

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

Facility	Year Built	Building Area (S.F.)	Pct. of Total S.F.	CRV	Percent of Total CRV	Priority Issues Data				0-5 Year Cumulative Data			
						DMB	Percent of Total DMB	FCI	Rating	DMB	Percent of Total DMB	FCI	Rating
All assessed facilities		401,172		\$82,153,402		\$1,129,651		1.4%	GOOD	\$6,380,674		7.8%	FAIR
Hurd Road		18,321	4.6%	\$2,601,582	3.2%	\$16,130	1.4%	0.6%	GOOD	\$64,779	100.0%	2.5%	GOOD
Welding Center	1956	18,321	4.6%	\$2,601,582	3.2%	\$16,130	1.4%	0.6%	GOOD	\$64,779	1.0%	2.5%	GOOD
Main Campus		364,721	90.9%	\$76,037,220	92.6%	\$1,023,239	90.6%	1.3%	GOOD	\$6,115,743	100.0%	8.0%	FAIR
Campbell Learning Resources Ctr.	1968	52,369	13.1%	\$9,793,003	11.9%	\$223,280	19.8%	2.3%	GOOD	\$1,142,843	17.9%	11.7%	POOR
Student Services/Admin.	1968	72,219	18.0%	\$12,927,201	15.7%	\$191,323	16.9%	1.5%	GOOD	\$1,069,080	16.8%	8.3%	FAIR
Life Science	1972	54,905	13.7%	\$12,134,005	14.8%	\$171,089	15.1%	1.4%	GOOD	\$681,931	10.7%	5.6%	FAIR
East Technology	1968	28,523	7.1%	\$6,303,583	7.7%	\$152,547	13.5%	2.4%	GOOD	\$786,057	12.3%	12.5%	POOR
West Technology	1968	32,180	8.0%	\$7,208,320	8.8%	\$90,825	8.0%	1.3%	GOOD	\$827,515	13.0%	11.5%	POOR
Health Education	1997	50,700	12.6%	\$10,013,250	12.2%	\$92,122	8.2%	0.9%	GOOD	\$554,734	8.7%	5.5%	FAIR
Physical Plant	1968	9,394	2.3%	\$2,019,710	2.5%	\$20,399	1.8%	1.0%	GOOD	\$502,504	7.9%	24.9%	POOR
Boiler House 100 (Life Science)	1978	2,184	0.5%	\$469,560	0.6%	\$2,583	0.2%	0.6%	GOOD	\$67,100	1.1%	14.3%	POOR
Boiler House 200 (Library/Tech)	1978	2,184	0.5%	\$469,560	0.6%	\$3,522	0.3%	0.8%	GOOD	\$54,751	0.9%	11.7%	POOR
Boiler House 300 (SSA)	1978	1,924	0.5%	\$413,660	0.5%	\$3,102	0.3%	0.8%	GOOD	\$59,195	0.9%	14.3%	POOR
Maintenance Butler Bldg.	1978	1,500	0.4%	\$172,500	0.2%	\$4,382	0.4%	2.5%	GOOD	\$7,504	0.1%	4.4%	GOOD
Technology Butler Bldg.	1983	1,830	0.5%	\$210,450	0.3%	\$4,462	0.4%	2.1%	GOOD	\$13,848	0.2%	6.6%	FAIR
Salt Storage	1999	400	0.1%	\$46,000	0.1%	\$6,440	0.6%	14.0%	POOR	\$9,890	0.2%	21.5%	POOR
La-Z-Boy Center	2004	53,329	13.3%	\$13,732,218	16.7%	\$54,929	4.9%	0.4%	GOOD	\$335,066	5.3%	2.4%	GOOD
SAE Building	2001	1,080	0.3%	\$124,200	0.2%	\$2,236	0.2%	1.8%	GOOD	\$3,726	0.1%	3.0%	GOOD
Whitman Center		18,130	4.5%	\$3,514,600	4.3%	\$90,282	8.0%	2.6%	GOOD	\$200,151	100.0%	5.7%	FAIR
Whitman Center	1991	17,650	4.4%	\$3,459,400	4.2%	\$77,145	6.8%	2.2%	GOOD	\$186,462	2.9%	5.4%	FAIR
Whitman Center Garage	1991	480	0.1%	\$55,200	0.1%	\$13,138	1.2%	23.8%	POOR	\$13,690	0.2%	24.8%	POOR

Deferred Maintenance Report - All assessed facilities Monroe County Community College

Facility Stats

Number of Building	18
Oldest Building	1956
Newest Building	2004
Avg. Year Built	1980
Avg. Cost per S.F.	\$205

Facilities Condition Index - All assessed facilities

Priority Issues Data						0-5 Year Cumulative Data				
401,172	\$82,153,402	\$1,129,651	\$14,518	1.4%	GOOD	\$6,380,674	\$2,693,453	7.8%	\$1,643,068	FAIR
TOTAL S.F.	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Deferred Maintenance Detail Report - by Building Monroe County Community College

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes: Lower level below grade.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	20	\$1,958,601	0	2	5	93	<p>Description: Poured concrete basement with slab on grade foundation. Concrete frame with concrete masonry block infill.</p> <p>Priority 1: None observed / reported</p> <p>Priority 2: Moisture problem in basement (at room C-3) requires additional investigation and remediation</p> <p>2011: It was reported that problem in Room C-3 still exists, the problem in Room C-16 appears to have been corrected.</p> <p>2008: -Ongoing water / moisture infiltration through the foundation walls. The moisture appears to be the result of underground or hydrostatic sources; minimal leaking is associated with heavy rains. Efflorescence / evidence of moisture was specifically noted in the small theatre and within IT storage area. Problem is on-going. -Limited masonry cracking observed at main stairwell. The fractures appear to be stabilized.</p> <p>Previous Comments: -Room C-3 leaked from cracks, room C-10 leaked at roof conductor exit. In-house team excavated, waterproofed and backfilled in 2001</p>

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

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Cladding	7	\$685,510	0	3	5	92	Description: Brick with concrete panel fascia panels Priority 1: None observed / reported Priority 2: Minor brick joint tuck-pointing required at North elevation 2011: Sealant joints at fascia panel joints were replaced in 2010. 2008: Brick cladding - no reported problems Soffit and fascia require minor repair and repaint - all sides.

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	17	\$1,664,811	2	3	20	75	<p>Description:</p> <ul style="list-style-type: none"> - Steam provided from Boiler House 200 and shared with East/West Technology Buildings - Physical Plant provides chilled water - Independent heat pump split-system installed to cool Server Room C-12 (2005) - Independent split Acsystem serves IT in C105. - Pneumatic terminal controls on an Apogee DDC framework <p>Priority 1:</p> <ul style="list-style-type: none"> Replace ventilation dampers in Electrical Room. Replace chilled water valves. Replace reduced voltage starter for main AHU. <p>Priority 2:</p> <ul style="list-style-type: none"> None observed / reported <p>2011:</p> <ul style="list-style-type: none"> -Chilled water valves are due for replacement. -Reduced voltage starter for main AHU 40-HP fan motor at end of useful service life. <p>2008:</p> <ul style="list-style-type: none"> -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.

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	8	\$783,440	2	23	5	70	<p>Previous Comments:</p> <ul style="list-style-type: none"> -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. <p>Description: Galvanized piping throughout building.</p> <p>Priority 1: Electrical Room Areaway draining needs remediation.</p> <p>Priority 2: Domestic hot water piping is assumed to be fouled and nearing end of life. Provide domestic water piping replacement or epoxy lining.</p> <p>2011: - Electrical Room Areaway floor drain is allowing water to corrode and damage ventilation damper. - Domestic water piping will need epoxy lining or replacement.</p> <p>2008: - Public utility is running water to College at 80psi. Historically this has caused problems on campus. MCCC has started a program to install new pressure reducing valves to address pressure levels throughout campus - New domestic water heaters installed (2005) - Plumbing fixtures were replaced. (2007) - Flush valves, lavatory faucets were replaced. (2007) - Waste lines were cleared of blockage (2007)</p> <p>Previous Comments: - Original fixtures, newer faucets (10 years)</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	6	\$587,580	0	5	10	85	<p>Description: Main distribution is from the power house. Power is distributed via a loop system at 13,200V. CLRC is stepped down to 208 / 240 V</p> <p>Priority 1: None observed / reported</p> <p>Priority 2: None observed / reported</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>-Building is below capacity. No reported problems. -Secondary: Building is below capacity. No reported problems.</p> <p>Previous Comments: -Newer transformer - installed in the 1980's. -At maximum capacity, due to equipment load.</p>

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Distribution	4	\$391,720	0	10	20	70	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: -MCCC conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. Demand for additional capacity is handled through the installation of new panels.</p> <p>Previous Comments: At maximum capacity</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	\$391,720	0	0	5	95	<p>Description: Recessed fluorescent fixtures with T-8 lamps</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: -Level 2 fixtures are now being upgraded to T5 fixtures with multi-level ballasts. College noted that light levels are perceived to be low in renovated areas.</p> <p>1999: Building was upgraded to T-8 fixtures.</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Voice/Data	4	\$391,720	20	0	5	75	<p>Description:</p> <p>Priority 1: Wireless is failing and replacements are not obtainable. Provide new wireless head-end PCs and equipment. Investigate and remediate why battery-backup for digital PBX is not connected and in use.</p> <p>Priority 2: No reported problems</p> <p>2011: Voice/data/wireless -Recommend a campus-wide, all inclusive study for future direction of voice/data/wireless systems.</p> <p>2008:</p> <p>Previous Comments: College has not converted to VoIP phones systems Campus servers are located in this building No central clock system is in place (including a wireless system)</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	3	\$293,790	0	25	10	65	<p>Description: 12x12 spline tile (Basement and Level 2) 2x2 Acoustical ceiling tile (Level I and updated Classrooms) 2X4 Acoustical tile in Classrooms</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Basement ceilings due for replacement due to past damage</p> <p>2011: No changes reported.</p> <p>2008: Funded plans are in place to replace upper level ceilings with 2x2 acoustical ceiling tile.</p> <p>Previous Comments: Level 1: New tile installed prior to 2005 report. Basement and Level 2: Original 12x12 spline tile</p> <p>-Ceiling damage in corridors from above-ceiling work. -2x2 ceilings in classrooms showing dirt near supply outlets.</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Walls	6	\$587,580	0	5	0	95	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: Some minor settlement cracking in the block walls - basement/second floor. Stress cracking observed in brick walls at main stairwell. Recommend monitoring condition.</p> <p>2001: Basement and second floor repainted.</p>
Doors	4	\$391,720	10	15	5	70	<p>Description: Aluminum exterior doors and frames</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Aluminum doors and frames original. Doors cleaned and thresholds repaired, but doors and hardware nearing end of life. Stair tower doors - wood is in poor condition and at end of life-Double doors at Learning Assistance Lab - hinges damaged, doors stick, doors swing too far into corridor for safety.</p> <p>2011: No changes reported.</p> <p>2008: -Exterior door threshold heaved and cracked.</p> <p>Previous Comments: -Second floor/basement are original, hardware not ADA compliant. -Interior library doors new in 2001.</p>

