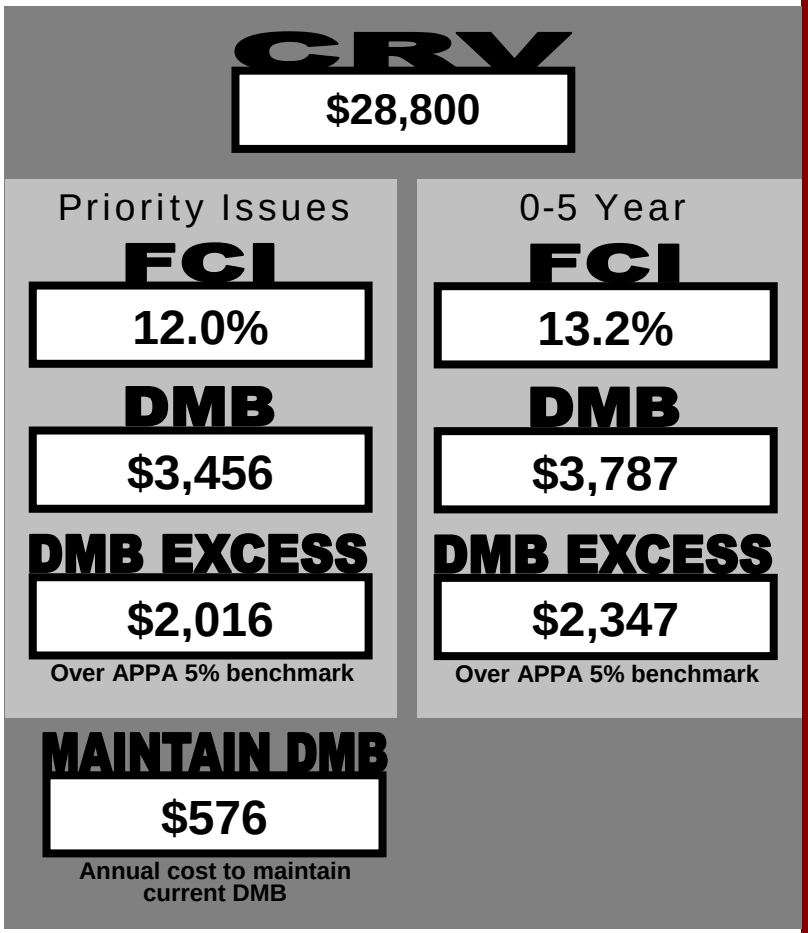
Built: 1991

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



Appendix

Deferred Maintenance Report - All assessed facilities
Monroe County Community College

Facility Stats

Number of Building	**17**
Oldest Building	**1968**
Newest Building	**2005**
Avg. Year Built	**1982**
Avg. Cost per S.F.	**$187**

Facilities Condition Index - All assessed facilities

TOTAL S.F.	Priority Issues Data					0-5 Year Cumulative Data				
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	$/YR MAINTAIN	RATING
382,539	$71,451,246	$623,966	$4,656	0.9%	GOOD	$4,554,419	$1,386,444	6.4%	$1,429,025	FAIR

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 DMB	Priority Issues Data Percent of Total DMB	Priority Issues Data FCI	Priority Issues Data Rating	0-5 Year Cumulative Data DMB	0-5 Year Cumulative Data Percent of Total DMB	0-5 Year Cumulative Data FCI	0-5 Year Cumulative Data Rating
All assessed facilities		382,539		$71,451,246		$623,966		**0.9%**	**GOOD**	$4,554,419		**6.4%**	**FAIR**
Main		364,409	95.3%	$68,466,071	95.8%	$574,687	92.1%	**0.8%**	**GOOD**	$4,370,293	100.0%	**6.4%**	**FAIR**
Campbell Learning Resources Ctr.	1968	52,369	13.7%	$9,216,944	12.9%	$66,362	10.6%	**0.7%**	**GOOD**	$741,042	16.3%	**8.0%**	**FAIR**
Student Services/Admin.	1968	72,219	18.9%	$11,302,274	15.8%	$146,930	23.5%	**1.3%**	**GOOD**	$595,630	13.1%	**5.3%**	**FAIR**
Life Science	1972	54,905	14.4%	$10,651,570	14.9%	$137,405	22.0%	**1.3%**	**GOOD**	$983,140	21.6%	**9.2%**	**FAIR**
East Technology	1968	28,523	7.5%	$5,533,462	7.7%	$54,781	8.8%	**1.0%**	**GOOD**	$443,230	9.7%	**8.0%**	**FAIR**
West Technology	1968	32,180	8.4%	$6,347,505	8.9%	$39,989	6.4%	**0.6%**	**GOOD**	$465,272	10.2%	**7.3%**	**FAIR**
Health Education	1997	50,700	13.3%	$8,885,175	12.4%	$63,085	10.1%	**0.7%**	**GOOD**	$366,069	8.0%	**4.1%**	**GOOD**
Physical Plant	1968	9,394	2.5%	$1,784,860	2.5%	$1,428	0.2%	**0.1%**	**GOOD**	$324,845	7.1%	**18.2%**	**POOR**
Boiler House 100 (Life Science)	1978	2,184	0.6%	$414,960	0.6%	$2,697	0.4%	**0.7%**	**GOOD**	$37,969	0.8%	**9.2%**	**FAIR**
Boiler House 200 (Library/Tech)	1978	2,184	0.6%	$414,960	0.6%	$2,490	0.4%	**0.6%**	**GOOD**	$23,445	0.5%	**5.7%**	**FAIR**
Boiler House 300 (SSA)	1978	1,924	0.5%	$365,560	0.5%	$2,376	0.4%	**0.7%**	**GOOD**	$33,449	0.7%	**9.2%**	**FAIR**
Maintenance Butler Bldg.	1978	1,500	0.4%	$90,000	0.1%	$2,700	0.4%	**3.0%**	**GOOD**	$2,700	0.1%	**3.0%**	**GOOD**
Technology Butler Bldg.	1983	1,830	0.5%	$109,800	0.2%	$2,108	0.3%	**1.9%**	**GOOD**	$5,183	0.1%	**4.7%**	**GOOD**
Salt Storage	1999	400	0.1%	$24,000	0.0%	$3,840	0.6%	**16.0%**	**POOR**	$6,360	0.1%	**26.5%**	**POOR**
La-Z-Boy Center	2004	53,329	13.9%	$13,278,921	18.6%	$47,804	7.7%	**0.4%**	**GOOD**	$341,268	7.5%	**2.6%**	**GOOD**
SAE Building	2005	768	0.2%	$46,080	0.1%	$691	0.1%	**1.5%**	**GOOD**	$691	0.0%	**1.5%**	**GOOD**
Whitman Center		18,130	4.7%	$2,985,175	4.2%	$49,280	7.9%	**1.7%**	**GOOD**	$184,126	100.0%	**6.2%**	**FAIR**
Whitman Center	1991	17,650	4.6%	$2,956,375	4.1%	$45,824	7.3%	**1.6%**	**GOOD**	$180,339	4.0%	**6.1%**	**FAIR**
Whitman Center Garage	1991	480	0.1%	$28,800	0.0%	$3,456	0.6%	**12.0%**	**POOR**	$3,787	0.1%	**13.2%**	**POOR**

Deferred Maintenance Detail Report - by Building
Monroe County Community College

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

Use Types:
20 % Lab
40 % Library
40 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$1,843,389	0	2	5	93	Description: Poured concreted basement; Slab on grade foundation. Concrete frame with concrete masonry block infill. Priority 1: None observed / reported Priority 2: Moisture problem in basement requires additional investigation and remediation 2008: -Ongoing water / moisture infiltration through the foundation walls. The moisture appears to be the result of underground or hydrostatic sources; minimal leaking is associated with heavy rains. Effloresence / evidence of moisture was specifically noted in the small theatre and within IT storage area. Problem is on-going. -Limited masonry cracking observed at main stairwell. The fractures appear to be stabilized. Previous Comments: -Room C-3 leaked from cracks, room C-10 leaked at roof conductor exit. In-house team excavated, waterproofed and backfilled in 2001
Roof	2	$184,339	2	3	5	90	Description: Built-up roof; replaced in 1997 Priority 1: Sealant joints failing, flashings are nearing end of life and due for replacement Priority 2: None observed / reported 2008: Structure Tek rating is 70 out of 100 for the roof. Correct failing sealant joints and replace aging flashings Previous Comments: Roof regularly inspected

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

Use Types:
20 % Lab
40 % Library
40 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	4	$368,678	5	60	35	0	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: None observed / reported Priority 2: Windows (glazing and frames) on level I and II are due for replacement 2008: Windows are largely original to the building and are nearing end of life. Previous Comments: Second floor - second layer of glass added to interior, approximately 20% are showing attachment problems North and west windows recaulked, some leaking at the seals/frames. First floor newer double pane units - 39 units are fogged.
Cladding	7	$645,186	0	3	10	87	Description: Brick with concrete panel fascia panels Priority 1: None observed / reported Priority 2: Sealant joints at fascia panel joints are at end of life and require replacement 2008: Brick cladding - no reported problems Soffit and fascia require minor repair and repaint - all sides.

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

Use Types:
20 % Lab
40 % Library
40 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	17	$1,566,880	0	0	5	95	Description: Original Cleaver Brooks steam boiler system (ca 1978) shared with Tech Central plant chilled water (gas fired absorption chiller) Independent split heat pump system installed cool Server Room C-12 (2005) Pneumatic terminal controls on an Apogee DDC framework Priority 1: None observed / reported Priority 2: Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement 2008: -Building has a new condensate return system to address failing components (pumps, vacuum breaker, valves, etc). Work completed in 2007 -Level 2 ductwork is scheduled for rework as part of 2009 classroom renovations. -Controls air compressors were rebuilt (2004); no reported problems -Perimeter FTR is set up on two centrally controlled loops; one for perimeter and one for the interior re-heat coils. Siemens controls renovation linked the two loops resulting in reduced operating efficiency. -Secondary AHU (lower capacity) maintains humidity levels during unoccupied mode; No reported problems. -A sump and pump were installed within the AHU to remove moisture correcting the problem. Correction has reduced ongoing building humidity problems. -Ductwork was cleaned following correction of AHU moisture problem. -Rolled filters were upgraded to pleated media -Chilled water valves are at end of life and are due for replacement. Previous Comments: -Original steam system - runs, some fan motors replaced. Condensation in blowers and rusting coil problems resolved. -Controls original but working. Air compressors have been replaced -Building has dehumidification system, but entire building has humidity problems -Steam flow recorders replaced -Server Room C-12 too hot, stand alone system unable to meet cooling needs. Update funded for 2005.

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

Use Types:
20 % Lab
40 % Library
40 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$737,356	0	25	5	70	Description: Galvanized piping throughout building. Priority 1: None observed / reported Priority 2: Domestic hot water piping is assumed to be fouled and nearing end of life. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. MCCC has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus -New domestic water heaters installed (2005) -Plumbing fixtures were replaced. (2007) -Flush valves, lavatory faucets were replaced. (2007) -Waste lines were cleared of blockage (2007) Previous Comments: Original fixtures, newer faucets (10 years)
Primary/Secondary	6	$553,017	0	0	5	95	Description: Main distribution is from the power house. Power is distributed via a loop system at 13,200V. CLRC is stepped down to 208 / 240 V Priority 1: None observed / reported Priority 2: None observed / reported -Building is below capacity. No reported problems. -Secondary: Building is below capacity. No reported problems. Previous Comments: -Newer transformer - installed in the 1980's. -At maximum capacity, due to equipment load.