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

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$391,720	2	8	10	80	<p>Description:</p> <ul style="list-style-type: none"> - Toilet rooms received ADA upgrades where possible in 2006. Some toilet rooms are not ADA adaptable; wider entry and removal of one stall is required. <p>Priority 1:</p> <ul style="list-style-type: none"> - No reported problems <p>Priority 2:</p> <ul style="list-style-type: none"> - Learning Assistance Lab rear access door swings into corridor reducing clear width - Theatre seating in room C-3 is due for replacement <p>2011:</p> <ul style="list-style-type: none"> - No changes reported. - Fire Alarm - During interview and walk-through inspection, no significant issues were noted. <p>2008:</p> <ul style="list-style-type: none"> - Learning Assistance Lab (for disabled students) on 2nd floor: rear access door has been modified to be accessible. Door swings into the exit access corridor. - Fire alarm updated - Horns and strobes - Stairwell railings have acrylic infill panels to meet current openness requirements. - Fire sprinklers are installed in the mechanical and storage rooms only. - Elevators under service contract. Equipment upgraded due to cylinder leak. <p>2001: Elevator controls were updated to ADA compliance</p> <p>2007: Toilet rooms were upgraded to meet current ADA requirements</p> <p>2008: Not all door hardware is ADA compliant.</p> <p>2008: Theater seating in room C-3 at end of life.</p>

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

CRV Totals: \$9,793,003 \$223,280 \$919,563 \$1,077,230 \$7,572,929

Priority Issues Data					0-5 Year Cumulative Data				
\$9,793,003	\$223,280	\$0	2.3%	GOOD	\$1,142,843	\$653,193	11.7%	\$195,860	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

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

Campus: Main Campus
Bldg. No: 02
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 15 % Student Union
 65 % Administration

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
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System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$646,360	5	40	40	15	Description: - Anodized aluminum window framing with non-insulated glazing. Priority 1: - No reported problems Priority 2: Windows are at end of useful life and due for replacement. 2011: - No changes reported. 2008: - Original single pane; no reported problems. - Double paned glazing (primarily located within the addition) was resealed along the south wall.
Cladding	6	\$775,632	0	0	5	95	Description: Brick with concrete panel fascia panels; No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems

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HVAC	16	\$2,068,352	1	4	15	80	Description: - Steam from Boiler House 300 and Power Plant (Chilled Water) - The 100-ton absorption chiller is off-line. Chiller could be a "shoulder season" unit but requires significant investment and is nearing end of life. - Two (2) AHU in the original building. (1) unit serving cafeteria only. (1) AHU serves the addition - One (1) 30-ton DX RTU serves the culinary arts area - One (1) Make up air unit for the kitchen Priority 1: Outside air damper section not bolted to wall in basement Mechanical Equipment Room. Priority 2: Food odors in central corridor (upon entering) suggest air balance issue or not enough kitchen exhaust. Data Room A173A is too warm. 2011: - During interview and walk-through inspection, no significant issues were noted. - Reheat coil valves were replaced in 2011.

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System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	9	\$1,163,448	0	20	10	70	Description: Galvanized domestic piping (1968) Copper domestic piping within 1988 addition Priority 1: No reported problems. Priority 2: Galvanized piping is near or at end of life and due for replacement. 2011: -No changes reported. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -Replaced main building supply (2004) -Toilet fixtures were replaced (2007) Previous Comments: -Basement floor drains require on-going maintenance; clean-out scheduled every three years. -Galvanized piping throughout is near or at end of life. Assume replacement or epoxy lining within 10 years (1968).

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	5	\$646,360	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Transformer supplies power to the building from campus loop power. No reported problems. Secondary: Switchgear has blanks available for expansion.
Distribution	4	\$517,088	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power.

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

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

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

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

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Served renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

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

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$517,088	0	5	10	85	Description: - Toilet rooms received ADA upgrades where possible in 2006. Some toilet rooms are not ADA adaptable; wider entry and removal of one stall is required. - Fire suppression systems in good condition, cafeteria kitchen system new with renovation. - Culinary Arts Kitchen renovated (2003). - Original hydraulic elevator Priority 1: - No reported problems Priority 2: - No reported problems 2011: - No changes reported. - Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: - Elevator jack and shaft replaced
Immed. Site, Ext. Ltg., etc	3	\$387,816	25	15	10	50	Description: Concrete paving at exits replaced in 2006 Priority 1: -East entry concrete steps poorly constructed - risers vary in height, treads are too shallow and uneven. Creates tripping hazard Priority 2: Glass covered walkway between this and East Technology Building leaks in multiple locations. Repaired repeatedly, but steel rusting, paint peeling. 2011: South entry steps and slab were replaced 2009.

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

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

CRV Totals: \$12,927,201 \$191,323 \$877,757 \$1,848,590 \$10,009,532

Priority Issues Data					0-5 Year Cumulative Data				
\$12,927,201	\$191,323	\$0	1.5%	GOOD	\$1,069,080	\$422,719	8.3%	\$258,544	FAIR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	19	\$2,305,461	2	2	10	86	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: Annually monitor settlement @ west wall Priority 2: No reported problems 2011: No changes reported. 2008: Foundation cracking is present along west end of the building (not north as previously noted). No evidence of further movement. --Some water / moisture infiltration was reported in the basement. Previous Comments: -Past serious foundation problems along north wall of 2 story section left wide cracks, shifted walls, concrete deterioration. -Walls in west stairwell in poor condition, interior walls in northeast corner chemistry labs on 2nd floor cracked. Condition stabilized several years ago, will require routine monitoring. -Loading dock steps replaced in 2001.

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	2	\$242,680	2	10	75	13	Description: Built-up roof - 1997 Priority 1: No reported problems Priority 2: No reported problems 2011: Replacement of the pre-cast coping stones and minor roof repairs were done in 2010. 2008: Structure Tek rating is 50 out of 100 for the roof. -No reported leaks; staining observed on second floor is likely due to roof drains / sumps. -Some coping stones (pre-cast concrete panels) are cupping. Affected stones should be removed and replaced or covered to prevent water infiltration into the wall assembly.

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$606,700	0	3	2	95	Description: - Window system replaced - 2010 Priority 1: - No reported problems Priority 2: - New window system (2010) has some water leak issues which are in the process of being corrected. 2011: - Window system replaced in 2010. Minor water leaks are in the process of being corrected. Greenhouse louvers were replaced in 2009. 2008: - Window framing system is original to the building is at end of life. Evidence of moisture infiltration was observed at a number of locations. College has recently resealed the windows limiting the amount of water infiltration. Despite these efforts, evidence of moisture is still present. - Windows (glazing units) were replaced within the science lab areas. - Greenhouse glazing is in acceptable condition. Motorized operators have failed since their replacement as part of the Apogee controls update.

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	\$1,334,741	0	5	5	90	Description: Priority 1: Cold domestic water piping needs epoxy lining or replacement. Priority 2: No reported problems 2011: Cold domestic water piping needs epoxy lining or replacement. HW is done. 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.

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	\$485,360	0	5	5	90	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: T8 lamp upgrade completed; no reported problems
Voice/Data	3	\$364,020	5	0	5	90	Description: Priority 1: Replace wireless equipment. Priority 2: No reported problems 2011: Wireless system is failing and replacements are not obtainable.

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	4	\$485,360	0	0	10	90	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: Most of the metal ceiling tiles within classrooms and 12 x 12 ceiling tile system within the main corridor have been replaced. 2008: Minimal remaining metal ceiling tiles in classrooms and side corridors due for replacement. Main corridors - 12x12 tiles on gypsum board backer in fair condition, but discolored. Previous Comments: Ceilings in labs replaced as part of renovations.
Walls	5	\$606,700	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Primarily masonry interior walls. In good condition except for structural cracking at north face of building (see structural note).

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$485,360	0	10	5	85	Description: - Toilet rooms received ADA upgrades where possible in 2006. Some toilet rooms are not ADA adaptable; wider entry and removal of one stall is required. Priority 1: - No reported problems Priority 2: - No reported problems 2011: - Approximately 50% of door "knobs" have been replaced with "lever handles". - Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: - ADA - toilet rooms and fixtures updated as much as structure allows, entries to toilet rooms not accessible. - Knob hardware typical throughout. - Asbestos fire proofing above non-renovated ceilings - being removed as part of renovations.
Immed. Site, Ext. Ltg., etc	3	\$364,020	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: Some additional sub-grade drainage work was done in 2010 to resolve the standing water issue around the building. 2008: Northwest entry slab replaced. Drainage system installed around building to remove standing water - 2004.

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

CRV Totals: \$12,134,005 \$171,089 \$510,842 \$1,189,132 \$10,262,941

Priority Issues Data					0-5 Year Cumulative Data				
\$12,134,005	\$171,089	\$0	1.4%	GOOD	\$681,931	\$75,231	5.6%	\$242,680	FAIR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	20	\$1,260,717	0	5	5	90	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2011: It is reported that the previous leak above E125 has been repaired, but may need further work. 2008: Building structure leaks at room E-125, not traced to roof, may be from newer canopy connection. Previous Comments: Canopy between East and West Tech buildings leaked, repaired.

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	4	\$252,143	2	80	2	16	Description: Built-up roof; replaced in 1997. Priority 1: Sealant joints failing, flashings are nearing end of life and due for replacement Priority 2: Replace failing sealant joints, and flashings. 2011: Reported - sealant joints failing, flashing near end of life, repairs needed. Areas of wet insulation have been identified. Partial repair work has been completed 2010. 2008: Structure Tek rating is 50 out of 100 for the roof. Previous Comments: 1997 built up roof, no reported problems Roof regularly inspected

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$315,179	5	40	40	15	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: No reported problems Priority 2: Windows are nearing end of life and are due for replacement 2011: No changes reported. 2008: Two-part, non-insulated glazing is typical throughout with no reported problems. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life. Previous Comments: Original single pane glazing with exterior storms No reported problems

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	7	\$441,251	2	5	5	88	Description: Brick veneer with precast concrete fascia panels. Priority 1: No reported problems Priority 2: No reported problems 2011: Sealant joints at fascia panel joints were replaced in 2010. 2008: -Shifting fascia panels result in on-going sealant issues and misalignment. Recommend on-going monitoring. Previous Comments: -Brick. Good condition, except where building leaks at the canopy connection. -Underside of covered walkway canopy between East Tech and West Tech needs repainting (from water damage) - leak repaired, problem has returned.

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

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

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

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

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	6	\$378,215	0	5	5	90	Description: Transformer supplies 208V to the building from campus loop power. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Secondary: Switchgear has blanks available for expansion.
Distribution	4	\$252,143	0	5	5	90	Description: 120/208V Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments: At maximum capacity

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	\$252,143	0	0	5	95	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. Previous Comments: T-8 Upgraded
Voice/Data	3	\$189,107	5	0	5	90	Description: Priority 1: Provide replacement wireless equipment. Priority 2: No problems noted. 2011: - Wireless system is failing and replacements are not obtainable. - Current phone lines are all being used.

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	4	\$252,143	0	5	15	80	Description: Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001. 2x4 ceilings in non-technical classrooms, no reported problems. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Walls	5	\$315,179	0	5	10	85	Description: -Brick and block original partition construction -Gypsum board on metal studs at areas of new construction Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Block - OK Brick in corridor is OK

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

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

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$252,143	0	0	10	90	Description: - Fire alarm upgraded to include horns and strobes - Toilet rooms received ADA upgrades where possible in 2006. Some toilet rooms are not ADA adaptable; wider entry and removal of one stall is required. - Emergency lighting and exit signs on battery backup, no reported problems. Priority 1: - No reported problems. Priority 2: - No reported problems. 2011: - No changes reported.
Immed. Site, Ext. Ltg., etc	3	\$189,107	0	0	10	90	Description: - See Student Services/Admin. building for notes about glass covered walkway. - Parking lot replaced (2006) - Lighting on exterior is functioning with no reported problems. Priority 1: - No reported problems. Priority 2: - No reported problems. 2011: - Walk between East and West Tech Buildings has been replaced in 2010.

CRV Totals: \$6,303,583 \$152,547 \$633,510 \$1,186,965 \$4,330,562

Priority Issues Data					0-5 Year Cumulative Data				
\$6,303,583	\$152,547	\$0	2.4%	GOOD	\$786,057	\$470,878	12.5%	\$126,072	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	20	\$1,441,664	0	5	5	90	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2011: Water/moisture infiltration at basement wall penetrations have been repaired. At the North elevation, (Room No. 169) a hairline crack was observed from the foundation to the underside of the soffit. Note, at the same location on the inside of the building there is a building control joint. 2008: Minor water / moisture infiltration within basement at wall penetrations. Previous Comments: Canopy between East and West Tech buildings leaked, repaired.

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	4	\$288,333	2	80	2	16	Description: Built-up roof; replaced in 1998. Priority 1: No reported problems Priority 2: No reported problems 2011: Reported - sealant joints failing, flashing near end of life, repairs needed. Areas of wet insulation have been identified. Partial repair work has been completed 2010. 2008: Structure Tek rating is 50 out of 100 for the roof. Infrared images indicate areas of moisture within the insulation at the SW corner of the roof. Leaks will require corrective action. Previous Comments: 1997 built up roof, no reported problems Roof regularly inspected

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$360,416	5	40	40	15	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: Weather-stripping at end of life, due for replacement. Priority 2: Windows are nearing end of life. 2011: No changes reported. 2008: Two-part, non-insulated glazing is typical throughout, nearing end of life. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life. Previous Comments: Original single pane. No reported problems.
Cladding	7	\$504,582	2	5	5	88	Description: Brick veneer with precast concrete fascia panels. Priority 1: No reported problems Priority 2: No reported problems 2011: Sealant joints at fascia panel joints were replaced in 2010. 2008: Precast concrete fascia panels shifting, causing sealant failure (see photo), repaired, but problem returning. Underside of covered walkway canopy needs repainting (from water damage).

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	16	\$1,153,331	1	4	25	70	<p>Description:</p> <p>One (1) AHU is located in the basement and one (1) make-up air unit on the roof services the welding area (1) DX unit for computer lab is on a dedicated VAV system with no reported problems. Steam is from Boiler House 200 Chilled Water is from the Physical Plant</p> <p>Priority 1:</p> <p>-MDF room is dusty - may be coming from ceiling plenum. -IDF in 157 is too warm - needs ventilation</p> <p>Priority 2:</p> <p>No reported problems</p> <p>2011:</p> <p>-During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>-New make-up unit installed in welding area; no reported problems. -Computer Lab has new HVAC on DDC controls, independent from rest of building - no reported problems -MCCC replaced the rolled filters with pleated media. -Weather stripping was added to the supply air plenum to address leak concerns. -College has replaced a majority of the system steam traps following the 2005 assessment. -Pneumatic terminal controls on an Apogee DDC framework. Pneumatic control compressors were rebuilt and have no reported problems. -New air compressor installed -Chilled water valves are being replaced as-needed 2005: Steam to Water exchanger tube bundle was replaced.</p> <p>Previous Comments:</p> <p>Original building system - no reported problems Steam to hot water converter tube bundle failed, requires immediate replacement (\$30,000) Welding lab - new make-up unit, warranty repairs performed, currently</p>

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	8	\$576,666	1	14	15	70	Description: 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. 2011: - Domestic water piping needs epoxy lining or replacement. 2008: - Toilet rooms are upgraded in 2007 - Copper domestic hot water lines are replaced as leaks are found. MCCC anticipates ongoing maintenance issues. - One lift station was recently replaced (sanitary?) and has no reported problems for either unit. Previous Comments: Fixtures - no reported problems Toilet partitions pulling off wall repaired in 2001

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	6	\$432,499	0	0	10	90	Description: Transformer supplies 208V to the building from campus loop power. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Reaching maximum capacity (comment was refuted in 2008 walk-through) Secondary: Switchgear has blanks available for expansion.

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	4	\$288,333	0	5	10	85	Description: 120/208V Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments: At maximum capacity
Lighting	4	\$288,333	0	5	10	85	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. Previous Comments: T-8 Upgraded

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Voice/Data	3	\$216,250	5	0	5	90	Description: Priority 1: Provide replace wireless equipment. Priority 2: No reported problems. 2011: -Wireless systems is failing and replacements are not obtainable. -Current phone lines are all being used.
Ceilings	4	\$288,333	0	5	15	80	Description: Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001. 2x4 ceilings in non-technical classrooms, no reported problems. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Walls	5	\$360,416	0	5	10	85	Description: -Brick and block original partition construction -Gypsum board on metal studs at areas of new construction Priority 1: No reported problems Priority 2: Annually monitor wall cracking in room 164. 2011: No changes reported. 2008: -Extensive cracking was observed in an exterior wall within room 164. The cause of the cracking is unknown; source could be vibration from the adjacent AHU.
Doors	2	\$144,166	10	15	5	70	Description: Exterior: Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement. Doors and frames non-ADA compliant - east vestibule too shallow. Interior Doors in good condition, but hardware not ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Floors	5	\$360,416	0	10	5	85	Description: Terrazzo flooring within public areas, VAT within classrooms, and Ceramic Tile Priority 1: No reported problems Priority 2: Floor in hydraulics lab is cracked, damaged, and due for replacement. 2011: No changes reported. 2008: -Cracked terrazzo throughout, appears stabilized. -Ceramic tile - some replacement work completed -New CT installed in toilet rooms -VAT within classrooms; noted slab cracking in Hydraulics Lab resulting in VAT failure.
Bldg., Fire, ADA, Elevators	4	\$288,333	5	5	10	80	Description: - Entry vestibules are too shallow to meet current accessibility guidelines. - Toilet rooms received ADA upgrades where possible in 2006. Some toilet rooms are not ADA adaptable; wider entry and removal of one stall is required. Priority 1: - Vestibules due for reconfiguration to meet current accessibility guidelines. Priority 2: - No reported problems 2011: - No changes reported. - Fire Alarm - During interview and walk-through inspection, no significant issues were noted.

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., etc	3	\$216,250	0	2	10	88	Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: -Concrete lot (#7) between West Tech and adjacent boiler building funded for replacement. Replace with asphalt. -Drainage not installed properly, pavement floods, new parking lot planned for 2005 to resolve problem.

CRV Totals: \$7,208,320 \$90,825 \$736,690 \$888,786 \$5,492,019

Priority Issues Data					0-5 Year Cumulative Data				
\$7,208,320	\$90,825	\$0	1.3%	GOOD	\$827,515	\$467,099	11.5%	\$144,166	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: With mechanical penthouse.

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

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	5	\$500,663	2	2	80	16	Description: EPDM fully-adhered, single-ply membrane roof (1997). EPDM mechanically fastened, 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. 2011: Several known leaks require repair. Sealant joints failing, flashings are nearing end of life and due for replacement. Minor roofing repairs made in 2010. 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 leaked in multiple spots since new. Recently repaired, still showing 2-3 leaks in 2004 (may be from intake louvers). Roof regularly inspected.

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	4	\$400,530	5	20	5	70	<p>Description: - Aluminum storefront and curtain wall glazing</p> <p>Priority 1: - No reported problems</p> <p>Priority 2: - Minor leaking still occurring in the system.</p> <p>2011: - Failed flashings at storefront system and second floor level windows were replaced in 2009. Failed (fogging) glass units were replaced in 2009.</p> <p>2008: - Clerestory windows have a number of failed glazing units; seals have failed trapping moisture within the unit. On-going failure may be due to excessive system deflection. - Window framing (Tubelite 1400 Series) has a number of water handling / weep problems resulting in moisture problems within the building. Structure Tek has conducted field-testing to identify sources of leaks. The College continues to address this ongoing concern.</p> <p>Previous Comments: - Clerestory windows at entry leaked - repaired seal problem.</p>

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	6	\$600,795	5	20	5	70	<p>Description: Concrete masonry block, composite metal panels, and aluminum framed storefront / curtain wall glazing systems.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Some building control joints and some gaskets at the metal panels are at the end of life.</p> <p>2011: It has been reported that the installation of new building control joints has occurred. It was observed that some building control joints and some gaskets at the metal panels are at the end of useful life. Masonry veneer repairs have been made.</p> <p>2008: -Masonry veneer was apparently installed with insufficient expansion / movement control joints. As a result the building experienced some masonry failures. The installation of movement joints have addressed the problem.</p> <p>Previous Comments: -Mechanical room louvers are re-sealed; minor water infiltration will require on-going monitoring. -Felt wick weeps failing, falling out of brick joints (above windows and doors and at grade) -Base course of brick adjacent to rear entry slabs cracking from foundation movement</p>

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	17	\$1,702,253	0	3	10	87	Description: - Three AHU units located in mechanical mezzanine; two serving the wings of the building and one serving the gymnasium. - One screw chiller dedicated to the facility; compressors replaced in 2010. - Two Weil-McLain Steam boilers installed 1998-1999 - building was originally tied to Boiler Room 100 and subsequently removed from the system when a buried steam pipe failed. Priority 1: - No reported problems. Priority 2: - No reported problems. 2011: - No changes reported. - Noise level of gymnasium AHU-2 still too loud. 2008: Previous Comments: - VAV system throughout except gymnasium and corridor that are served by a constant volume system - Fans do not have variable frequency drives - Noise problems with gymnasium air handling unit, system can't be run at high speed when noise is a concern, causing space to be too hot. DDC controls: Controls switched to Siemens Apogee Energy Management system in 2004.

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	8	\$801,060	0	5	5	90	Description: - Supply piping is predominantly copper. Waste piping is cast iron and plastic Priority 1: - No reported problems Priority 2: - No reported problems 2011: - During interview and walk-through inspection, no significant issues were noted. 2008: - Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Previous Comments: - Showers - mixing valves repaired. - Sanitary sewer plug was corrected.

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	5	\$500,663	0	0	10	90	<p>Description: - Building is on the campus primary loop with an onsite transformer providing 480V and 277V to the building.</p> <p>Priority 1: - No reported problems</p> <p>Priority 2: - No reported problems</p> <p>2011: - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: - Water drains to electrical vault, needs remediation to problem.</p> <p>2004 - problem still exists.</p>
Distribution	4	\$400,530	0	0	5	95	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.</p>

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	\$400,530	1	0	4	95	Description: Lighting is original throughout with T8 lamping typical. Emergency lighting is provided using battery back-up packs. Priority 1: Provide daylighting sensing and control for Atrium lighting for energy savings. Priority 2: No reported problems 2011: -Recommend that atrium lighting use daylighting sensors. -During interview and walk-through inspection, no significant issues were noted. 2008: -Ballasts in emergency battery backup units failing (very few fixtures), otherwise OK. -Original high bay lighting may be replaced with T5 fixtures in the future Previous Comments:
Voice/Data	4	\$400,530	3	0	2	95	Description: Priority 1: - Wireless equipment needs replacement. Priority 2: - No reported problems 2011: - Wireless equipment is at end of life. - During interview and walk-through inspection, no significant issues were noted for voice/data. 2008: - No reported problems

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	3	\$300,398	0	2	3	95	Description: 2x2 acoustical ceiling tile within public spaces and classrooms. Exposed wood structure and decking within gymnasium. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Previous Comments: Limited damage due to corrected roof leaks.
Walls	5	\$500,663	0	5	5	90	Description: Painted gypsum board, painted CMU and burnished block. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Some incidental cracking was observed.