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

Use Types:
20 % Lab
40 % Library
40 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	4	$368,678	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: -MCCC conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. Demand for additional capacity is handled through the installation of new panels. Previous Comments: At maximum capacity
Lighting	4	$368,678	0	0	5	95	Description: Recessed fluorescent fixtures with T-8 lamps Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: -Level 2 fixtures are now being upgraded to T5 fixtures with multi-level ballasts. College noted that light levels are perceived to be low in renovated areas. 1999: Building was upgraded to T-8 fixtures.

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

Use Types:
20 % Lab
40 % Library
40 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$368,678	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: College has not converted to VoIP phones systems Campus servers are located in this building No central clock system is in place (including a wireless system)
Ceilings	3	$276,508	0	0	15	85	Description: 12x12 spline tile (Basement and Level 2) 2x2 Acoustical ceiling tile (Level I and updated Classrooms) Priority 1: No reported problems Priority 2: Basement ceilings due for replacement due to past damage 2008: Funded plans are in place to replace upper level ceilings with 2x2 acoustical ceiling tile. Previous Comments: Level 1: New tile installed prior to 2005 report. Basement and Level 2: Original 12x12 spline tile -Ceiling damage in corridors from above-ceiling work. -2x2 ceilings in classrooms showing dirt near supply outlets.

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

Use Types:
20 % Lab
40 % Library
40 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	6	$553,017	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Some minor settlement cracking in the block walls - basement/second floor. Stress cracking observed in brick walls at main stairwell. Recommend monitoring condition. 2001: Basement and second floor repainted.
Doors	4	$368,678	5	15	10	70	Description: Aluminum exterior doors and frames Priority 1: No reported problems Priority 2: -Aluminum doors and frames original. Doors cleaned and thresholds repaired, but doors and hardware nearing end of life. -Stair tower doors - wood is in poor condition and at end of life -Double doors at Learning Assistance Lab - hinges damaged, doors stick, doors swing too far into corridor for safety. 2008: -Exterior door threshold heaved and cracked. Previous Comments: -Second floor/basement are original, hardware not ADA compliant. -Interior library doors new in 2001.

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

Use Types:
20 % Lab
40 % Library
40 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	4	$368,678	5	20	20	55	Description: Priority 1: No reported problems Priority 2: -Carpet in C-3 is due for replacement -Schedule removal of VAT 2008: -Carpet in 2nd floor offices replaced (2001) -Ceramic tile in toilet rooms replaced (2007) Previous Comments: -Room C-3 carpeted floor showing water damage. -Basement and Level 2: VAT with no reported problems

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

Use Types:
20 % Lab
40 % Library
40 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	4	$368,678	2	10	5	83	2008: Priority 1: No reported problems Priority 2: -Learning Assistance Lab rear access door swings into corridor reducing clear width -Theatre seating in room C-3 is due for replacement -Learning Assistance Lab (for disabled students) on 2nd floor: rear access door has been modified to be accessible. Door swings into the exit access corridor. -Fire alarm updated - Horns and strobes -Stairwell railings have acrylic infill panels to meet current openness requirements. -Fire sprinklers are installed in the mechanical and storage rooms only. -Elevators under service contract. Equipment upgraded due to cylinder leak. 2001: Elevator controls were updated to ADA compliance 2007: Toilet rooms were upgraded to meet current ADA requirements 2008: Not all door hardware is ADA compliant. 2008: Theater seating in room C-3 at end of life. Previous Comments:
Immed. Site, Ext. Ltg., etc	3	$276,508	0	5	5	90	2008: -Paving ok, some replaced recently. -Site lighting: Conduit presents some maintenance issue. No reported problems with lighting or lighting levels. -Voice and data conduit are leaking and fill with water that in some cases comes into the building. Previous Comments:

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

Use Types:
20 % Lab
40 % Library
40 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$9,216,944	$66,362	$674,680	$732,747	$7,743,155	

Priority Issues Data

$9,216,944	$66,362	$0	0.7%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$741,042	$280,195	8.0%	$184,339	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$2,260,455	0	0	5	95	Description: Slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Water leaks at entry sealed, no reported problems.
Roof	5	$565,114	2	2	1	95	Description: Built-up roof - 1997 Priority 1: Built-up roofing is due for repairs - refer to comments below. Priority 2: No reported problems 2008: Structure Tek rating is 30 out of 100 for the roof (Section A). Structure Tek rating is 50 out of 100 for the roof (Sections B, C, and D). -Infrared images indicate areas of moisture within the insulation. Leaks at penetrations will require corrective action. Repairs are not currently funded.

Campus: Main
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$565,114	0	5	10	85	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: -Original single pane; no reported problems. -Double paned glazing (primarily located within the addition) was resealed along the south wall.
Cladding	6	$678,136	0	0	5	95	Description: Brick with concrete panel fascia panels; No reported problems Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments:

Campus: Main
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	16	$1,808,364	1	2	5	92	Description: Served by Boiler Building 300 and Central Plant (Chilled Water) -100 ton absorption chiller is off-line. Chiller could be a shoulder unit but requires significant investment and is nearing end of life. -(2) AHU in the original building. (1) unit serving cafeteria only. (1) AHU serves the addition 30 ton DX RTU serves the culinary arts area (1) Make up air unit for the kitchen Priority 1: No reported problems Priority 2: Reheat coil valves are at end of life and due for replacement 2008: Previous Comments: -Pneumatic control air compressors replaced 2004 -Supply air plenum above corridors - some air leaks at edges and around fixtures -Pneumatic terminal controls on an Apogee framework. Many thermostats were replaced due to failure. -Constant velocity system with HW reheat coils. Reheat coil valves are at end of life. -Cafeteria ducting is roof mounted and has ongoing condensation problems. Ducting was re-coated and the humidification unit was disconnected to address the issue. -HVAC supply velocities on unit serving the addition are too high resulting in noise and comfort complaints.

Campus: Main
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	9	$1,017,205	1	20	10	69	Description: Galvanized domestic piping (1968) Copper domestic piping within 1978 addition Priority 1: No reported problems Priority 2: Galvanized piping is near or at end of life and due for replacement. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -Replaced main building supply (2004) -Toilet fixtures were replaced (2007) Previous Comments: -Basement floor drains require on-going maintenance; clean-out scheduled every three years. -Galvanized piping throughout is near or at end of life. Assume replacement or epoxy lining within 10 years (1968).
Primary/Secondary	5	$565,114	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Transformer supplies power to the building from campus loop power. No reported problems. Secondary: Switchgear has blanks available for expansion.

Campus: Main
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	4	$452,091	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power.
Lighting	4	$452,091	0	0	5	95	Description: Original fixtures - upgraded to T-8 lamps where appropriate Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Upgraded to T8 lamps - no reported problems
Voice/Data	4	$452,091	0	0	5	95	No reported problems

Campus: Main
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	4	$452,091	0	10	5	85	Description: Original 12x12 spline tile in corridor in good condition for age 2x4 tile in office areas; no reported problems Priority 1: No reported problems Priority 2: 12x12 nearing end of life, replace as required. 2008: Cafeteria ceiling replaced with new 2x2 tile (2008). Previous Comments: New 2x2 ceiling during kitchen / servery renovation (2002).
Walls	5	$565,114	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Brick and block original partition construction; No reported problems

Campus: Main
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	2	$226,045	10	20	10	60	Description: Original exterior aluminum doors Interior - Wood doors Priority 1: No reported problems Priority 2: Exterior doors and hardware are at end of life and are due for replacement 2008: -Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, at end of life and due for replacement. -Doors on 1988 addition in good condition. -Interior - Wood doors OK, hardware not ADA compliant Previous Comments:
Floors	4	$452,091	0	5	10	85	Description: Terrazzo - cracking typical throughout, condition stabilized VCT in cafeteria; No reported problems. VAT in mailroom and non-renovated classrooms Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments:

Campus: Main
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	4	$452,091	0	5	10	85	Description: -Original toilet rooms upgraded for ADA to extent possible. 1988 addition toilet rooms are accessible. Fire suppression systems in good condition, cafeteria kitchen system new with renovation. -Culinary Arts Kitchen renovated (2003). -Original hydraulic elevator Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: 2008: Elevator jack and shaft replaced
Immed. Site, Ext. Ltg., etc	3	$339,068	25	10	10	55	Description: Concrete paving at exits replaced in 2006 Glass covered walkway between this and East Technology Building leaks in multiple locations. Repaired repeatedly, but steel rusting, paint peeling. Priority 1: -South entry slab and steps are due for replacement -South entry slab and steps cracked and deteriorating; nosings are loose. -South entry site wall - limestone cap mortar cracked and deteriorating, water getting under caps, causing heaving from freeze-thaw cycle. -East entry concrete steps poorly constructed - risers vary in height, treads are too shallow and uneven. Creates tripping hazard Priority 2: No reported problems 2008: South entry walls reconstructed and associated slabs repaired; No reported problems.

Campus: Main
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$11,302,274	$146,930	$448,700	$695,090	$10,011,554	

Priority Issues Data

$11,302,274	$146,930	$0	1.3%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$595,630	$30,516	5.3%	$226,045	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

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

Use Types:
40 % Classroom
60 % Lab

Notes: with penthouse, parial bsmt. and greenhouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	19	$2,023,798	0	2	10	88	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: Annually monitor settlement @ west wall Priority 2: No reported problems 2008: Foundation cracking is present along west end of the building (not north as previously noted). No evidence of further movement. --Some water / moisture infiltration was reported in the basement. Previous Comments: -Past serious foundation problems along north wall of 2 story section left wide cracks, shifted walls, concrete deterioration. -Walls in west stairwell in poor condition, interior walls in northeast corner chemistry labs on 2nd floor cracked. Condition stabilized several years ago, will require routine monitoring. -Loading dock steps replaced in 2001.
Roof	2	$213,031	2	13	70	15	Description: Built-up roof - 1997 Priority 1: Replace precast concrete coping stones as noted below Sealant joints failing, flashings are nearing end of life and due for replacement Priority 2: No reported problems 2008: Structure Tek rating is 50 out of 100 for the roof. -No reported leaks; staining observed on second floor is likely due to roof drains / sumps. -Some coping stones (pre-cast concrete panels) are cupping. Affected stones should be removed and replaced or covered to prevent water infiltration into the wall assembly.

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

Use Types:
40 % Classroom
60 % Lab

Notes: with penthouse, parial bsmt. and greenhouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$532,579	15	60	20	5	Description: Original single glazed windows Priority 1: No reported problems Priority 2: Window framing system leaking, at end of life and due for replacement Greenhouse operators are non-functioing and are due for replacement 2008: Previous Comments: -Window framing system is original to the building is at end of life. Evidence of moisture infiltration was observed at a number of locations. College has recently resealed the windows limiting the amount of water infiltration. Despite these efforts, evidence of moisture is still present. -Windows (glazing units) were replaced within the science lab areas. -Greenhouse glazing is in acceptable condition. Motorized operators have failed since their replacement as part of the Apogee controls update.
Cladding	8	$852,126	5	5	15	75	Description: Brick veneer with precast concrete fascia panels. Priority 1: No reported problems Priority 2: -Sealant joints at spandrel panels are at end of life and are due for replacement. -Fascia panels at the north wing appear to have experienced some movement. Sealant joints require replacement and coping panels should be repaired. 2008: Previous Comments: -Brick - cracks showing from foundation problems. -Some damage and cracking was noted at the foundation parging. -Soffits are due for minor repairs and repainting

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

Use Types:
40 % Classroom
60 % Lab

Notes: with penthouse, parial bsmt. and greenhouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	17	$1,810,767	0	10	10	80	Description: Constant volume system utilizes (3) AHU (2) AHU service east and west wings (1) AHU service the north side Priority 1: No reported problems Priority 2: Chilled water valves are at end of life and are due for replacement Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement 2008: Previous Comments: -East AHU had the original galvanized cooling coil drip pan replaced with a SSTL unit. West AHU requires the same procedure at a cost of approximately $20,000 -Chilled water valves no longer have a full range of motion and are due for replacement -College estimates that approximately 50% of re-heat valves no longer function correctly and are generally at end of life. -Pneumatic controls placed on Apogee energy management system. -Air compressors have no reported problems. -New fume hood systems installed as part of ongoing science lab upgrades. Hoods utilized constant volume fans.

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

Use Types:
40 % Classroom
60 % Lab

Notes: with penthouse, parial bsmt. and greenhouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	11	$1,171,673	0	5	5	70	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: -MCCC completed a test project in 2007 using Cura-flow process of physically cleaning fouled water lines and then lining the piping with a permanent epoxy lining. Process is considered to be a 30 year solution. If this installation proves successful, other buildings may be completed using the process. -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -Ground water pumps are in constant use and require ongoing maintenance. One of the pump motors and backflow preventers have been recently replaced. MCCC maintains a gas-powered auxiliary pump for use during periods of electrical failure.
Primary/Secondary	6	$639,094	0	0	5	95	Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site. No reported problems Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Secondary: No reported problems, adequate. Transformer replaced recently

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

Use Types:
40 % Classroom
60 % Lab

Notes: with penthouse, parial bsmt. and greenhouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	3	$319,547	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments:
Lighting	4	$426,063	0	0	5	95	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: T8 lamp upgrade completed; no reported problems
Voice/Data	3	$319,547	0	0	5	95	No reported problems.

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

Use Types:
40 % Classroom
60 % Lab

Notes: with penthouse, parial bsmt. and greenhouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	4	$426,063	0	10	10	80	Description: Priority 1: No reported problems Priority 2: Minimal remaining metal ceiling tiles in classrooms and side corridors due for replacement. Main corridors - 12x12 tiles on gypsum board backer in fair condition, but discolored. Previous Comments: Ceilings in labs replaced as part of renovations.
Walls	5	$532,579	0	10	10	80	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Primarily masonry interior walls. In good condition except for structural cracking at north face of building (see structural note).

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

Use Types:
40 % Classroom
60 % Lab

Notes: with penthouse, parial bsmt. and greenhouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	2	$213,031	5	10	25	60	Description: Exterior: Doors in fair condition, but original hardware wearing out. Dock overhead roller door. Interior Doors in good condition, but hardware wearing out. Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments:
Floors	4	$426,063	0	5	10	85	Description: Terrazzo in halls and vestibules VAT in classrooms Office carpet Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Terrazzo in halls and vestibules - cracking, worn, recently refinished. VAT in classrooms OK Office carpet at end of life

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

Use Types:
40 % Classroom
60 % Lab

Notes: with penthouse, parial bsmt. and greenhouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	4	$426,063	0	5	5	90	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: ADA - toilet rooms and fixtures updated as much as structure allows, entries to toilet rooms not accessible. Knob hardware typical throughout. Asbestos fire proofing above non-renovated ceilings - being removed as part of renovations.
Immed. Site, Ext. Ltg., etc	3	$319,547	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Northwest entry slab replaced. Drainage system installed around building to remove standing water - 2004.
CRV Totals:		$10,651,570	$137,405	$845,735	$1,155,695	$8,278,400	

Priority Issues Data

$10,651,570	$137,405	$0	1.3%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$983,140	$450,561	9.2%	$213,031	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$1,106,692	0	5	5	90	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2008: Building structure leaks at room E-125, not traced to roof, may be from newer canopy connection. Previous Comments: Canopy between East and West Tech buildings leaked, repaired.
Roof	4	$221,338	2	3	65	30	Description: Built-up roof; replaced in 1997. Priority 1: Sealant joints failing, flashings are nearing end of life and due for replacement Priority 2: No reported problems 2008: Structure Tek rating is 50 out of 100 for the roof. Previous Comments: 1997 built up roof, no reported problems Roof regularly inspected

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$276,673	5	40	40	15	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: No reported problems Priority 2: Windows are nearing end of life and are due for replacement 2008: Two-part, non-insulated glazing is typical throughout with no reported problems. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life. Previous Comments: Original single pane glazing with exterior storms No reported problems
Cladding	7	$387,342	0	10	5	85	Description: Brick veneer with precast concrete fascia panels. Priority 1: No reported problems Priority 2: Fascia panels are due for repair and re-alignment 2008: -Shifting fascia panels result in on-going sealant issues and misalignment. Recommend on-going monitoring. Previous Comments: -Brick. Good condition, except where building leaks at the canopy connection. -Underside of covered walkway canopy between East Tech and West Tech needs repainting (from water damage) - leak repaired, problem has returned.

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	16	$885,354	0	5	20	75	Description: (1) AHU per building is located within the basement Priority 1: No reported problems Priority 2: Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement 2008: -Air handling units are original and operational. -Ceramics lab shares return air with the remainder of the building. -Stand alone Liebert A/C in server room, 10 years old; no reported problems. -MCCC replaced the rolled filters with pleated media. -Main steam coil on AHU is funded for replacement -Approximately 50% of reheat coil valves are at end of life and are due for replacement. 2001: Air leaks from air plenum above corridor ceiling sealed. 2003: Air compressors rebuilt 2008: Steam flow recorders are inoperative

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$442,677	0	15	15	70	Description: Galvanized supply piping; Cast iron waste piping Priority 1: No reported problems Priority 2: -Domestic hot water lines are fouled and near end of life. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Toilet Rooms - upgraded in 2007. -Clay traps are now maintained on an on-going basis to address long-term concerns Previous Comments: -Toilet rooms - plumbing fixtures in fair condition -Ceramics Lab - Clay traps not working , floor drawings plug often, drain lines cleaned annually, but problem getting worse.
Primary/Secondary	6	$332,008	0	0	5	95	Description: Transformer supplies 208V to the building from campus loop power. Priority 1: No reported problems Priority 2: No reported problems 2008: Secondary: Switchgear has blanks available for expansion.

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	4	$221,338	0	0	5	95	Description: 120/208V Priority 1: No reported problems Priority 2: No reported problems 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments: At maximum capacity
Lighting	4	$221,338	0	0	5	95	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems Previous Comments: T-8 Upgraded
Voice/Data	3	$166,004	0	0	5	95	No reported problems

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	4	$221,338	0	5	15	80	Description: Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001. 2x4 ceilings in non-technical classrooms, no reported problems. Priority 1: No reported problems Priority 2: No reported problems Previous Comments:
Walls	5	$276,673	0	5	10	85	Description: -Brick and block original partition construction -Gypsum board on metal studs at areas of new construction Priority 1: No reported problems Priority 2: No reported problems 2008: Block - OK Brick in corridor is OK

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	2	$110,669	5	20	5	70	Description: Exterior: Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement. Doors and frames non-ADA compliant - too narrow and vestibule too shallow. Can be upgraded. Interior Doors in good condition, but hardware not ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2008:
Floors	5	$276,673	0	0	5	95	Description: Terrazzo in public areas Ceramic tile in toilets Carpet in computer labs Priority 1: No reported problems Priority 2: No reported problems 2008: Toilet room floors replaced as part of renovations.
Bldg., Fire, ADA, Elevators	4	$221,338	5	5	10	80	Description: -Fire alarm upgraded to include horns and strobes -Toilet rooms - minor ADA upgrades 1990 +/-. Toilet rooms are not ADA adaptable, but wider entry and removal of one stall required. -Emergency lighting and exit signs on battery backup, no reported problems.

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	$166,004	12	5	10	73	-Walk between East and West Tech buildings heaving, potential trip hazard. -Masonry screen wall on east side of building requires tuckpointing on cap. -See Student Services/Admin. building for notes about glass covered walkway. - Parking lot replaced (2006) -Lighting on exterior is functioning with no reported problems.
CRV Totals:		$5,533,462	$54,781	$388,449	$738,717	$4,351,515	

Priority Issues Data

$5,533,462	$54,781	$0	1.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$443,230	$166,557	8.0%	$110,669	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$1,269,501	0	5	10	85	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2008: Minor water / moisture infiltration within basement at wall penetrations. Previous Comments: Canopy between East and West Tech buildings leaked, repaired.
Roof	4	$253,900	2	10	70	18	Description: Built-up roof; replaced in 1997. Priority 1: Sealant joints failing, flashings are nearing end of life and due for replacement. Roof leaks require corrective action. Priority 2: No reported problems 2008: Structure Tek rating is 50 out of 100 for the roof. Infrared images indicate areas of moisture within the insulation at the SW corner of the roof. Leaks will require corrective action. Previous Comments: 1997 built up roof, no reported problems Roof regularly inspected

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$317,375	5	40	40	15	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: Weather-stripping at end of life, due for replacement. Priority 2: Windows are nearing end of life. 2008: Two-part, non-insulated glazing is typical throughout, nearing end of life. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life. Previous Comments: Original single pane. No reported problems.
Cladding	7	$444,325	0	10	5	85	Description: Brick veneer with precast concrete fascia panels. Priority 1: No reported problems Priority 2: Precast concrete fascia panels continue to move resulting in on-going sealant failure. 2008: Previous Comments: Precast concrete fascia panels shifting, causing sealant failure (see photo), repaired, but problem returning. Underside of covered walkway canopy needs repainting (from water damage).

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	16	$1,015,601	0	0	5	95	Description: (1) AHU per building is located within the basement (1) make up air unit on the roof services the welding area (1) DX unit for computer lab is on a dedicated VAV system with no reported problems. Priority 1: No reported problems Priority 2: Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement 2008: -New make-up unit installed in welding area; no reported problems. -Computer Lab has new HVAC on DDC controls, independent from rest of building - no reported problems -MCCC replaced the rolled filters with pleated media. -Weather stripping was added to the supply air plenum to address leak concerns. -College has replaced a majority of the system steam traps following the 2005 assessment. -Pneumatic terminal controls on an Apogee DDC framework. Pneumatic control compressors were rebuilt and have no reported problems. -New air compressor installed -Chilled water valves are being replaced as-needed 2005: Steam to Water exchanger tube bundle was replaced. Previous Comments: Original building system - no reported problems Steam to hot water converter tube bundle failed, requires immediate replacement ($30,000) Welding lab - new make-up unit, warranty repairs performed, currently

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$507,800	0	15	15	70	Description: Galvanized supply piping. Priority 1: No reported problems Priority 2: -Galvanized piping throughout is near or at end of life. Water is fouled when first used. MCCC anticipates ongoing maintenance issues. 2008: -Toilet rooms are upgraded in 2007 -Copper domestic hot water lines are replaced as leaks are found. MCCC anticipates ongoing maintenance issues. -One lift station was recently replaced (sanitary?) and has no reported problems for either unit. Previous Comments: Fixtures - no reported problems Toilet partitions pulling off wall repaired in 2001
Primary/Secondary	6	$380,850	0	0	5	95	Description: Transformer supplies 208V to the building from campus loop power. Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Reaching maximum capacity (comment was refuted in 2008 walk-through) Secondary: Switchgear has blanks available for expansion.