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	3	\$300,398	0	2	3	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: Exterior - no reported problems. Interior - no reported problems. 2008: Some incidental cracking was observed.
Floors	5	\$500,663	2	3	10	85	Description: Ceramic tile (public areas and locker areas), vinyl composition tile (classrooms), and hardwood maple (gymnasium) Priority 1: No reported problems Priority 2: No reported problems 2011: Repair work to tile grout joints has been done. 2008: College pressure cleaned existing ceramic tile flooring reducing staining / soiling, but increasing the quantity and size of voids within the grout. Tile is telegraphing slab movement in some locations resulting in open joints. Previous Comments: -Grout in corridors discolored, cracking and crazing throughout, especially along atrium wall. Grout replaced where failed. Condition should continue to be monitored. -Minimal floor tile replaced as part of grout replacement

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$400,530	0	0	5	95	Description: Fire Alarm system recently upgraded. Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems.. 2008:
Immed. Site, Ext. Ltg., etc	3	\$300,398	2	3	5	90	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: Entry slab has been removed and replaced. 2008: -Entry slabs are settling; up to 1". To date the settlement has been even and has not resulted in trip hazards. Sealant line at expansion joints has failed and is due for replacement. Previous Comments: Water pools behind building after rain.

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: With mechanical penthouse.

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

CRV Totals: \$10,013,250 \$92,122 \$462,612 \$983,301 \$8,475,215

Priority Issues Data					0-5 Year Cumulative Data				
\$10,013,250	\$92,122	\$0	0.9%	GOOD	\$554,734	\$54,072	5.5%	\$200,265	FAIR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	17	\$343,351	2	3	5	90	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Incidental cracking noted within CMU walls at a number of locations including the director's office. Cracking appears to be stabilized but should be monitored. Previous Comments: No reported problems
Roof	4	\$80,788	2	3	80	15	Description: Granular surfaced SBS modified bitumen roof system; replaced in 1988. Priority 1: No reported problems. Priority 2: No reported problems 2011: Minor roof system repairs made in 2010. 2008: Structure Tek rating is 70 out of 100 for the roof. Previous Comments: 1988 - Granular surfaced SBS modified bitumen roof system, no reported problems. Roof regularly inspected

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	1	\$20,197	0	90	10	0	Description: Single pane glazing in metal frames. Priority 1: No reported problems Priority 2: Windows are nearing end of life 2011: No changes reported. 2008: No reported problems. Previous Comments: Minimal glazing, original single pane.
Cladding	7	\$141,380	2	3	5	90	Description: Brick veneer masonry and pre-cast concrete panels. Priority 1: No reported problems Priority 2: Sealant joints at pre-cast concrete panel joints at end of life, due for replacement. 2011: No changes reported. 2008: No reported problems Previous Comments: None

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	35	\$706,899	0	60	40	0	Description: - Central Plant - One Cleaver Brooks low pressure steam 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: Siemens Apogee building management system for campus. - Local Cooling: A large, portable AC unit has been retrofit to cooling offices areas. Priority 1: - No reported problems Priority 2: - Cooling Towers: Nearing end of life and will require replacement. 2011: - During interview and walk-through inspection, no significant issues were noted. - Boiler tube repair/replacement completed. - Longer term boiler replacement requires consideration. 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 Campus

Bldg. No: 07

Building: Physical Plant

Area: 9,394sf Yr Built: 1968 Floors:1

Use Types:

100% Boiler House

Notes: Equipment included.

Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	6	\$121,183	2	3	10	85	<p>Description: - Mix of galvanized and copper supply piping. Cast iron waste piping.</p> <p>Priority 1: - No reported problems.</p> <p>Priority 2: - No reported problems.</p> <p>2011: -PRV for city water pressure issue noted in 2008 is not installed.</p> <p>2008: - Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus.</p> <p>Previous Comments: Fixtures not ADA Only one toilet room in locker room. No reported problems.</p>

Campus: Main Campus

Bldg. No: 07

Building: Physical Plant

Area: 9,394sf Yr Built: 1968 Floors:1

Use Types:

100% Boiler House

Notes: Equipment included.

Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	11	\$222,168	0	5	5	90	<p>Description: Site of Utility tie-in.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: Building houses utility tie-in and is the 13,200V distribution source for the campus. Newer on-site transformer provides power to facility.</p> <p>Previous Comments: Transformer newer, but main primary from power grid at maximum capacity - 13,200V.</p>
Distribution	3	\$60,591	0	5	10	85	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: At maximum capacity, some spares in 480V panels.</p>

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

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

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	1	\$20,197	0	0	5	95	Description: N/A Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: Mostly open, no reported problems
Walls	2	\$40,394	0	0	5	95	Description: Painted CMU block typical throughout service areas. Offices are a combination of paneling and painted CMU. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: No reported problems

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	2	\$40,394	5	5	5	85	Description: (3) Sectional steel doors; remainder are HM man doors. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: Manual doors - new. 3 Rolling doors, original - OK
Floors	3	\$60,591	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	2	\$40,394	2	3	5	90	Description: Simplex Alarm panel (upgraded) with horn and strobe. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems - Fire alarm is pull station only (no detection) Previous Comments: Fire alarm upgraded. Office space and toilet room not ADA compliant.
Immed. Site, Ext. Ltg., etc	3	\$60,591	2	3	5	90	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Previous Comments: Parking lot replaced. Walks - no reported problems. Site lighting - no reported problems

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

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

CRV Totals: \$2,019,710 \$20,399 \$482,105 \$419,090 \$1,098,116

Priority Issues Data					0-5 Year Cumulative Data				
\$2,019,710	\$20,399	\$0	1.0%	GOOD	\$502,504	\$401,518	24.9%	\$40,394	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	18	\$84,521	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems
Roof	7	\$32,869	0	5	10	85	Description: Standing seam, metal roofing; Original Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: Roofing penetrations may need sealing. Roof regularly inspected. Hood added over gas meters to protect from ice.
Glazing	0	\$0	0	0	0	100	N/A

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	8	\$37,565	0	3	4	93	Description: Brick masonry. Priority 1: No reported problems Priority 2: Sealant joints at end of life and due for replacement. 2011: No changes reported. Sealant joints at end of life and are due for replacement. 2008: Brick - No reported problems
HVAC	36	\$169,042	0	25	75	0	Description: - Two original Cleaver-Brooks gas-fired, low pressure, steam boilers - 1978-79. Boilers are annually inspected and maintained. Fire tubes show pitting on exterior. College anticipates full replacement by 2020. Priority 1: - No reported problems Priority 2: - Required fire tube maintenance and replacement on a yearly basis. Boilers are at end of useful life and due for replacement. 2011: - During interview and walk-through inspection, no significant issues were noted. - Boiler tube repair/replacement underway. Previous Comments: - Long-term tube deterioration problem resolved with new water treatment program in 2004. - Steam flow recorders replaced as part of Apogee system upgrade.

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	\$51,652	5	35	25	35	Description: Priority 1: - Remediate remainder of domestic water piping issues. Priority 2: - No reported problems. 2011: - Boiler make-up water piping replaced. Recommended boiler tubing cleaning/replacement is under way. - Galvanized piping failing, main lines replaced. Balance of piping requires replacement of long sections when failure occurs. Entire piping system due for replacement. Previous Comments: - Water pressure to campus increased to 80 psi by utility, beginning to damage backflow preventers, valves and galvanized piping. Pressure reducing valves needed for entire campus. - Two hot water tanks, one replaced in 1995 one replaced in 2000.
Primary/Secondary	3	\$14,087	0	0	0	100	Description: Power from elsewhere - No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	5	\$23,478	0	0	5	95	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Lighting	2	\$9,391	0	0	5	95	Description: T8 lamps - No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008:
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	2	\$9,391	0	10	10	80	Description: Two man doors and one large double door; no reported problems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Doors have been painted.
Floors	3	\$14,087	0	0	10	90	Description: Sealed concrete floors. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Some cracking observed.
Bldg., Fire, ADA, Elevators	3	\$14,087	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: - Fire alarm is pull station only (no detection)

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., etc	2	\$9,391	0	5	5	90	No reported problems

CRV Totals: \$469,560 \$2,583 \$64,518 \$153,875 \$248,585

Priority Issues Data					0-5 Year Cumulative Data				
\$469,560	\$2,583	\$0	0.6%	GOOD	\$67,100	\$43,622	14.3%	\$9,391	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	18	\$84,521	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems 2 tunnels - OK
Roof	7	\$32,869	0	5	10	85	Description: Standing seam, metal roofing; Original Priority 1: No reported problems Priority 2: Repair/replace damaged gutter on west elevation. 2011: Gutter is damaged on west elevation. In need of minor roof repairs and flashing of penetrations. 2008: Original metal roof - penetrations may need sealing. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	Description: N/A

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	8	\$37,565	0	2	5	93	Description: Brick Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Masonry was recently tuck-pointed correcting previously noted damage. Previous Comments: Salt damage and deterioration of brick abutting sidewalk, needs tuck pointing

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	36	\$169,042	0	25	75	0	Description: - Two original Cleaver-Brooks gas-fired, low pressure, steam boilers - 1978-79. Priority 1: - No reported problems. Priority 2: Boliers are at end of useful life and due for replacement. 2011: - During interview and walk-through inspection, no significant issues were noted. - Tube maintenance/replacement underway. 2008: - Boilers are annually inspected and maintained: Fire tubes show pitting on exterior. College anticipates replacement by 2020. Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders replaced as part of Apogee system upgrade.

Campus: Main Campus
 Bldg. No: 09
 Building: Boiler House 200 (Library/Tech)
 Area: 2,184sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	\$51,652	5	10	20	65	Description: Priority 1: - No reported problems. Priority 2: Galvanized piping, no serious problems, but condition should be monitored. 2011: - No additional issues noted during walk-through inspection. 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	\$14,087	0	0	0	100	Description: Power from elsewhere - No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	5	\$23,478	0	0	5	95	No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Lighting	2	\$9,391	0	0	5	95	Description: T8 lamps - No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008:

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Voice/Data	0	\$0	0	0	0	100	Description: N/A Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A
Doors	2	\$9,391	10	10	10	70	Description: (1) man door, OK (1) Large double door - original, rusting at bottom and hinges . Due for clean and repaint. Priority 1: Prep and re-paint large double door Priority 2: No reported problems. 2011: Large double door requires to be prepped and re-painted.
Floors	3	\$14,087	0	0	10	90	Description: Sealed concrete: Some cracking - does not appear to be a problem 2011: No reported problems.

Campus: Main Campus
 Bldg. No: 09
 Building: Boiler House 200 (Library/Tech)
 Area: 2,184sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	3	\$14,087	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: - Fire alarm is pull station only (no detection)
Immed. Site, Ext. Ltg., etc	2	\$9,391	0	5	5	90	Description: Short brick landscape wall extending from boiler building removed (had leaked through flashing at top, leaning 2" from vertical at building). Exterior lighting ok. Paved walks in fair condition, grass in poor condition. Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems.