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	4	$253,900	0	0	5	95	Description: 120/208V Priority 1: No reported problems Priority 2: No reported problems 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments: At maximum capacity
Lighting	4	$253,900	0	0	5	95	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems Previous Comments: T-8 Upgraded
Voice/Data	3	$190,425	0	0	5	95	No reported problems

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	4	$253,900	0	5	15	80	Description: Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001. 2x4 ceilings in non-technical classrooms, no reported problems. Priority 1: No reported problems Priority 2: No reported problems Previous Comments:
Walls	5	$317,375	0	5	10	85	Description: -Brick and block original partition construction -Gypsum board on metal studs at areas of new construction Priority 1: No reported problems Priority 2: Annually monitor wall cracking in room 164. 2008: -Extensive cracking was observed in an exterior wall within room 164. The cause of the cracking is unknown; source could be vibration from the adjacent AHU. Previous Comments:

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	2	$126,950	5	25	5	65	Description: Exterior: Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement. Doors and frames non-ADA compliant - too narrow and vestibule too shallow. Can be upgraded. Interior Doors in good condition, but hardware not ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2008:
Floors	5	$317,375	0	5	10	85	Description: Terrazzo flooring within public areas, VAT within classrooms, and Ceramic Tile Priority 1: No reported problems Priority 2: Floor in hydraulics lab is cracked, damaged, and due for replacement. 2008: -Cracked terrazzo throughout, appears stabilized. -Ceramic tile - some replacement work completed -New CT installed in toilet rooms -VAT within classrooms; noted slab cracking in Hydraulics Lab resulting in VAT failure.

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	4	$253,900	5	5	10	80	Description: -Fire alarm upgraded. -Emergency lighting and exit signs on battery backup, no reported problems. -Entry vestibules are too shallow to meet current accessibility guidelines. Priority 1: Vestibules due for reconfiguration to meet current accessibility guidelines. Priority 2: No reported problems Previous Comments:
Immed. Site, Ext. Ltg., etc	3	$190,425	0	0	5	95	Priority 1: No reported problems Priority 2: No reported problems Previous Comments: -Concrete lot (#7) between West Tech and adjacent boiler building funded for replacement. Replace with asphalt. -Drainage not installed properly, pavement floods, new parking lot planned for 2005 to resolve problem.
CRV Totals:		$6,347,505	$39,989	$425,283	$777,569	$5,104,664	

Priority Issues Data

$6,347,505	$39,989	$0	0.6%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$465,272	$147,897	7.3%	$126,950	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$1,777,035	0	5	5	90	Description: Slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: -Interior expansion joints not continuous from floor to walls, potential for future problems. 2008: No reported problems. Previous Comments: -Frozen pipes at entrance vestibule - repaired under warranty.
Roof	5	$444,259	3	2	15	80	Description: EPDM fully-adhered, single-ply membrane roof (1997). Priority 1: Repair known leaks. Sealant joints failing, flashings are nearing end of life and due for replacement Priority 2: No reported problems. 2008: Structure Tek rating is 70 out of 100 for the roof. Infrared images indicate a few areas of wet insulation. These areas are marked on the roof and will be repaired. Previous Comments: 1997 - EPDM at flat roof portions leaded in multiple spots since new. Recently repaired, still showing 2-3 leaks in 2004 (may be from intake louvers). Roof regularly inspected.

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	4	$355,407	2	5	15	78	Description: Aluminum storefront and curtainwall glazing Priority 1: No reported problems Priority 2: Windows are failing (refer to comments below), require continuous maintenance. 2008: -Clerestory windows have a number of failed glazing units; seals have failed trapping moisture within the unit. On-going failure may be due to excessive system deflection. -Window framing (Tubelite 1400 Series) has a number of water handling / weep problems resulting in moisture problems within the building. Structure Tek has conducted field-testing to identify sources of leaks. The College continues to address this ongoing concern. Previous Comments: Clerestory windows at entry leaked - repaired seal problem.

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	6	$533,111	2	5	10	83	Description: Concrete masonry block, composite metal panels, and aluminum framed storefront / curtainwall glazing systems. Priority 1: No reported problems Priority 2: Monitor brick issues, repair as required. 2008: -Masonry veneer was apparently installed with insufficient expansion / movement control joints. As a result the building experienced some masonry failures. The installation of movement joints have addressed the problem. Previous Comments: -Mechanical room louvers are re-sealed; minor water infiltration will require on-going monitoring. -Felt wick weeps failing, falling out of brick joints (above windows and doors and at grade) -Base course of brick adjacent to rear entry slabs cracking from foundation movement

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	17	$1,510,480	0	3	10	87	Description: (3) AHU units mounted within the building; (2) serving the wings of the building and (1) serving the gymnasium. (1) screw chiller dedicated to the facility 1998-1999: (2) Weil-Mclain Steam boilers installed - building was originally tied to Boiler Room 100 and subsequently removed from the system when a buried line failed. Priority 1: Priority 2: 2008: Previous Comments: -VAV system throughout except gymnasium and corridor that are served by a constant volume system -Fans do not have variable frequency drives -Noise problems with gymnasium air handling unit, system can't be run at high speed when noise is a concern, causing space to be too hot. DDC controls: Controls switched to Apogee energy management system in 2004.

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$710,814	0	0	5	95	Description: Supply piping is predominantly copper. Waste piping is cast iron and plastic Priority 1: No reported problems Priority 2: No reported problems 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Previous Comments: -Showers - mixing valves repaired. -Sanitary sewer plug was corrected.
Primary/Secondary	5	$444,259	1	3	5	91	Description: -Building is on the campus primary loop with an onsite transformer providing 480V and 277V to the building. Priority 1: Annually monitor water drainage issue at electrical vault. Priority 2: No reported problems 2008: - Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.
Distribution	4	$355,407	0	0	5	95	No reported problems

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$355,407	0	0	5	95	Description: Lighting is original throughout with T8 lamping typical. Emergency lighting is provided using battery back-up packs. Priority 1: No reported problems Priority 2: No reported problems 2008: -Ballasts in emergency battery backup units failing (very few fixtures), otherwise OK. -Original high bay lighting may be replaced with T5 fixtures in the future Previous Comments:
Voice/Data	4	$355,407	0	0	5	95	No reported problems
Ceilings	3	$266,555	0	0	5	95	Description: 2x2 acoustical ceiling tile within public spaces and classrooms. Exposed wood structure and decking within gymnasium. Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems. Previous Comments: Limited damage due to corrected roof leaks.

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	5	$444,259	0	5	5	90	Description: Painted gypsum board, painted CMU and burnished block. Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Some incidental cracking was observed.
Doors	3	$266,555	5	5	10	80	Exterior - no reported problems. Interior - no reported problems.
Floors	5	$444,259	2	15	15	68	Description: Ceramic tile (public areas and locker areas), vinyl composition tile (classrooms), and hardwood maple (gymnasium) Priority 1: No reported problems Priority 2: Grout is failing, nearing end of life, due for repair or replacement 2008: College pressure cleaned existing ceramic tile flooring reducing staining / soiling, but increasing the quantity and size of voids within the grout. Tile is telegraphing slab movement in some locations resulting in open joints. Previous Comments: -Grout in corridors discolored, cracking and crazing throughout, especially along atrium wall. Grout replaced where failed. Condition should continue to be monitored. -Minimal floor tile replaced as part of grout replacement
Bldg., Fire, ADA, Elevators	4	$355,407	0	0	5	95	No reported problems

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	$266,555	2	0	5	93	2008: -Entry slabs are settling; up to 1". To date the settlement has been even and has not resulted in trip hazards. Sealant line at expansion joints has failed and is due for replacement. Previous Comments: Water pools behind building after rain.
CRV Totals:		$8,885,175	$63,085	$302,984	$684,158	$7,834,947	

Priority Issues Data

$8,885,175	$63,085	$0	0.7%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$366,069	$0	4.1%	$177,704	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 2

Use Types:
100% Boiler House

Notes: equipment included
partial 2 floors

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	17	$303,426	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2008: Incidental cracking noted within CMU walls at a number of locations including the director's office. Cracking appears to be stabilized but should be monitored. Previous Comments: No reported problems
Roof	4	$71,394	2	3	70	25	Description: Built-up roofing; replaced in 1988. Priority 1: Sealant joints failing, flashings are nearing end of life and due for replacement Priority 2: No reported problems 2008: Structure Tek rating is 70 out of 100 for the roof. Previous Comments: 1988 - built-up roof, no reported problems. Roof regularly inspected

Campus: Main
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 2

Use Types:
100% Boiler House

Notes: equipment included
partial 2 floors

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	1	$17,849	0	10	90	0	Description: Single pane glazing in metal frames. Priority 1: No reported problems Priority 2: Windows are nearing end of life 2008: No reported problems. Previous Comments: Minimal glazing, original single pane.
Cladding	7	$124,940	0	0	5	95	Description: Brick veneer masonry and pre-cast concrete panels. Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems Previous Comments: None

Campus: Main
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 2

Use Types:
100% Boiler House

Notes: equipment included
partial 2 floors

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	35	$624,701	0	50	15	35	Description: Central Plant - Steam Boiler: (1) Cleaver Brooks boiler provides steam for central absorption chiller only. No co-generation function. Boiler has newer burners and is regularly maintained. Central Plant - Absorption Chiller: No reported problems. Absorption Chiller - Cooling Tower and tank: Nearing end of life and will require replacement. Controls: Delta 21 control system obsolete replaced with Siemens Apogee building management system. System computers malfunction, problems being resolved with manufacturer. Local Cooling: A large, portable AC unit has been retrofit to cooling offices areas. Priority 1: No reported problems Priority 2: Cooling Tower and tank: Nearing end of life and will require replacement. 2008: No reported problems Previous Comments: Delta 21 control system obsolete replaced with Siemens Apogee building management system. System computers malfunction, problems being resolved with manufacturer. AC Boiler OK - has newer burners Steam flow recorders replaced as part of control system upgrade. Air conditioning system - no reported problems. Gas space heaters and cabinet heaters - no reported problems.

Campus: Main
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 2

Use Types:
100% Boiler House

Notes: equipment included
partial 2 floors

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	6	$107,092	0	5	10	85	Description: Mix of galvanized and copper supply piping. Cast iron waste piping. Priority 1: No reported problems Priority 2: No reported problems 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Previous Comments: Fixtures not ADA Only one toilet room in locker room. No reported problems.
Primary/Secondary	11	$196,335	0	0	5	95	Description: Site of Utility tie-in. Priority 1: No reported problems Priority 2: No reported problems 2008: Building houses utility tie-in and is the 13,200V distribution source for the campus. Newer on-site transformer provides power to facility. Previous Comments: Transformer newer, but main primary from power grid at maximum capacity - 13,200V.

Campus: Main
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 2

Use Types:
100% Boiler House

Notes: equipment included
partial 2 floors

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	3	$53,546	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: At maximum capacity, some spares in 480v panels.
Lighting	2	$35,697	0	0	5	95	Description: Fluorescent (T8 lamps typical) fixtures throughout. Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems. Previous Comments: Fluorescent upgraded to T-8
Voice/Data	1	$17,849	0	0	5	95	No reported problems.
Ceilings	1	$17,849	0	0	5	95	Description: N/A Priority 1: No reported problems Priority 2: No reported problems Previous Comments: Mostly open, no reported problems

Campus: Main
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 2

Use Types:
100% Boiler House

Notes: equipment included
partial 2 floors

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	2	$35,697	0	0	5	95	Description: Painted CMU block typical throughout service areas. Offices are a combination of paneling and painted CMU. Priority 1: No reported problems Priority 2: No reported problems Previous Comments: No reported problems
Doors	2	$35,697	0	5	5	90	Description: (3) Sectional steel doors; remainder are HM man doors. Priority 1: No reported problems Priority 2: No reported problems Previous Comments: Manual doors - new. 3 Rolling doors, original - OK
Floors	3	$53,546	0	0	5	95	Concrete - no problems
Bldg., Fire, ADA, Elevators	2	$35,697	0	0	5	95	Description: Simplex Alarm panel (upgraded) with horn and strobe. Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems Previous Comments: Fire alarm upgraded. Office space and toilet room not ADA compliant.

Campus: Main
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built:** 1968 **Floors:** 2

Use Types:
100% Boiler House

Notes: equipment included
partial 2 floors

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	$53,546	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems. Previous Comments: Parking lot replaced. Walks - no reported problems. Site lighting - no reported problems
CRV Totals:		$1,784,860	$1,428	$323,417	$218,645	$1,241,370	

Priority Issues Data

$1,784,860	$1,428	$0	0.1%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$324,845	$235,602	18.2%	$35,697	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 08
Building: Boiler House 100 (Life Science)
Area: 2,184sf **Yr Built:** 1978 **Floors:** 1

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	18	$74,693	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems
Roof	7	$29,047	0	5	10	85	Description: Standing seam, metal roofing; Original Priority 1: No reported problems Priority 2: No reported problems Previous Comments: Roofing penetrations may need sealing. Roof regularly inspected. Hood added over gas meters to protect from ice.
Glazing	0	$0	0	0	0	100	N/A
Cladding	8	$33,197	0	0	5	95	Description: Brick masonry. Priority 1: No reported problems Priority 2: No reported problems Previous Comments: Brick - No reported problems

Campus: Main
Bldg. No: 08
Building: Boiler House 100 (Life Science)
Area: 2,184sf **Yr Built:** 1978 **Floors:** 1

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	36	$149,386	0	10	75	15	Description: (2) original boilers: 1978-79. Boilers are annually inspected and maintained: Fire tubes show pitting on exterior. Tubes will require replacement in near future (3-5 years). College anticipates full replacement by 2020. Priority 1: No reported problems Priority 2: Fire tubes will require replacement in near future (3-5 years). Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders, replaced as part of Apogee system upgrade.
Plumbing	11	$45,646	5	35	25	35	Description: Priority 1: No reported problems Priority 2: -Galvanized piping failing, main lines replaced. Balance of piping requires replacement of long sections when failure occurs. Entire piping system due for replacement. Previous Comments: -Water pressure to campus increased to 80 psi by utility, beginning to damage backflow preventers, valves and galvanized piping. Pressure reducing valves needed for entire campus. 2 hot water tanks, one replaced in 1995 one replaced in 2000.
Primary/Secondary	3	$12,449	0	0	0	100	Description: Power from elsewhere - No reported problems
Distribution	5	$20,748	0	0	5	95	No reported problems

Campus: Main
Bldg. No: 08
Building: Boiler House 100 (Life Science)
Area: 2,184sf **Yr Built:** 1978 **Floors:** 1

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	2	$8,299	0	0	5	95	Description: T8 lamps - No reported problems Priority 1: No reported problems Priority 2: No reported problems 2008:
Voice/Data	0	$0	0	0	0	100	n/a
Ceilings	0	$0	0	0	0	100	n/a
Walls	0	$0	0	0	0	100	n/a
Doors	2	$8,299	5	30	30	35	Description: (2) man doors, (1) large double door, no reported problems. Doors are beginning to age and require repainting.
Floors	3	$12,449	0	0	10	90	Description: Sealed concrete - some cracks.
Bldg., Fire, ADA, Elevators	3	$12,449	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2008:
Immed. Site, Ext. Ltg., etc	2	$8,299	0	5	5	90	No reported problems

Campus: Main
Bldg. No: 08
Building: Boiler House 100 (Life Science)
Area: 2,184sf **Yr Built:** 1978 **Floors:** 1

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$414,960	$2,697	$35,272	$137,974	$239,017	

Priority Issues Data

$414,960	$2,697	$0	0.7%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$37,969	$17,221	9.2%	$8,299	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	18	$74,693	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems Previous Comments: No reported problems 2 tunnels - OK
Roof	7	$29,047	0	5	10	85	Description: Standing seam, metal roofing; Original Priority 1: No reported problems Priority 2: No reported problems Previous Comments: Original metal roof - penetrations may need sealing. Roof regularly inspected.
Glazing	0	$0	0	0	0	100	N/A

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	8	$33,197	0	0	5	95	Description: Brick Priority 1: No reported problems Priority 2: No reported problems 2008: Masonry was recently tuck-pointed correcting previously noted damage. Previous Comments: Salt damage and deterioration of brick abutting sidewalk, needs tuck pointing
HVAC	36	$149,386	0	10	75	15	Description: (2) original boilers - 1978-79. 2008: -Boilers are annually inspected and maintained: Fire tubes show pitting on exterior. Tubes will require replacement in near future (3-5 years) College anticipates replacement by 2020. Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders replaced as part of Apogee system upgrade.

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	11	$45,646	0	10	20	70	Description: Priority 1: No reported problems Priority 2: Galvanized piping, no serious problems, but condition should be monitored. 2008: Previous Comments: Water pressure to campus increased to 80 psi by utility, beginning to damage backflow preventers, valves and galvanized piping. Pressure reducing valves needed for entire campus. (2) hot water tanks; one replaced in 2004 and a second tank added in 2005.
Primary/Secondary	3	$12,449	0	0	0	100	Description: Power from elsewhere - No reported problems
Distribution	5	$20,748	0	0	5	95	No reported problems
Lighting	2	$8,299	0	0	5	95	Description: T8 lamps - No reported problems Priority 1: No reported problems Priority 2: No reported problems 2008:
Voice/Data	0	$0	0	0	0	100	n/a
Ceilings	0	$0	0	0	0	100	n/a
Walls	0	$0	0	0	5	95	n/a
Doors	2	$8,299	30	0	10	60	Description: (1) man door, OK (1) Large double door - original, rusting at bottom and hinges . Due for clean and repaint.

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	3	$12,449	0	0	5	95	Description: Sealed concrete: Some cracking - does not appear to be a problem
Bldg., Fire, ADA, Elevators	3	$12,449	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2008: -Boiler 200: Fire alarm is pull station only (no detection)
Immed. Site, Ext. Ltg., etc	2	$8,299	0	0	10	90	Description: Short brick landscape wall extending from boiler building removed (had leaked through flashing at top, leaning 2" from vertical at building). Exterior lighting ok. Paved walks in fair condition, grass in poor condition.
CRV Totals:		$414,960	$2,490	$20,955	$133,825	$257,690	

Priority Issues Data

$414,960	$2,490	$0	0.6%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$23,445	$2,697	5.7%	$8,299	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	18	$65,801	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems
Roof	7	$25,589	0	5	10	85	Description: Original metal roof Priority 1: No reported problems Priority 2: No reported problems Previous Comments: Penetrations may need sealing. Roof regularly inspected.
Glazing	0	$0	0	0	0	100	N/A
Cladding	8	$29,245	0	0	5	95	Description: Brick masonry. Priority 1: No reported problems Priority 2: No reported problems Previous Comments: Brick - No reported problems

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	36	$131,602	0	10	40	50	Description: -(2) Cleaver Brooks Boilers (1978-1979) utilizing a lead / lag configuration. Fire tubes are showing age are nearing end of life. Anticipated boiler replacement within 5 to 10 years. College would likely replace with hot water boilers. Priority 1: No reported problems Priority 2: No reported problems Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders replaced as part of Apogee system upgrade. Trane absorption unit installed in 1989, recently repaired, no reported problems. 2 cooling tower pumps, 2 chilled water pumps, no reported problems. Cooling tower motors repaired 2004.
Plumbing	11	$40,212	5	35	25	35	Description: Galvanized domestic piping Priority 1: -No reported problems Priority 2: -Galvanized piping failing, requires replacement of long sections when failure occurs. Entire piping system due for replacement. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -2 hot water tanks - 1 replaced in 1999, other replaced in 2002. -New hot water tank added for kitchen in 2003.
Primary/Secondary	3	$10,967	0	0	0	100	Description: Power from elsewhere - No reported problems
Distribution	5	$18,278	0	0	5	95	No reported problems

Campus: Main
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	2	$7,311	0	0	5	95	T8 lamps - No reported problems
Voice/Data	0	$0	0	0	0	100	n/a
Ceilings	0	$0	0	0	0	100	n/a
Walls	0	$0	0	0	0	100	n/a
Doors	2	$7,311	5	30	30	35	Description: (2) man doors, (1) large double door, no reported problems. Doors are beginning to age and require repainting.
Floors	3	$10,967	0	0	10	90	Description: Sealed concrete: Some cracking - does not appear to be a problem
Bldg., Fire, ADA, Elevators	3	$10,967	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2008:
Immed. Site, Ext. Ltg., etc	2	$7,311	0	5	5	90	No reported problems
CRV Totals:		$365,560	$2,376	$31,073	$75,488	$256,623	

Priority Issues Data

$365,560	$2,376	$0	0.7%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$33,449	$15,171	9.2%	$7,311	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 11
Building: Maintenance Butler Bldg.
Area: 1,500sf **Yr Built:** 1978 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	40	$36,000	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems Previous Comments: None
Roof	17	$15,300	0	0	5	95	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems Previous Comments: Metal - No reported problems Roof regularly inspected.
Glazing	0	$0	0	0	0	100	None

Campus: Main
Bldg. No: 11
Building: Maintenance Butler Bldg.
Area: 1,500sf **Yr Built:** 1978 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	20	$18,000	15	0	5	80	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Replace damaged siding noted below. 2008: Metal siding; cosmetic damage from vehicle / equipment impact. The resulting damage will allow water to enter the building. Condition should be corrected. Previous Comments: Metal - No reported problems
HVAC	0	$0	0	0	0	100	None
Plumbing	0	$0	0	0	0	100	None
Primary/Secondary	0	$0	0	0	0	100	None
Distribution	0	$0	0	0	0	100	None
Lighting	0	$0	0	0	0	100	None
Voice/Data	0	$0	0	0	0	100	None
Ceilings	0	$0	0	0	0	100	None
Walls	0	$0	0	0	0	100	None

Campus: Main
Bldg. No: 11
Building: Maintenance Butler Bldg.
Area: 1,500sf **Yr Built:** 1978 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	10	$9,000	0	0	5	95	Description: (2) Overhead sectional doors (2) Man doors Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: 2 overhead roller doors replaced. 2 Man Doors - OK
Floors	10	$9,000	0	0	5	95	No reported problems
Bldg., Fire, ADA, Elevators	0	$0	0	0	0	100	n/a
Immed. Site, Ext. Ltg., etc	3	$2,700	0	0	5	95	No reported problems
CRV Totals:		$90,000	$2,700	$0	$4,500	$82,800	

Priority Issues Data

$90,000	$2,700	$0	3.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$2,700	$0	3.0%	$1,800	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 12
Building: Technology Butler Bldg.
Area: 1,830sf **Yr Built:** 1983 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes: Building interior was not reviewed in 2008 - building was inaccessible at time of walk-through.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	37	$40,626	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: OK
Roof	14	$15,372	3	0	5	92	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Correct gutter condition noted below. 2008: Gutters were full of debris and non-functional. Previous Comments: OK Roof regularly inspected.
Glazing	3	$3,294	0	0	5	95	Description: Aluminum framed windows. Priority 1: No reported problems Priority 2: No reported problems. 2008: No reported problems. Previous Comments: A couple of windows - no reported problems.