CRV Totals: \$469,560 \$3,522 \$51,229 \$151,668 \$263,141

Priority Issues Data					0-5 Year Cumulative Data				
\$469,560	\$3,522	\$0	0.8%	GOOD	\$54,751	\$31,273	11.7%	\$9,391	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Main Campus
Bldg. No: 10
Building: Boiler House 300 (SSA)
Area: 1,924sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	18	\$74,459	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems
Roof	7	\$28,956	0	5	10	85	Description: Original metal roof Priority 1: No reported problems Priority 2: Repair/replace damaged gutter on North elevation 2011: Gutter is damaged on North elevation. In need of minor repairs and flashings of penetrations. 2008: Penetrations may need sealing. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	N/A

Campus: Main Campus
 Bldg. No: 10
 Building: Boiler House 300 (SSA)
 Area: 1,924sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	8	\$33,093	0	2	5	93	Description: Brick masonry. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Brick - No reported problems
HVAC	36	\$148,918	0	25	75	0	Description: - Two original Cleaver-Brooks gas-fired, low pressure, steam boilers - 1978-79. Anticipated boiler replacement by 2020. Priority 1: - No reported problems Priority 2: Boliers are at end of useful life and due for replacement. 2011: - During interview and walk-through inspection, no significant issues were noted. - Boiler tube repair/replacement underway. Previous Comments: - Long-term tube deterioration problem resolved with new water treatment program in 2004. - Steam flow recorders replaced as part of Apogee system upgrade. - Trane absorption chiller installed in 1989, recently repaired, no reported problems. Currently offline as is cooling tower. - Two condenser water pumps, two chilled water pumps, no reported problems. - Cooling tower fan motors repaired 2004.

Campus: Main Campus
 Bldg. No: 10
 Building: Boiler House 300 (SSA)
 Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	\$45,503	5	35	25	35	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. 2011: - No additional issues noted during walk-through inspection. 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. - Two domestic hot water tanks - 1 replaced in 1999, other replaced in 2002. - New hot water tank added for kitchen in 2003.
Primary/Secondary	3	\$12,410	0	0	0	100	Description: Power from elsewhere - No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

Campus: Main Campus
Bldg. No: 10
Building: Boiler House 300 (SSA)
Area: 1,924sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	5	\$20,683	0	0	5	95	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Lighting	2	\$8,273	0	0	5	95	Description: T8 lamps Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A

Campus: Main Campus
Bldg. No: 10
Building: Boiler House 300 (SSA)
Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	2	\$8,273	10	10	10	70	Description: (1) man door, (1) large double door, no reported problems. Doors are beginning to age and require repainting. Priority 1: Prep and repaint large double door. Priority 2: No reported problems. 2011: Large double door requires to be prepped and repainted.
Floors	3	\$12,410	0	0	10	90	Description: Sealed concrete: Some cracking - does not appear to be a problem Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems

Campus: Main Campus
 Bldg. No: 10
 Building: Boiler House 300 (SSA)
 Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	3	\$12,410	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2011: No change reported. 2008: - Fire alarm is pull station only (no detection)
Immed. Site, Ext. Ltg., etc	2	\$8,273	0	0	5	95	No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No change reported.

CRV Totals: \$413,660 \$3,102 \$56,092 \$135,887 \$218,578

Priority Issues Data					0-5 Year Cumulative Data				
\$413,660	\$3,102	\$0	0.8%	GOOD	\$59,195	\$38,512	14.3%	\$8,273	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	40	\$69,000	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems
Roof	17	\$29,325	2	3	5	90	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems Previous Comments: Metal - No reported problems Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	None

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	20	\$34,500	10	5	5	80	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Replace damaged siding noted below. 2011: No changes reported 2008: Metal siding; cosmetic damage from vehicle / equipment impact. The resulting damage will allow water to enter the building. Condition should be corrected. Previous Comments: Metal - No reported problems
HVAC	0	\$0	0	0	0	100	Description: N/A
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	0	100	Description: N/A
Distribution	0	\$0	0	0	0	100	Description: N/A
Lighting	0	\$0	0	0	0	100	Description: N/A
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	10	\$17,250	2	3	5	90	Description: (2) Overhead sectional doors (2) Man doors Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: 2 overhead roller doors replaced. 2 Man Doors - OK
Floors	10	\$17,250	0	0	5	95	Description: Sealed concrete floor. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No changes reported.
Bldg., Fire, ADA, Elevators	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

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

Immed. Site, Ext. Ltg., etc	3	\$5,175	0	0	5	95	Description:
							Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Priority Issues Data					0-5 Year Cumulative Data				
\$172,500	\$4,382	\$0	2.5%	GOOD	\$7,504	\$0	4.4%	\$3,450	GOOD
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	37	\$77,867	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems. 2008: Building interior was not reviewed in 2008 - building was inaccessible at the time of walk-through.
Roof	14	\$29,463	2	3	5	90	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Correct gutter condition, downspouts are either missing or in dis-repair. 2011: No changes reported. In general, downspouts are either missing or in dis-repair. 2008: Gutters were full of debris and non-functional. Previous Comments: OK Roof regularly inspected.

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	3	\$6,314	2	3	5	90	Description: Aluminum framed windows. Priority 1: No reported problems Priority 2: Some of the screen assemblies are in need of repair. 2011: No changes reported. Some of the screen assemblies are in need of repair. 2008: No reported problems. Previous Comments: A couple of windows - no reported problems.
Cladding	14	\$29,463	2	25	3	70	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Wall panels are due for repaint, some panels are damaged. 2011: No changes reported. 2008: Metal panels appear to have original, factory finish - nearing end of life Previous Comments: OK
HVAC	0	\$0	0	0	0	100	Description: N/A
Plumbing	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	2	\$4,209	0	0	5	95	Description: 100 Amp Service Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: N/A Previous Comments: None 100 A service added.
Distribution	1	\$2,105	0	0	5	95	Description: Circuit breaker panel. Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	1	\$2,105	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Minimal
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A
Doors	15	\$31,568	2	3	5	90	Description: (1) exterior man door and (1) overhead door Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Rusted manual overhead door replaced with power operated unit.

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Floors	10	\$21,045	0	0	5	95	No reported problems
Bldg., Fire, ADA, Elevators	3	\$6,314	40	0	0	60	Description: -Natural gas line installed from SAE Building to the Technology Building was run above grade and is protected from damage by a large steel pipe. This installation is not code compliant and should be corrected. Priority 1: Correct surface mounted gas line as noted above. Priority 2: No reported problems 2011: No changes reported. Gas pipe routing not remediated.
Immed. Site, Ext. Ltg., etc	0	\$0	0	0	0	100	Description: Included with SAE Building

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

Priority Issues Data					0-5 Year Cumulative Data				
\$210,450	\$4,462	\$0	2.1%	GOOD	\$13,848	\$3,325	6.6%	\$4,209	FAIR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	40	\$18,400	35	0	0	65	Description: Wood frame structure over slab on grade foundation Priority 1: Correct failing sidewalls. Priority 2: Out of plumb bearing wall should be corrected. Refer to note below. 2011: No changes reported. 2008: -Salt has pushed the rear wall of the building out of plane. Currently the wall is restrained using a series of wooden braces. Wall should be restored to plumb and level condition once the salt supply is emptied. Previous Comments: No reported problems.
Roof	15	\$6,900	0	0	5	95	Description: Composition shingles on plywood sheathing. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Roof was not included in Structure Tek's review of campus roofing condition. Previous Comments: No reported problems. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	Description: N/A

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

Yr Built: 1999 Floors: 1

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	20	\$9,200	0	0	5	95	Description: Plywood (T-111 style) combination sheathing / siding. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems (refer to structure for comments on wall deflection).
HVAC	0	\$0	0	0	0	100	Description: N/A
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	0	100	Description: N/A
Distribution	0	\$0	0	0	0	100	Description: N/A
Lighting	0	\$0	0	0	0	100	Description: N/A
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A

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

Yr Built: 1999 Floors: 1

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	15	\$6,900	0	50	5	45	Description: (1) overhead door Priority 1: No reported problems Priority 2: Overhead door tracks and associated door hardware are failing due to the corrosive nature of the salt and are nearing end of useful life. 2011: No changes reported.
Floors	10	\$4,600	0	0	0	100	No reported problems
Bldg., Fire, ADA, Elevators	0	\$0	0	0	0	100	Description: N/A
Immed. Site, Ext. Ltg., etc	0	\$0	0	0	0	100	Description: Included with Power Plant

CRV Totals: \$46,000 \$6,440 \$3,450 \$1,150 \$34,960

Priority Issues Data					0-5 Year Cumulative Data				
\$46,000	\$6,440	\$4,140	14.0%	POOR	\$9,890	\$7,590	21.5%	\$920	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	20	\$2,746,444	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Slab on grade; no reported problems Steel frame structure; no reported problems.

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

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

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	3	\$411,967	3	10	65	22	<p>Description:</p> <ul style="list-style-type: none"> - EPDM (Fully-adhered) - 2004 - EPDM (Ballasted) - 2007 <p>Priority 1:</p> <ul style="list-style-type: none"> - A majority of the roof to wall transitions are not yet repaired and will require corrective action. <p>Priority 2:</p> <ul style="list-style-type: none"> - Coping metal at metal panel system does not properly slope back to the roof. A line of sealant was added to keep water from streaking the visible face of the metal panels. This corrective action results in small areas of ponding water. Condition should be carefully monitored for evidence of water infiltration into and behind the metal panel system <p>2011:</p> <ul style="list-style-type: none"> - No changes reported. <p>2008:</p> <ul style="list-style-type: none"> - Structure Tek rating is 85 out of 100 score - Previously identified leaks have been repaired - Masonry removed, original failed flashing was removed and replaced with new work. <p>Previous Comments:</p> <ul style="list-style-type: none"> - Original EPDM roof - Multiple roof leaks since new, all repaired under warranty,. Currently 6 known leaks, condition requires continued monitoring.

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	4	\$549,289	2	3	5	90	Description: Aluminum framed glazing system Priority 1: No reported problems Priority 2: -Sealant where frames abut metal panel system is failing and is due for replacement. 2011: No changes reported. 2008: Extensive aluminum framed glazing system along north wall, no reported problems.

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

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

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	7	\$961,255	2	3	10	85	Description: Split and smooth face Concrete Masonry Units Priority 1: No reported problems Priority 2: -Exterior masonry joints are beginning to age and will require tuck-pointing in the near future. Masonry expansion / control joint sealants are likewise nearing end of life and will require general repair and replacement. 2011: Some of the synthetic stucco issues have been corrected at the north exterior soffit. Repair of exterior masonry issues, i.e.: replacement of joint sealants, correction of improperly installed wall flashings and investigation of water intrusion and failed mortar joints, is on-going. An "open gap" (to the building interior) was observed in the curtain wall system at the North elevation. 2008: -Exterior CMU masonry was cleaned to remove evidence of masonry efflorescence. At time of walk-through efflorescence was returning in selected areas. The source of the moisture within the masonry is unknown. -Exterior soffit: Synthetic stucco on cementitious backer panels is cracking at panel joints. At time of walk-through one panel had failed, fell from the building, and needed to be refinished.