Campus: Main
Bldg. No: 12
Building: Technology Butler Bldg.
Area: 1,830sf **Yr Built:** 1983 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes: Building interior was not reviewed in 2008 - building was inaccessible at time of walk-through.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	14	$15,372	0	20	5	75	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Wall panels are due for repaint 2008: Metal panels appear to have original, factory finish - nearing end of life Previous Comments: OK
HVAC	0	$0	0	0	0	100	Description: No permanent HVAC system reported
Plumbing	0	$0	0	0	0	100	N/A
Primary/Secondary	2	$2,196	0	0	5	95	Description: 100 Amp Service Priority 1: No reported problems Priority 2: No reported problems 2008: N/A Previous Comments: None 100 A service added.
Distribution	1	$1,098	0	0	5	95	No reported problems

Campus: Main
Bldg. No: 12
Building: Technology Butler Bldg.
Area: 1,830sf **Yr Built:** 1983 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes: Building interior was not reviewed in 2008 - building was inaccessible at time of walk-through.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	1	$1,098	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Minimal
Voice/Data	0	$0	0	0	0	100	n/a
Ceilings	0	$0	0	0	0	100	n/a
Walls	0	$0	0	0	0	100	n/a
Doors	15	$16,470	0	0	5	95	Description: (1) exterior man door and (1) overhead door Priority 1: No reported problems Priority 2: No reported problems 2008: N/A Previous Comments: Rusted manual overhead door replaced with power operated unit.
Floors	10	$10,980	0	0	5	95	No reported problems

Campus: Main
Bldg. No: 12
Building: Technology Butler Bldg.
Area: 1,830sf **Yr Built:** 1983 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes: Building interior was not reviewed in 2008 - building was inaccessible at time of walk-through.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$3,294	50	0	0	50	Description: -Natural gas line installed from SAE Building to the Technology Building was run above grade and is protected from damage by a large steel pipe. This installation is not code compliant and should be corrected. Priority 1: Correct surface mounted gas line as noted below Priority 2: No reported problems
Immed. Site, Ext. Ltg., etc	0	$0	0	0	0	100	included with technology building
CRV Totals:		$109,800	$2,108	$3,074	$5,325	$99,292	

Priority Issues Data

$109,800	$2,108	$0	1.9%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$5,183	$0	4.7%	$2,196	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 13
Building: Salt Storage
Area: 400sf **Yr Built:** 1999 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	40	$9,600	40	0	0	60	Description: Wood frame structure over slab on grade foundation Priority 1: Correct failing sidewalls. Priority 2: Out of plumb bearing wall should be corrected. Refer to note below. 2008: -Salt has pushed the rear wall of the building out of plane. Currently the wall is restrained using a series of wooden braces. Wall should be restored to plumb and level condition once the salt supply is emptied. Previous Comments: No reported problems.
Roof	15	$3,600	0	0	0	100	Description: Composition shingles on plywood sheathing. Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems. Roof was not included in Structure Tek's review of campus roofing condition. Previous Comments: No reported problems. Roof regularly inspected.
Glazing	0	$0	0	0	0	100	n/a

Campus: Main
Bldg. No: 13
Building: Salt Storage
Area: 400sf **Yr Built:** 1999 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	20	$4,800	0	0	0	100	Description: Plywood (T-111 style) combination sheathing / siding. Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems (refer to structure for comments on wall deflection). Previous Comments:
HVAC	0	$0	0	0	0	100	n/a
Plumbing	0	$0	0	0	0	100	n/a
Primary/Secondary	0	$0	0	0	0	100	n/a
Distribution	0	$0	0	0	0	100	n/a
Lighting	0	$0	0	0	0	100	n/a
Voice/Data	0	$0	0	0	0	100	n/a
Ceilings	0	$0	0	0	0	100	n/a
Walls	0	$0	0	0	0	100	n/a
Doors	15	$3,600	0	70	0	30	Description: (1) overhead door Priority 1: No reported problems Priority 2: Overhead door tracks and associated door hardware are failing due to the corrosive nature of the salt and are nearing end of useful life. Previous Comments: n/a
Floors	10	$2,400	0	0	0	100	No reported problems

Campus: Main
Bldg. No: 13
Building: Salt Storage
Area: 400sf **Yr Built:** 1999 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	0	$0	0	0	0	100	n/a
Immed. Site, Ext. Ltg., etc	0	$0	0	0	0	100	included with power plant
CRV Totals:		$24,000	$3,840	$2,520	$0	$17,640	

Priority Issues Data

$24,000	$3,840	$2,640	16.0%	POOR
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$6,360	$5,160	26.5%	$480	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 14
Building: La-Z-Boy Center
Area: 53,329sf **Yr Built:** 2004 **Floors:** 1

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$2,655,784	0	0	0	100	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Slab on grade; no reported problems Steel frame structure; no reported problems.
Roof	3	$398,368	3	10	10	77	Description: Flat EPDM roof - Original to the building Priority 1: A majority of the roof to wall transitions are not yet repaired and will require corrective action. Priority 2: -Coping metal at metal panel system does not properly slope back to the roof. A line of sealant was added to keep water from streaking the visible face of the metal panels. This corrective action results in small areas of ponding water. Condition should be carefully monitored for evidence of water infiltration into and behind the metal panel system 2008: -Structure Tek rating is 85 out of 100 score -Previously identified leaks have been repaired -Masonry removed, original failed flashing was removed and replaced with new work. Previous Comments: Original EPDM roof Multiple roof leaks since new, all repaired under warranty,. Currently 6 known leaks, condition requires continued monitoring.

Campus: Main
Bldg. No: 14
Building: La-Z-Boy Center
Area: 53,329sf **Yr Built:** 2004 **Floors:** 1

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	4	$531,157	0	5	5	90	Description: Aluminum framed glazing system Priority 1: No reported problems Priority 2: -Sealant where frames abut metal panel system is failing and is due for replacement. Previous Comments: Extensive aluminum framed glazing system along north wall, no reported problems.
Cladding	7	$929,524	1	5	10	84	Description: Split and smooth face Concrete Masonry Units Priority 1: No reported problems Priority 2: -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. -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. 2008: -Exterior CMU masonry was cleaned to remove evidence of masonry efflorescence. At time of walk-through efflorescence was returning in selected areas. The source of the moisture within the masonry is unknown. Previous Comments: CMU exterior cladding, no reported problems

Campus: Main
Bldg. No: 14
Building: La-Z-Boy Center
Area: 53,329sf **Yr Built:** 2004 **Floors:** 1

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	15	$1,991,838	0	2	3	95	Description: (2) gas fired Cleaver Brooks hot water boilers (2) grade mounted, air cooled chillers Attic mounted AHU's operate with variable frequency drives. -Smaller rooftop air handling units at office areas -Theatre zone has humidification; No reported problems. -VAV boxes with terminal reheat. -Perimeter radiant heat: Blemo valves were subject to a recall and College is replacing failed units on an as-needed basis. -Controls on Trane EMS computer, connected to campus-wide Apogee system Priority 1: No reported problems Priority 2: -Replace hot water valves as needed 2008: No reported problems. Previous Comments: No reported problems.
Plumbing	7	$929,524	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: No reported problems.

Campus: Main
Bldg. No: 14
Building: La-Z-Boy Center
Area: 53,329sf **Yr Built:** 2004 **Floors:** 1

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	6	$796,735	2	5	5	88	Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site. Priority 1: Investigate power problems that may be causing equipment failures Priority 2: No reported problems 2008: -The building has experienced a number of electronic component failures including multiple fire alarm panel boards, boiler flame sensors, VFD controllers, and CW pump starters. These could be independent failures or symptoms of a larger problem. Previous Comments: No reported problems.
Distribution	4	$531,157	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems. Previous Comments: No reported problems.

Campus: Main
Bldg. No: 14
Building: La-Z-Boy Center
Area: 53,329sf **Yr Built:** 2004 **Floors:** 1

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$531,157	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: No reported problems.
Voice/Data	3	$398,368	0	0	0	100	No reported problems.
Ceilings	3	$398,368	0	0	5	95	Description: 2x4 suspended ceilings throughout. Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems. Previous Comments: No reported problems.

Campus: Main
Bldg. No: 14
Building: La-Z-Boy Center
Area: 53,329sf **Yr Built:** 2004 **Floors:** 1

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	8	$1,062,314	0	3	6	91	Description: Gypsum board on metal stud framing. Priority 1: No reported problems Priority 2: No reported problems 2008: Public areas require annual painting due to flat sheen and color selection. Previous Comments: No reported problems.
Doors	4	$531,157	0	10	10	80	No reported problems.
Floors	5	$663,946	0	0	20	80	Description: -VCT flooring within corridors -Broadloom carpet within lobby and select areas of the theatres -Epoxy flooring within the auditorium seating areas; no reported problems. Priority 1: No reported problems Priority 2: Correct flooring conditions cited below. 2008: -Broadloom carpeting in the main lobby has a number of seam failures and has some buckling at the walls. This may be due to poor installation. Carpet in these areas will require replacement soon. -Stage flooring is scheduled and funded for sanding and regular maintenance. Previous Comments: VCT typical in corridors, no reported problems.

Campus: Main
Bldg. No: 14
Building: La-Z-Boy Center
Area: 53,329sf **Yr Built:** 2004 **Floors:** 1

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	4	$531,157	2	3	5	90	Description: Building is sprinkled throughout. Building alarm includes horns, strobes, detection, and pull stations. Due to date of completion, facility is assumed to meet applicable codes. Priority 1: Investigate and correct fire alarm problems. Priority 2: No reported problems 2008: Fire alarm panel was recently replaced due to failure. At time of walk-through, building was experiencing false alarms. Previous Comments: Meets current codes, no reported problems.
Immed. Site, Ext. Ltg., etc	3	$398,368	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems. Previous Comments: Area upgraded as part of site development for new building, no reported problems
CRV Totals:		$13,278,921	$47,804	$293,464	$674,569	$12,263,084	

Priority Issues Data

$13,278,921	$47,804	$0	0.4%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$341,268	$0	2.6%	$265,578	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 15
Building: SAE Building
Area: 768sf **Yr Built:** 2005 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	35	$16,128	0	0	0	100	Description: Slab on grade foundation; no reported problems Split face, load bearing masonry walls; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2008:
Roof	15	$6,912	0	0	5	95	Description: Composition shingles on plywood sheathing. Priority 1: No reported problems Priority 2: Install splash blocks as noted below 2008: -Roof was not included in Structure Tek's review of campus roofing condition. -Gutters currently drain to immediate grade. Splash blocks should be installed to limit splash onto the building
Glazing	0	$0	0	0	0	100	Description: N/A
Cladding	14	$6,451	0	0	5	95	Description: Split face, concrete masonry units (see Structural) Vinyl siding at gable ends Aluminum fascia and soffit Priority 1: No reported problems Priority 2: No reported problems

Campus: Main
Bldg. No: 15
Building: SAE Building
Area: 768sf **Yr Built:** 2005 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	5	$2,304	0	0	0	100	Description: (2) ceiling mounted, gas-fired, Reznor furnaces Priority 1: No reported problems Priority 2: No reported problems
Plumbing	0	$0	0	0	0	100	Description: N/A
Primary/Secondary	0	$0	0	0	5	95	N/A
Distribution	2	$922	0	0	5	95	Description: 200 Amp, 3 phase service Priority 1: No reported problems Priority 2: No reported problems
Lighting	1	$461	0	0	5	95	Description: Surface mounted, 1x4 T-8 Fixtures Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems
Voice/Data	0	$0	0	0	0	100	N/A

Campus: Main
Bldg. No: 15
Building: SAE Building
Area: 768sf **Yr Built:** 2005 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	0	$0	0	0	0	100	Description: Painted gypsum board Priority 1: No reported problems Priority 2: No reported problems 2008:
Walls	0	$0	0	0	0	100	Description: Painted CMU Priority 1: No reported problems Priority 2: No reported problems 2008:
Doors	15	$6,912	10	0	5	85	Description: (2) overhead sectional doors (4) steel man doors with integral lite Priority 1: No reported problems Priority 2: Doors and frames are protected with primer only. Doors and frames should be painted to protect them from moisture damage.