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

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

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	15	\$2,059,833	0	5	5	90	Description: - Two gas fired Cleaver-Brooks heating hot water boilers - Two grade-mounted, air-cooled, water chillers - Attic mounted AHU's operate with variable frequency drives. - Smaller rooftop air handling units at office areas - Theatre zone has humidification; No reported problems. - VAV boxes with terminal reheat. - Perimeter radiant heat: Belimo valves were subject to a recall and College is replacing failed units on an as-needed basis. - Controls on Trane EMS computer. Priority 1: - IT Room H143 should have a door grille for air transfer. - Replacement of Square D VFDs has been identified. Nine units to be replaced. Total of 18 VFDs. Priority 2: - Replacement of Square D VFDs has been identified. Nine units to be replaced. 2011: - Square D VFD controls are failing. During interview and walk-through inspection, no other significant issues were noted. 2008: No reported problems. Previous Comments: No reported problems.

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	7	\$961,255	0	0	5	95	<p>Description:</p> <p>Priority 1: - No reported problems</p> <p>Priority 2: - No reported problems</p> <p>2011: - No noted issues during walk-through inspection.</p> <p>2008:</p> <p>Previous Comments: No reported problems.</p>
Primary/Secondary	6	\$823,933	0	5	5	90	<p>Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: -The building has experienced a number of electronic component failures including multiple fire alarm panel boards, boiler flame sensors, VFD controllers, and CW pump starters. These could be independent failures or symptoms of a larger problem.</p> <p>Previous Comments: No reported problems.</p>

Campus: Main Campus
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 penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	4	\$549,289	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems. Previous Comments: No reported problems.
Lighting	4	\$549,289	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: No reported problems.

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

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

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Voice/Data	3	\$411,967	3	0	5	92	Description: Priority 1: Replace wireless equipment. Priority 2: No reported problems. 2011: -Wireless system is failing and replacements are not obtainable. -Approximately 15-18 phone/data pairs were lost during construction.
Ceilings	3	\$411,967	0	0	5	95	Description: 2x4 suspended ceilings throughout. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Previous Comments: No reported problems.

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

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

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Walls	8	\$1,098,577	0	2	5	93	Description: Gypsum board on metal stud framing. Priority 1: No reported problems Priority 2: No reported problems 2011: Repainting of problematic wall surfaces (was done in 2009). 2008: Public areas require annual painting due to flat sheen and color selection. Previous Comments: No reported problems.
Doors	4	\$549,289	0	0	10	90	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.

Campus: Main Campus
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 penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Floors	5	\$686,611	0	0	10	90	Description: -VCT flooring within corridors -Broadloom carpet within lobby and select areas of the theatres -Epoxy flooring within the auditorium seating areas; no reported problems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Replacement of failed carpet in: Atrium, Hallways, Classrooms and Boardroom was done. 2008: -Broadloom carpeting in the main lobby has a number of seam failures and has some buckling at the walls. This may be due to poor installation. Carpet in these areas will require replacement soon. -Stage flooring is scheduled and funded for sanding and regular maintenance. Previous Comments: VCT typical in corridors, no reported problems.

Campus: Main Campus

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 penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$549,289	0	5	5	90	<p>Description: Building is sprinkled throughout. Building alarm includes horns, strobes, detection, and pull stations. Due to date of completion, facility is assumed to meet applicable codes.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. -All fire alarm issues have been resolved.</p> <p>2008: Fire alarm panel was recently replaced due to failure. At time of walk-through, building was experiencing false alarms.</p> <p>Previous Comments: Meets current codes, no reported problems.</p>
Immed. Site, Ext. Ltg., etc	3	\$411,967	0	0	5	95	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: No reported problems.</p> <p>Previous Comments: Area upgraded as part of site development for new building, no reported problems</p>

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

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

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

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

CRV Totals: \$13,732,218 \$54,929 \$280,137 \$1,043,649 \$12,353,503

Priority Issues Data					0-5 Year Cumulative Data				
\$13,732,218	\$54,929	\$0	0.4%	GOOD	\$335,066	\$0	2.4%	\$274,644	GOOD
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	35	\$43,470	0	0	5	95	Description: Slab on grade foundation; no reported problems Split face, load bearing masonry walls (CMU); no reported problems Priority 1: No reported problems Priority 2: Cracks in the CMU exterior wall, primarily at the ends of steel lintels over the overhead sectional doors; should be remediated. 2011: Cracks through CMU exterior wall, primarily at the ends of steel lintels over the overhead sectional doors were observed.
Roof	15	\$18,630	2	3	5	90	Description: Composition shingles on plywood sheathing. Priority 1: No reported problems Priority 2: Install splash blocks as noted below. Reconnect downspout to underground pipe at North elevation. 2011: No changes reported. Downspout at North elevation has become disconnected from underground drainage pipe. 2008: -Roof was not included in Structure Tek's review of campus roofing condition. -Gutters currently drain to immediate grade. Splash blocks should be installed to limit splash onto the building
Glazing	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	14	\$17,388	0	0	5	95	Description: Split face, concrete masonry units (see Structural) Vinyl siding at gable ends Aluminum fascia and soffit Priority 1: No reported problems Priority 2: No reported problems 2011: No change reported.
HVAC	5	\$6,210	0	0	50	50	Description: (2) ceiling mounted, gas-fired, Reznor furnaces Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	5	95	N/A

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	2	\$2,484	0	0	5	95	Description: 200 Amp, 3 phase service Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.
Lighting	1	\$1,242	0	0	5	95	Description: Surface mounted, 1x4 T-8 Fixtures Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems
Voice/Data	0	\$0	0	0	0	100	N/A
Ceilings	0	\$0	0	0	0	100	Description: Painted gypsum board Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Walls	0	\$0	0	0	0	100	Description: Painted CMU Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Doors	15	\$18,630	10	5	5	80	Description: (2) overhead sectional doors (4) steel man doors with integral lite Priority 1: No reported problems Priority 2: Doors and frames are protected with primer only. Doors and frames should be painted to protect them from moisture damage. 2011: No changes reported.
Floors	10	\$12,420	0	0	5	95	Description: Sealed Concrete Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	0	\$0	0	0	0	100	Description: Dedicated alarm panel with pull stations, horn, and strobe Battery powered emergency exit lighting Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems
Immed. Site, Ext. Ltg., etc	3	\$3,726	0	0	5	95	Description: Wall mounted site lighting Concrete stoop, asphalt paving abuts concrete slab on grade Door hardware appears to be ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2011: Exposed gas line at grade between SAE Building and Technology Butler Building - condition is not compliant.

CRV Totals: \$124,200 \$2,236 \$1,490 \$9,005 \$111,470

Priority Issues Data					0-5 Year Cumulative Data				
\$124,200	\$2,236	\$0	1.8%	GOOD	\$3,726	\$0	3.0%	\$2,484	GOOD
CRV	DMB	EXCESS	FCI	RATING	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		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	19	\$657,286	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame with burnished face concrete masonry walls Priority 1: No reported problems. Priority 2: No reported problems. 2011: No changes reported.
Roof	5	\$172,970	10	5	5	80	Description: Flat EPDM (fully adhered) roof; nearing end of life. Composition shingles; replaced in 2006 Priority 1: Replace flat roofing over main entrance. Priority 2: No reported problems 2011: No changes reported. Tree limbs have been trimmed. 2008: Structure Tek rating is 70 out of 100 score 2006: Composition shingles were replaced 2005: Leaks near exhaust fan penetration repaired Previous Comments: Trees require trimming to prevent additional roof damage from falling limbs.

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

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

Notes:

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

Campus: Whitman Center

Bldg. No: 16

Building: Whitman Center

Area: 17,650sf Yr Built: 1991 Floors:1

Use Types:

10 % Administration

20 % Lab

70 % Classroom

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	7	\$242,158	5	15	25	55	<p>Description: Burnished concrete masonry units (CMU) with 4x4 and 8x8 scored faces. Metal fascia panels along continuous, integral gutter.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Monitor moisture levels within CMU veneer masonry. Topical sealer may aid in limiting moisture infiltration and also reduce evidence of moss / mildew on the north side of the building. Exterior building ceiling joints are at the end of life, replace.</p> <p>2011: No changes reported. Exterior building sealant joints are failing and at the end of life.</p> <p>2008: Burnished CMU were cleaned in 2007 to remove efflorescence. Walls were also tuck-pointed and re-sealed. Aluminum fascia panels were replaced in 2006 when the composition roofing was replaced.</p> <p>Previous Comments: Ongoing efflorescence problem full height of walls, possibly partly due to water wicking from ground. Problems have appeared to stabilize - no recent increase in efflorescence. Anodized aluminum fascia panels pitting.</p>

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

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

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	14	\$484,316	5	5	25	65	<p>Description:</p> <ul style="list-style-type: none"> - One rooftop mounted AHU with on-board air-cooled DX cooling. - Two Weil-McLain heating hot water boilers supplying heating hot water to a coils for heating. Unit was replaced in 2010. - Air distribution is by VAV boxes above the ceiling w/pneumatic controls. - Finned-tube radiant heat under all windows. - Exhaust fans with light switch control in meeting rooms. - Controls: Pneumatic controls except at RTU, upgraded for remote control using Siemens system. Remote access is limited to monitoring only and does not allow for remote diagnostic or operation. <p>Priority 1:</p> <ul style="list-style-type: none"> - Repair hole in other closet ceiling near Lobby; has a hole in the fire-rated ceiling gyp-board. - Repair small hole through fire-rated gyp-board wall in Maintenance Office. <p>Priority 2:</p> <ul style="list-style-type: none"> - Provide ventilation for IT closet near lobby - too warm. - No reported problems. <p>2011:</p> <ul style="list-style-type: none"> - During interview and walk-through inspection, no significant issues were noted. - New (2010) Roof Top Unit installed for whole building. <p>2008:</p> <p>Previous Comments:</p> <ul style="list-style-type: none"> - 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. <p>Leaking condenser coil requires additional refrigerant occasionally.</p> <p>Previous Comments:</p> <p>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.</p> <p>Previous Comments:</p> <p>HVAC System at maximum capacity with computer heat loads.</p> <p>Fin tubes, No reported problems</p>

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

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

Notes:

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

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

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

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	6	\$207,564	0	5	5	90	<p>Description: Building receives 208V, 3-phase power from outside pad-mounted transformer. Transformer is owned by the power company.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: - During interview and walk-through inspection, no significant issues were noted. Power conditioning has been installed.</p> <p>2008: - College has experienced on-going electrical problems with the facility. An observed power factor of .70 led the College to install a Power Conditioning Capacitors. College plans to install a new meter for monitoring and data logging to evaluate the effectiveness of the unit.</p> <p>Previous Comments: No reported problems.</p>
Distribution	4	\$138,376	0	0	5	95	<p>Description:</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: - High ground water levels result in water / moisture infiltration at some of the cast in place electrical boxes. College is aware of the problem and monitors the condition.</p>

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

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

Notes:

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

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

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

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	4	\$138,376	5	5	10	80	<p>Description: 2x2 Acoustical Ceiling Panels (ACP) and Gypsum Board;</p> <p>Priority 1: 1X1 hole in janitor closet fire-rated ceiling should be closed up.</p> <p>Priority 2: Investigate and correct moisture bloom noted below</p> <p>2011: Gypsum board repairs were made in 2010. Moisture within the ceiling/roof assembly - not yet repaired. During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: College is self-performing corrections to cracking and moisture damage. College is installing isolation joints to reduce the appearance of future cracking in some location. This may prove to be a temporary correction. During walk-through evidence of a moisture 'bloom' was observed near one of the entries. Source of moisture should be identified and corrected.</p> <p>Previous Comments: 2 x 2 - No reported problems</p>
Walls	7	\$242,158	2	3	5	90	<p>Description: Gypsum board typical</p> <p>Priority 1: Wall in Maintenance Room has hole for wiring in fire-rated wall and should be closed up.</p> <p>Priority 2: No reported problems.</p> <p>2011: Gypsum board "window liners" - repairs were made in 2010. Many of the gypsum board "wall cracking" - repairs were made in 2010.</p> <p>2008: Drywall in corridors cracking, possibly from blower unit vibration.</p>

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

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

Notes:

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

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

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

Notes:

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

CRV Totals: \$3,459,400 \$77,145 \$109,317 \$341,443 \$2,931,496

Priority Issues Data					0-5 Year Cumulative Data				
\$3,459,400	\$77,145	\$0	2.2%	GOOD	\$186,462	\$13,492	5.4%	\$69,188	FAIR
CRV	DMB	EXCESS	FCI	RATING	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		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	35	\$19,320	0	0	5	95	Description: Wood frame. Priority 1: No reported problems Priority 2: No reported problems. 2011: No reported problems.
Roof	12	\$6,624	100	0	0	0	Description: Composition shingles on plywood sheathing. Priority 1: Roofing was not replaced during the 2006 re-roof of the main building. Roofing is at end of life and due for replacement Priority 2: No reported problems. 2011: No changes reported. 2008: Shingled, at end of life, due for replacement. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	14	\$7,728	20	5	5	70	Description: Plywood siding with wood trim. Priority 1: Plywood siding needs painting. Wood trim, in some areas, needs to be replaced. All wood trim needs painting. Priority 2: No reported problems. 2011: Cladding issues noted.
HVAC	3	\$1,656	0	0	50	50	Description: Two (2) electric wall heaters. Priority 1: - No reported problems. Priority 2: - No reported problems. 2011: During interview and walk-through inspection, no problems were reported.
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Walls	0	\$0	0	0	0	100	Description: N/A
Doors	10	\$5,520	90	0	0	10	Description: One man door and one overhead sectional door. Priority 1: Replace overhead sectional door and man door. Priority 2: No reported problems. 2011: Exterior - overhead sectional door and man door are at end of life and due for replacement.
Floors	10	\$5,520	0	0	5	95	Description: Concrete Priority 1: No reported problems. Priority 2: No reported problems. 2011: - No reported problems
Bldg., Fire, ADA, Elevators	4	\$2,208	0	5	10	85	Description: No fire system, security system only.

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

Use Types:
 100% Storage/Maintenance

Notes:

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

Immed. Site, Ext. Ltg., etc	2	\$1,104	0	5	10	85	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
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CRV Totals: \$55,200 \$13,138 \$552 \$3,064 \$38,447

Priority Issues Data					0-5 Year Cumulative Data				
\$55,200	\$13,138	\$10,378	23.8%	POOR	\$13,690	\$10,930	24.8%	\$1,104	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 18,321sf Yr Built: 1956 Floors:1

Use Types:
45 % Vocational Lab
55 % Storage/Maintenance

Notes: 6,770 sf renovated and occupied for welding operations in 2011 (built in 1993). Balance not currently utilized.
5,836 sf (1956); 2,777 sf (2006); 2,938 sf (2008).

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	20	\$520,316	0	0	5	95	<p>Description: Pole-barn construction. Slab-on-grade construction. Wood frame structure.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: No reported problems.</p>
Roof	14	\$364,221	3	2	5	90	<p>Description: Metal panels with exposed, gasketed fasteners.</p> <p>Priority 1: Correct the roof drainage issues (downspouts) at 1956, 2006, and 2008 buildings.</p> <p>Priority 2: No reported problems.</p> <p>2011: Roof drainage issues were observed at downspouts and splashblocks at 1956, 2006, and 2008 buildings.</p>
Glazing	1	\$26,016	0	2	3	95	<p>Description: Aluminum framed, operable, windows.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: Monitor operation and condition of windows.</p> <p>2011: No reported problems.</p>

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 18,321sf Yr Built: 1956 Floors:1

Use Types:
45 % Vocational Lab
55 % Storage/Maintenance

Notes: 6,770 sf renovated and occupied for welding operations in 2011 (built in 1993). Balance not currently utilized.
5,836 sf (1956); 2,777 sf (2006); 2,938 sf (2008).

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	14	\$364,221	0	5	3	92	<p>Description: Metal panels with exposed, gasketed fasteners.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: Replace plywood siding wainscot at the west elevation of 1956 building.</p> <p>2011: Plywood siding wainscot at the west elevation of 1956 building possible maintenance issue.</p>
HVAC	5	\$130,079	0	5	10	85	<p>Description: Welding Center operations served by gas-fired unit heaters and ceiling fans. Welding Center Classroom served by through-wall AC unit.</p> <p>1956 Building office served by gas-fired furnace with AC and grade-mounted condensor outside. Factory side is currently not heated, furnace is turned off.</p> <p>Production bays added in 2006 and 2008 heated by rafter-hung, gas-fired unit heaters, vented through roof. Ceiling fans circulate air.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	10	\$260,158	0	2	5	93	<p>Description: 1-year old gas-fired domestic water heater located in 1993 Welding Center. Bathroom fixtures and shower are older, but in good condition.</p> <p>1956 Building office bathrooms are configured for handicap access.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>
Primary/Secondary	5	\$130,079	0	0	0	100	<p>Description: Pole-mounted transformer for building 3-phase power @ 480 VAC. Inside transformer provides 208 VAC.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>
Distribution	13	\$338,206	0	0	0	100	<p>Description: New shunt-trip buss-duct for welding operations; circuit breakers for lighting/receptacles for Welding Center.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>

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 45 % Vocational Lab
 55 % Storage/Maintenance

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 5,836 sf (1956); 2,777 sf (2006); 2,938 sf (2008).

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	5	\$130,079	0	0	0	100	<p>Description:</p> <p>1956 Building: 4-foot, surface-mounted, covered, T8 fixtures for the Offices and no overhead lighting observed in the Factory Area.</p> <p>1993 Welding Operations: Chain-hung, 4-foot exposed, mixture of 2-lamp and 4-lamp T8 fixtures. Classroom has surface-mounted, 4-foot exposed, 2-lamp T8 fixtures.</p> <p>2006 and 2008 Buildings use rafter-surface-mounted, 8-foot, 4-lamp, tT8 fixtures.</p> <p>Battery-powered emergency lighting throughout.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>
Voice/Data	3	\$78,047	0	0	0	100	<p>Description:</p> <p>No wireless service provided.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>

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System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	1	\$26,016	0	0	5	95	<p>Description: Exposed construction at Shop Areas. Gypsum board at Toilet Rooms, Classroom, Break Room, and other built-out rooms.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: No reported problems.</p>
Walls	2	\$52,032	0	2	3	95	<p>Description: Gypsum board on wood studs at Toilet Rooms, Office Area, and Classroom. Corrugated metal siding on wood studs at individual welding stations.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: No reported problems.</p>
Doors	2	\$52,032	0	2	10	88	<p>Description: Insulated metal-clad man doors: exterior Metal-clad and wood hollow-core man doors: interior Over-head, insulated metal clad, sectional doors: exterior.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: Paint man door on South elevation of 1993 Building.</p> <p>2011: Painting is needed on man door on South elevation of 1993 Building.</p>

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System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Floors	2	\$52,032	0	15	5	80	<p>Description: Carpet at Classroom and general Administrative areas. Ceramic tile (12x12) at Toilet Rooms, 1956 Building Lobby and center aisle area, Exposed concrete at Shop areas, some large patches.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: Replace carpet in 1956 Building; carpet is at the end of useful service life.</p> <p>2011: Carpet is worn, dirty, and is at end of useful service life in 1956 Building.</p>
Bldg., Fire, ADA, Elevators	1	\$26,016	0	0	5	95	<p>Description: Toilet Rooms do not comply with current ADA standards. Fire Alarm system is new. Security System is new.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>

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Area: 18,321sf **Yr Built:** 1956 **Floors:** 1

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 5,836 sf (1956); 2,777 sf (2006); 2,938 sf (2008).

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., etc	2	\$52,032	10	2	3	85	<p>Description: Exterior lighting consists of a mix of wall-mounted HID, incandescent flood lights, and some pole-mounted mercury vapor lights. Each exit door has a light.</p> <p>Priority 1: At the northwest corner of 2006 Building, the exterior man door needs a concrete slab on grade. At the northwest corner of 2006 Building, the exterior man door needs a concrete slab on grade. At the north wall overhead, roll-up door of the 2008 Building, a concrete slab on grade is needed.</p> <p>Priority 2: No reported problems.</p> <p>2011: Exterior slabs on grade are missing at 2006 and 2008 Buildings.</p>

CRV Totals: \$2,601,582 \$16,130 \$48,650 \$95,478 \$2,441,325

Priority Issues Data					0-5 Year Cumulative Data				
\$2,601,582	\$16,130	\$0	0.6%	GOOD	\$64,779	\$0	2.5%	\$52,032	GOOD
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Hurd Road
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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

Deferred Maintenance Report - All assessed facilities

Monroe County Community College

Facility Stats

Number of Building	18
Oldest Building	1956
Newest Building	2004
Avg. Year Built	1980
Avg. Cost per S.F.	\$205

Facilities Condition Index - All assessed facilities

Priority Issues Data						0-5 Year Cumulative Data				
401,172	\$82,153,402	\$1,129,651	\$14,518	1.4%	GOOD	\$6,380,674	\$2,693,453	7.8%	\$1,643,068	FAIR
TOTAL S.F.	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Deferred Maintenance Detail Report - by Building Monroe County Community College

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes: Lower level below grade.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	20	\$1,958,601	0	2	5	93	<p>Description: Poured concrete basement with slab on grade foundation. Concrete frame with concrete masonry block infill.</p> <p>Priority 1: None observed / reported</p> <p>Priority 2: Moisture problem in basement (at room C-3) requires additional investigation and remediation</p> <p>2011: It was reported that problem in Room C-3 still exists, the problem in Room C-16 appears to have been corrected.</p> <p>2008: -Ongoing water / moisture infiltration through the foundation walls. The moisture appears to be the result of underground or hydrostatic sources; minimal leaking is associated with heavy rains. Efflorescence / evidence of moisture was specifically noted in the small theatre and within IT storage area. Problem is on-going. -Limited masonry cracking observed at main stairwell. The fractures appear to be stabilized.</p> <p>Previous Comments: -Room C-3 leaked from cracks, room C-10 leaked at roof conductor exit. In-house team excavated, waterproofed and backfilled in 2001</p>

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

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System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	7	\$685,510	0	3	5	92	<p>Description: Brick with concrete panel fascia panels</p> <p>Priority 1: None observed / reported</p> <p>Priority 2: Minor brick joint tuck-pointing required at North elevation</p> <p>2011: Sealant joints at fascia panel joints were replaced in 2010.</p> <p>2008: Brick cladding - no reported problems Soffit and fascia require minor repair and repaint - all sides.</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	17	\$1,664,811	2	3	20	75	<p>Description:</p> <ul style="list-style-type: none"> - Steam provided from Boiler House 200 and shared with East/West Technology Buildings - Physical Plant provides chilled water - Independent heat pump split-system installed to cool Server Room C-12 (2005) - Independendent split Acsystem serves IT in C105. - Pneumatic terminal controls on an Apogee DDC framework <p>Priority 1:</p> <ul style="list-style-type: none"> Replace ventilation dampers in Electrical Room. Replace chilled water valves. Replace reduced voltage starter for main AHU. <p>Priority 2:</p> <ul style="list-style-type: none"> None observed / reported <p>2011:</p> <ul style="list-style-type: none"> -Chilled water valves are due for replacement. -Reduced voltage starter for main AHU 40-HP fan motor at end of useful service life. <p>2008:</p> <ul style="list-style-type: none"> -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.