Campus: Main
Bldg. No: 15
Building: SAE Building
Area: 768sf **Yr Built:** 2005 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	10	$4,608	0	0	5	95	Description: Sealed Concrete Priority 1: No reported problems Priority 2: No reported problems 2008:
Bldg., Fire, ADA, Elevators	0	$0	0	0	0	100	Description: Dedicated alarm panel with pull stations, horn, and strobe Battery powered emergency exit lighting Priority 1: No reported problems Priority 2: No reported problems 2008: No reported problems
Immed. Site, Ext. Ltg., etc	3	$1,382	0	0	0	100	Description: Wall mounted site lighting Concrete stoop, asphalt paving abuts concrete slab on grade Door hardware appears to be ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2008:

Campus: Main
Bldg. No: 15
Building: SAE Building
Area: 768sf **Yr Built:** 2005 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$46,080	$691		$0	$1,313	$44,076

Priority Issues Data

$46,080	$691	$0	1.5%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$691	$0	1.5%	$922	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	19	$561,711	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame with burnished face concrete masonry walls Priority 1: No reported problems Priority 2: No reported problems 2008:
Roof	5	$147,819	3	0	7	90	Description: Flat EPDM roof; nearing end of life. Composition shingles; replaced in 2006 Priority 1: Sealant joints failing at flat roof sections are nearing end of life and due for replacement Priority 2: No reported problems 2008: Structure Tek rating is 70 out of 100 score 2006: Composition shingles were replaced 2005: Leaks near exhaust fan penetration repaired Previous Comments: Trees require trimming to prevent additional roof damage from falling limbs.

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$147,819	3	15	10	72	Description: Aluminum storefront glazing and windows throughout. Glazing is original and functional. Priority 1: No reported problems Priority 2: -Identify and correct sources of water infiltration. -Plastic laminate sills are damaged and due for replacement 2008: -Plastic laminate sills are failing and are due for replacement. Evidence of moisture infiltration at and around windows. Refer to Walls for additional information. Previous Comments: -Original - No reported problems
Cladding	7	$206,946	5	15	25	55	Description: Burnished concrete masonry units (CMU) with 4x4 and 8x8 scored faces. Metal fascia panels along continuous, integral gutter. Priority 1: No reported problems Priority 2: Monitor moisture levels within CMU veneer masonry. Topical sealer may aid in limiting moisture infiltration and also reduce evidence of moss / mildew on the north side of the building. 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. Previous Comments: Ongoing efflorescence problem full height of walls, possibly partly due to water wicking from ground. Problems have appeared to stabilize - no recent increase in efflorescence. Anodized aluminum fascia panels pitting.

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	14	$413,893	5	10	20	65	Description: (1) rooftop mounted, gas-fired, AHU with on-board air-cooled DX cooling. (2) Weil-Mclain hot water boiler supply hot water to a coil for heating. Unit is original to the building and functional. Controls: Pneumatic controls, upgraded for remote monitoring using Siemens system. Remote access is limited to monitoring only and does not allow for remote diagnostic or operation. Priority 1: Repair leaking condenser coil Priority 2: No reported problems. 2008: The combination of energy inefficiency and limited capacity for expansion reduce the unit's serviceable life; the unit remains functional but is nearing end of life. Leaking condenser coil requires additional refrigerant occasionally. Previous Comments: Original rooftop unit and 2 boilers, functioning, but at capacity. No expansion capability is available. RTU operates on 208V and is inefficient. Scroll fan failed since last assessment damaging coils. Previous Comments: HVAC System at maximum capacity with computer heat loads. Fin tubes, No reported problems

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$236,510	0	0	10	90	Description: (1) gas fired domestic hot water heater Distribution lines are copper, sanitary lines are mostly plastic Priority 1: No reported problems Priority 2: No reported problems 2008: Domestic hot water heater was replaced since last assessment; No reported problems. Previous Comments: Domestic hot water tank at end of life, due for replacement.
Primary/Secondary	6	$177,383	0	5	5	90	Description: Building receives 208V, 3ph power from the utility <Confirm> Priority 1: No reported problems Priority 2: No reported problems 2008: College has experienced on-going electrical problems with the facility. An observed power factor of .70 led the College to install a Power Conditioning Capacitor. College plans to install a new meter for monitoring and data logging to evaluate the effectiveness of the unit. Previous Comments: No reported problems.
Distribution	4	$118,255	0	0	5	95	2008: High ground water levels result in water / moisture infiltration at some of the cast in place electrical boxes. College is aware of the problem and monitors the condition.

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$118,255	0	5	10	85	Description: Lighting is original throughout with a combination of fluorescent and incandescent fixtures. Fluorescent fixtures utilize T-12 lamps typically. Priority 1: No reported problems Priority 2: No reported problems 2008: Previous Comments: Older original ballasts - typical replacements.
Voice/Data	3	$88,691	0	0	5	95	No reported problems.
Ceilings	4	$118,255	5	10	10	75	Description: 2x2 Acoustical Ceiling Panels (ACP) and Gypsum Board; Priority 1: No reported problems Priority 2: Investigate and correct moisture bloom noted below 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. Previous Comments: 2 x 2 - No reported problems

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	7	$206,946	0	5	10	85	Description: Gypsum board typical Priority 1: No reported problems Priority 2: -Gypsum board window liners are moisture damaged and require on-going maintenance. -Cracking observed in wall and ceilings at numerous locations. -No control joints were originally installed. Previous Comments: Drywall in corridors cracking, possibly from blower unit vibration.
Doors	3	$88,691	0	0	5	95	No reported problems.
Floors	4	$118,255	0	0	5	95	Description: Vinyl tile and carpet, typical throughout. Priority 1: No reported problems Priority 2: No reported problems 2008: Vinyl tile appears to be telegraphing slab movement near the central core of the building. Condition should be monitored. Previous Comments: All new floors.
Bldg., Fire, ADA, Elevators	5	$147,819	0	0	5	95	Priority 1: No reported problems Priority 2: No reported problems 2008: College has funded the replacement of the original alarm panel for FY 2008-2009. Previous Comments: Original fire alarm - No reported problems. ADA up to date
Immed. Site, Ext. Ltg., etc	2	$59,128	0	5	5	90	Sidewalks were recently replaced addressing previously noted settlement.

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$2,956,375	$45,824	$134,515	$295,638	$2,480,399	

Priority Issues Data

$2,956,375	$45,824	$0	1.6%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$180,339	$32,520	6.1%	$59,128	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Whitman Center
Bldg. No: 17
Building: Whitman Center Garage
Area: 480sf **Yr Built:** 1991 **Floors:** 1

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	35	$10,080	0	0	5	95	No reported problems
Roof	12	$3,456	100	0	0	0	Description: Composition shingles on plywood sheathing. Priority 1: No reported problems Priority 2: -Roofing was not replaced during the 2006 re-roof of the main building. Roofing is at end of life and due for replacement Previous Comments: Shingled, at end of life, due for replacement. Roof regularly inspected.
Glazing	0	$0	0	0	0	100	n/a
Cladding	14	$4,032	0	5	10	85	Plywood siding - No reported problems
HVAC	3	$864	0	5	10	85	(2) electric wall heaters - No reported problems.
Plumbing	0	$0	0	0	0	100	n/a
Primary/Secondary	2	$576	0	0	0	100	60 amp service
Distribution	2	$576	0	0	5	95	No reported problems
Lighting	1	$288	0	0	5	95	minimal - fluorescent
Voice/Data	0	$0	0	0	0	100	n/a
Ceilings	5	$1,440	0	0	5	95	Drywall ceiling - with storage above.
Walls	0	$0	0	0	0	100	n/a
Doors	10	$2,880	0	0	10	90	Exterior - overhead and manual doors - OK
Floors	10	$2,880	0	0	5	95	Concrete - No reported problems
Bldg., Fire, ADA, Elevators	4	$1,152	0	5	10	85	No fire system, security system only.
Immed. Site, Ext. Ltg., etc	2	$576	0	5	10	85	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$28,800	$3,456	$331	$1,714	$23,299	

Priority Issues Data

$28,800	$3,456	$2,016	12.0%	POOR
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$3,787	$2,347	13.2%	$576	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Maintenance and Replacement Fund

Monroe County Community College

BACK-UP INFORMATION
FOR
2011-2012 BUDGET

MAINTENANCE AND REPLACEMENT FUND

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

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

Other than some interest earned from its fund balance and a minor endowment distribution, the fund does not generate revenue. Since the establishment of the Maintenance and Replacement Fund in the 1980-81 fiscal year, its primary source of funding has been transfers from the College's General Fund. As demonstrated by transfers from the last fourteen years, this is a fairly routine process:

FY	Transfers From General Fund
1996-97	500,000
1997-98	800,000
1998-99	1,500,000
1999-00	2,111,000
2000-01	1,000,000
2001-02	-0-
2002-03	1,000,000
2003-04	3,700,000
2004-05	-0-
2005-06	1,000,000
2006-07	-0-
2007-08	-0-
2008-09	1,000,000
2009-10	-0-
2010-11	-0-

As a component of the College's annual facilities and grounds Master Plan report that is submitted to the state, every few years the College hires an architectural firm to conduct an assessment of the College's buildings and deferred maintenance. The report classifies the condition of the buildings, identifies items that may need to be addressed, and provides an annual expenditure amount to address these items.

The last such study was conducted in fall of 2008 and indicated that the College's buildings were in "good" condition. It concludes, however, that a "sizable capital investment, even to maintain conditions in their current state," will be required over the next five years. The industry recommendation is that 2 percent of current replacement value be budgeted each year. For MCCC this would be $1,660,000 (2% x $83,004,800). Probably because our buildings have been well maintained and are in good shape, the assessment report identified a smaller figure of $900,000.

It is important to note that the report only looks at buildings. Total plant needs also include grounds, parking lots, and other non-building items. As the following graph indicates, our annual average total expenditure for major facility and grounds projects over the last five years is $1,332,000.

The report also stated that, as with any older facilities, the College is faced each year with increasing "equipment end-of-life issues, including significant HVAC (heating, ventilating, and air conditioning) equipment." To help in addressing this issue, the College has aggressively instituted a variety of preventative maintenance programs such as our roofing inspections and repair. Preparations for scheduled obsolescence have also been performed. One of these schedules is for the replacement of the College's heating and cooling system.

Increased repairs, some major breakdowns, and equipment age, prompted an engineering study of the College's boilers and chillers. The study concluded that the best course of action would be replacement. Some of this work began in FY 2010-2011 and is planned to continue over the next three to four years with a phase-in process to spread out costs and minimize operational disruptions.

As shown on the following table, the cost for this is about $1.3 million. Not only would the College have new equipment, but as seen by the payback numbers, it would have equipment that would be more efficient both in operating costs and in climate control.

BOILER REPLACEMENT

Boiler Room	Bldg	Boilers		Chillers			Total Cost
		COST	PAYBK	TONS	COST	PAYBK	
100	LS	316,000	10	80	85,000	4.5	401,000
200	LRC	316,000	10	75	75,000	4.0	391,000
300	ET & WT			85	84,000	4.5	
	ADM	244,000	15	100	99,000	6.0	427,000
		876,000			343,000		1,219,000
400	Plant	Remove boiler, chiller, cooling tower, and pumps					66,000
		Replace all chill water pumps					35,000
							1,320,000

The FY 2010-2011 Maintenance and Replacement Fund included costs associated with the acquisition of a 4.741 acre parcel and 18,190 sq. ft. building on Hurd Road in Monroe. Currently, 6,770 sq. ft. is being renovated to house the Welding Center of Expertise.

There are nine different projects proposed for next year at a total cost of $500,000. Included in these costs is a new study to update the information on the current status of our buildings.

The College has committed to building a new Career Technology Center. In order to accomplish this, $2 million is being transferred from the Maintenance and Replacement Fund for this purpose. This will leave a minimal balance in this fund.

The following pages in this section include: a graph of past expenditure totals; a graph of fund balance levels; the proposed Maintenance and Replacement Fund budget for next year; a listing of proposed projects; a schedule of when those projects might be addressed; and a listing of some of the campus' future facility maintenance and replacement needs.

State Capital Outlay Project Request

Monroe County Community College
FY 2013 CAPITAL OUTLAY PROJECT REQUEST
October 2011

Renovations to East and West Technology Buildings

Total Project Cost: $12,000,000

Is The Project A Renovation or New Construction?	Ren	X	New	
Is There a 5 Year Master Plan Available?	Yes	X	No	
(Projects will not be approved without a current 5-year plan on file with the State Budget Office)				
Are Professionally Developed Program Statement and/or Schematic Plans Available Now?	Yes		No	X
Are Match Resources Currently Available?	Yes		No	X
Has the University Identified Available Operating Funds?	Yes	X	No	

A. Project Description

The College's East and West Technology buildings are 28,523 sq. ft. and 32,180 sq. ft., respectively. They are part of the original campus and were constructed in 1964. Although there have been occasional renovations to some rooms, most of this has been minor. With construction of the Career Technology Center beginning this fiscal year (with a scheduled opening in Summer 2013), the Industrial Technology Division classrooms and labs will be relocated out of the East and West Technology Buildings to the new building. The East and West Technology Buildings will need major renovations especially in the lab areas to make it possible to convert these spaces into useable classroom space for other programs needing to relocate or expand.

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

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

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

East and West Technology Buildings Appearance Level Evaluation Results		
Type	**Score**	**Total Percentage**
Other *(classrooms, offices, lounges)*	1	8.17 %
	2	4.68 %
	3	13.15 %
	4	4.13 %
	Total Other	30.13 %
Industrial Technology Related Spaces *(vacated as result of new building)*	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 %

There should be no significant impact on operating costs since these facilities are currently in operation. Nor should there be any impact on student tuition or fees. Once approved, work could begin as soon as construction of the Career Technology Center is completed.

B. Other Alternatives Considered

There are no practical alternatives for addressing this need.

C. Programmatic Benefit to State Taxpayers and Specific Clientele or Constituencies

The benefits to local and State taxpayers would be the safeguard and protection of their assets while enabling the College to provide them with facilities that would allow and support up-to-date instruction and training through the use of current buildings.

D. Funding Resources

Funding sources for this project would include the State, the College, and, possibly the College Foundation.

Instructions for Master Plan Request

STATE OF MICHIGAN
STATE BUDGET OFFICE
LANSING

RICK SNYDER
GOVERNOR

JOHN E. NIXON, CPA
DIRECTOR

September 1, 2011

BUDGET LETTER -- CAPITAL OUTLAY

TO: University and Community College Presidents

Fiscal Year 2013 Capital Outlay Budget Information
Due Date: November 4, 2011

Michigan universities and community colleges may submit a capital outlay project request for state cost participation in fiscal year 2013. Together with this request and pursuant to Section 242 (2) of 1984 Public Act 431, universities and community colleges are required to present a Five-Year Capital Outlay Plan. The Five-Year Capital Outlay Plan is required regardless of whether a fiscal year 2013 capital outlay project request is submitted. No capital outlay project request will be considered for funding without its inclusion in a corresponding Five-Year Capital Outlay Plan.

Five-Year Capital Outlay Plan

The Five-Year Capital Outlay Plan should be revised as appropriate, and approved annually by the institution's governing body. The Five-Year Capital Outlay Plan 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 2013 through fiscal year 2017. It is to include both self-funded projects, and those in which state cost participation is 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 largely unchanged from fiscal year 2012. Institutions may amend their Five-Year Capital Outlay Plan during the fiscal year by providing notification of the revision to the State Budget Office.

Fiscal Year 2013 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. These planning documents are intended to provide state policymakers with the most current information available on institutional needs.

A university or community college request for a capital project that is submitted will be carefully reviewed and evaluated, and balanced against other competing capital outlay and statewide budget priorities for inclusion in the Executive Budget Recommendation. Pursuant to State Budget Office policy, only projects addressing specific academic or research needs will be supported. In addition, those projects which demonstrate significant return on investment in terms of economic development and job growth will be given priority consideration. Preference will also be given to those projects that creatively re-adapt, re-use, or renovate existing facilities in order to utilize embedded infrastructure, improve energy efficiency and promote re-investment in core campus facilities. Single projects to renovate and/or construct multiple, independent facilities will not be considered.

All capital project requests must comply with 1964 Public Act 183, the State Building Authority Act, regarding the use of State Building Authority bond revenues. All university and community college capital construction projects must also be designed and constructed in accordance with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System developed by the United States Green Building Council.

If new capital outlay projects are included in the fiscal year 2013 Executive Budget Recommendation, only planning authorization will be recommended, consistent with the capital outlay process in the DMB Act, 1984 Public Act 431. If planning is authorized by the Legislature in an appropriations bill, professional design documents must be prepared by the university or community college in order to secure state support for construction. Once professional design documents have been completed 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 a pre-condition to advancing projects beyond the planning stage. Projects whose final planning costs significantly exceed this original estimate will be carefully scrutinized, and may be subject to program and scope refinement. Institutions with a current planning authorization should continue to identify the project as their top priority request pending a determination on construction.

Due to budgetary pressures, **universities and community colleges are to submit only their top priority capital outlay request**. Attachment "B" contains the sample format for submitting fiscal year 2013 capital outlay budget requests. Please utilize this format to submit a capital project for consideration. If you desire a copy of the electronic template in Microsoft Word format, please e-mail Kris Kokx at kokxk@michigan.gov with your request.

Public Act 329 of 2010 Authorized Planning Projects

Institutions authorized for planning in Public Act 329 of 2010 may proceed with the development of preliminary design plans, however, the State Budget Office will only review planning documents and evaluate the state's ability to participate in the cost of projects in concert with the Fiscal Year 2013 Executive Budget Recommendation. Institutions that seek consideration of their projects in fiscal year 2013 must submit their draft planning documents to the State Budget Office no later than Friday, November 4, 2011. If an institution does not anticipate submission by this date, the plans may be presented at a later date for consideration in the Fiscal Year 2014 Executive Budget Recommendation.

Submission to the State Budget Office

Specific submission guidelines are as follows:

1. **Five-Year Capital Outlay Plan**: In lieu of hardcopy submissions, institutions may 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. Institutions should plan to archive these documents 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 Lisa Shoemaker, Capital Outlay Coordinator, at shoemakerl@michigan.gov by ***Friday, November 4, 2011***.

2. **Fiscal Year 2013 Capital Project Request:** Electronic versions of Attachment "B" representing the Fiscal Year 2013 Capital Project Request may be submitted via e-mail to Lisa Shoemaker, Capital Outlay Coordinator, at shoemakerl@michigan.gov by ***Friday, November 4, 2011***. Institutions may also post this request on their publically viewable internet site in conjunction with their Five-Year Capital Outlay Plan.

3. **Public Act 329 of 2010 Authorized Planning Projects:** Instructions regarding the submission of draft design plans were provided to institutions authorized for planning in a April 1, 2011 letter from State Budget Director John E. Nixon. If consideration is desired for the Fiscal Year 2013 Executive Budget Recommendation, three draft copies of the professionally developed plans must be submitted to Lisa Shoemaker, Capital Outlay Coordinator, 111 South Capitol Avenue, P.O. Box 30026, Lansing, Michigan 48909, no later than ***Friday, November 4, 2011.***

Thank you in advance for your submission. The State Budget Office looks forward to working with you in developing the fiscal year 2013 Executive Budget Recommendation. If you have questions regarding your submission, please contact Lisa Shoemaker, Capital Outlay Coordinator, at (517) 373-8883.

Sincerely,

John E. Nixon, CPA
State Budget Director

Attachments

cc: Chief Financial Officers
Governmental Relations
President's Council
Michigan Community College Association
Office of Education and Infrastructure
Facilities Administration
State Building Authority
Senate Fiscal Agency
House Fiscal Agency

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

I. Mission Statement

Summary description of the overall mission of the institution.

II. Instructional Programming

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

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

III. Staffing and Enrollment

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

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

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

IV. Facility Assessment

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

a. Summary description of each facility (administrative, classroom, biology, hospital, etc.) according to categories outlined in "net-to-gross ratio guidelines for various building types," DMB-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 2013 through fiscal year 2017.
g. Identify the amount of non-routine maintenance the institution has budgeted for in its current fiscal year and relevant sources of financing.

[University/Community College *Name*]
FY 2013 CAPITAL OUTLAY PROJECT REQUEST
[*Project Name*]
[*Total Project Cost $----,-------,----*]

Is the Project a Renovation or New Construction ?	Ren ___ New ___ Both ___
Is the Project for a Single, Stand-Alone Facility?	Yes ___ No ___
Is There a 5-Year Capital Outlay Plan Available?	Yes ___ No ___
Are Professionally Developed Program Statement and/or Schematic Plans Currently Available?	Yes ___ No ___
Are Match Resources Currently Available?	Yes ___ No ___
Has the University Identified Available Operating Funds?	Yes ___ No ___

A. Project Description

Please include a description of the project purpose and intended program. Be sure to address the following items in the narrative description: new construction; renovation and/or addition; gross sq. ft; estimated total cost of project and estimate for each component or "phase" where applicable; estimated start and completion dates for construction; and estimated annual operating cost and fund source; impact on tuition and fee rates charged to students. Please be reasonably concise, however, not to the exclusion of information that will substantiate understanding of the request.

B. Other Alternatives Considered

What alternative methods of addressing this capital project request were considered; i.e., long distance learning, renovation of other buildings on campus, re-evaluation of need for program, leasing of space, etc. Why were these alternatives not chosen? What are the programmatic implications should this project not be funded?

C. Programmatic Benefit to State Taxpayers and Specific Clientele or Constituencies

What is the benefit to state taxpayers for investing their tax dollars in this project? What is the benefit to students or other clientele or constituencies? What is the potential return on investment for this project?

D. Funding Resources

(Please provide as much information as possible including; fund source(s) identified for this capital outlay project – federal, state, private; and time frame for availability). Those willing to exceed minimum matching requirements will receive additional consideration.