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
							<p>Previous Comments:</p> <ul style="list-style-type: none"> -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.
Plumbing	8	\$783,440	2	23	5	70	<p>Description: Galvanized piping throughout building.</p> <p>Priority 1: Electrical Room Areaway draining needs remediation.</p> <p>Priority 2: Domestic hot water piping is assumed to be fouled and nearing end of life. Provide domestic water piping replacement or epoxy lining.</p> <p>2011: - Electrical Room Areaway floor drain is allowing water to corrode and damage ventilation damper. - Domestic water piping will need epoxy lining or replacement.</p> <p>2008: - Public utility is running water to College at 80psi. Historically this has caused problems on campus. MCCC has started a program to install new pressure reducing valves to address pressure levels throughout campus - New domestic water heaters installed (2005) - Plumbing fixtures were replaced. (2007) - Flush valves, lavatory faucets were replaced. (2007) - Waste lines were cleared of blockage (2007)</p> <p>Previous Comments: - Original fixtures, newer faucets (10 years)</p>

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System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	6	\$587,580	0	5	10	85	<p>Description: Main distribution is from the power house. Power is distributed via a loop system at 13,200V. CLRC is stepped down to 208 / 240 V</p> <p>Priority 1: None observed / reported</p> <p>Priority 2: None observed / reported</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>-Building is below capacity. No reported problems. -Secondary: Building is below capacity. No reported problems.</p> <p>Previous Comments: -Newer transformer - installed in the 1980's. -At maximum capacity, due to equipment load.</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	4	\$391,720	0	10	20	70	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: -MCCC conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. Demand for additional capacity is handled through the installation of new panels.</p> <p>Previous Comments: At maximum capacity</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	\$391,720	0	0	5	95	<p>Description: Recessed fluorescent fixtures with T-8 lamps</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: -Level 2 fixtures are now being upgraded to T5 fixtures with multi-level ballasts. College noted that light levels are perceived to be low in renovated areas.</p> <p>1999: Building was upgraded to T-8 fixtures.</p>

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System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Voice/Data	4	\$391,720	20	0	5	75	<p>Description:</p> <p>Priority 1: Wireless is failing and replacements are not obtainable. Provide new wireless head-end PCs and equipment. Investigate and remediate why battery-backup for digital PBX is not connected and in use.</p> <p>Priority 2: No reported problems</p> <p>2011: Voice/data/wireless -Recommend a campus-wide, all inclusive study for future direction of voice/data/wireless systems.</p> <p>2008:</p> <p>Previous Comments: College has not converted to VoIP phones systems Campus servers are located in this building No central clock system is in place (including a wireless system)</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	3	\$293,790	0	25	10	65	<p>Description: 12x12 spline tile (Basement and Level 2) 2x2 Acoustical ceiling tile (Level I and updated Classrooms) 2X4 Acoustical tile in Classrooms</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Basement ceilings due for replacement due to past damage</p> <p>2011: No changes reported.</p> <p>2008: Funded plans are in place to replace upper level ceilings with 2x2 acoustical ceiling tile.</p> <p>Previous Comments: Level 1: New tile installed prior to 2005 report. Basement and Level 2: Original 12x12 spline tile</p> <p>-Ceiling damage in corridors from above-ceiling work. -2x2 ceilings in classrooms showing dirt near supply outlets.</p>

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Walls	6	\$587,580	0	5	0	95	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: Some minor settlement cracking in the block walls - basement/second floor. Stress cracking observed in brick walls at main stairwell. Recommend monitoring condition.</p> <p>2001: Basement and second floor repainted.</p>
Doors	4	\$391,720	10	15	5	70	<p>Description: Aluminum exterior doors and frames</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Aluminum doors and frames original. Doors cleaned and thresholds repaired, but doors and hardware nearing end of life. Stair tower doors - wood is in poor condition and at end of life-Double doors at Learning Assistance Lab - hinges damaged, doors stick, doors swing too far into corridor for safety.</p> <p>2011: No changes reported.</p> <p>2008: -Exterior door threshold heaved and cracked.</p> <p>Previous Comments: -Second floor/basement are original, hardware not ADA compliant. -Interior library doors new in 2001.</p>

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

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Bldg., Fire, ADA, Elevators	4	\$391,720	2	8	10	80	<p>Description:</p> <ul style="list-style-type: none"> - Toilet rooms received ADA upgrades where possible in 2006. Some toilet rooms are not ADA adaptable; wider entry and removal of one stall is required. <p>Priority 1:</p> <ul style="list-style-type: none"> - No reported problems <p>Priority 2:</p> <ul style="list-style-type: none"> - Learning Assistance Lab rear access door swings into corridor reducing clear width - Theatre seating in room C-3 is due for replacement <p>2011:</p> <ul style="list-style-type: none"> - No changes reported. - Fire Alarm - During interview and walk-through inspection, no significant issues were noted. <p>2008:</p> <ul style="list-style-type: none"> - Learning Assistance Lab (for disabled students) on 2nd floor: rear access door has been modified to be accessible. Door swings into the exit access corridor. - Fire alarm updated - Horns and strobes - Stairwell railings have acrylic infill panels to meet current openness requirements. - Fire sprinklers are installed in the mechanical and storage rooms only. - Elevators under service contract. Equipment upgraded due to cylinder leak. <p>2001: Elevator controls were updated to ADA compliance</p> <p>2007: Toilet rooms were upgraded to meet current ADA requirements</p> <p>2008: Not all door hardware is ADA compliant.</p> <p>2008: Theater seating in room C-3 at end of life.</p>

Campus: Main Campus

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Use Types:

40 % Library

60 % Classroom

Notes: Lower level below grade.

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

CRV Totals: \$9,793,003 \$223,280 \$919,563 \$1,077,230 \$7,572,929

Priority Issues Data					0-5 Year Cumulative Data				
\$9,793,003	\$223,280	\$0	2.3%	GOOD	\$1,142,843	\$653,193	11.7%	\$195,860	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

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

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$646,360	5	40	40	15	Description: - Anodized aluminum window framing with non-insulated glazing. Priority 1: - No reported problems Priority 2: Windows are at end of useful life and due for replacement. 2011: - No changes reported. 2008: - Original single pane; no reported problems. - Double paned glazing (primarily located within the addition) was resealed along the south wall.
Cladding	6	\$775,632	0	0	5	95	Description: Brick with concrete panel fascia panels; No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	16	\$2,068,352	1	4	15	80	Description: - Steam from Boiler House 300 and Power Plant (Chilled Water) - The 100-ton absorption chiller is off-line. Chiller could be a "shoulder season" unit but requires significant investment and is nearing end of life. - Two (2) AHU in the original building. (1) unit serving cafeteria only. (1) AHU serves the addition - One (1) 30-ton DX RTU serves the culinary arts area - One (1) Make up air unit for the kitchen Priority 1: Outside air damper section not bolted to wall in basement Mechanical Equipment Room. Priority 2: Food odors in central corridor (upon entering) suggest air balance issue or not enough kitchen exhaust. Data Room A173A is too warm. 2011: - During interview and walk-through inspection, no significant issues were noted. - Reheat coil valves were replaced in 2011.

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Served renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	9	\$1,163,448	0	20	10	70	Description: Galvanized domestic piping (1968) Copper domestic piping within 1988 addition Priority 1: No reported problems. Priority 2: Galvanized piping is near or at end of life and due for replacement. 2011: -No changes reported. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -Replaced main building supply (2004) -Toilet fixtures were replaced (2007) Previous Comments: -Basement floor drains require on-going maintenance; clean-out scheduled every three years. -Galvanized piping throughout is near or at end of life. Assume replacement or epoxy lining within 10 years (1968).

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	5	\$646,360	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Transformer supplies power to the building from campus loop power. No reported problems. Secondary: Switchgear has blanks available for expansion.
Distribution	4	\$517,088	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power.

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

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

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

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

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Seryery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

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

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$517,088	0	5	10	85	Description: - Toilet rooms received ADA upgrades where possible in 2006. Some toilet rooms are not ADA adaptable; wider entry and removal of one stall is required. - Fire suppression systems in good condition, cafeteria kitchen system new with renovation. - Culinary Arts Kitchen renovated (2003). - Original hydraulic elevator Priority 1: - No reported problems Priority 2: - No reported problems 2011: - No changes reported. - Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: - Elevator jack and shaft replaced
Immed. Site, Ext. Ltg., etc	3	\$387,816	25	15	10	50	Description: Concrete paving at exits replaced in 2006 Priority 1: -East entry concrete steps poorly constructed - risers vary in height, treads are too shallow and uneven. Creates tripping hazard Priority 2: Glass covered walkway between this and East Technology Building leaks in multiple locations. Repaired repeatedly, but steel rusting, paint peeling. 2011: South entry steps and slab were replaced 2009.

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

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

Notes: Additions: 1978, 1988.
 Kitchen and Servery renovated: 2002
 Original building 59,126 s.f.
 Partial basement
 Partial basement

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

CRV Totals: \$12,927,201 \$191,323 \$877,757 \$1,848,590 \$10,009,532

Priority Issues Data					0-5 Year Cumulative Data				
\$12,927,201	\$191,323	\$0	1.5%	GOOD	\$1,069,080	\$422,719	8.3%	\$258,544	FAIR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	19	\$2,305,461	2	2	10	86	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: Annually monitor settlement @ west wall Priority 2: No reported problems 2011: No changes reported. 2008: Foundation cracking is present along west end of the building (not north as previously noted). No evidence of further movement. --Some water / moisture infiltration was reported in the basement. Previous Comments: -Past serious foundation problems along north wall of 2 story section left wide cracks, shifted walls, concrete deterioration. -Walls in west stairwell in poor condition, interior walls in northeast corner chemistry labs on 2nd floor cracked. Condition stabilized several years ago, will require routine monitoring. -Loading dock steps replaced in 2001.

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	2	\$242,680	2	10	75	13	Description: Built-up roof - 1997 Priority 1: No reported problems Priority 2: No reported problems 2011: Replacement of the pre-cast coping stones and minor roof repairs were done in 2010. 2008: Structure Tek rating is 50 out of 100 for the roof. -No reported leaks; staining observed on second floor is likely due to roof drains / sumps. -Some coping stones (pre-cast concrete panels) are cupping. Affected stones should be removed and replaced or covered to prevent water infiltration into the wall assembly.

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$606,700	0	3	2	95	Description: - Window system replaced - 2010 Priority 1: - No reported problems Priority 2: - New window system (2010) has some water leak issues which are in the process of being corrected. 2011: - Window system replaced in 2010. Minor water leaks are in the process of being corrected. Greenhouse louvers were replaced in 2009. 2008: - Window framing system is original to the building is at end of life. Evidence of moisture infiltration was observed at a number of locations. College has recently resealed the windows limiting the amount of water infiltration. Despite these efforts, evidence of moisture is still present. - Windows (glazing units) were replaced within the science lab areas. - Greenhouse glazing is in acceptable condition. Motorized operators have failed since their replacement as part of the Apogee controls update.

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	\$1,334,741	0	5	5	90	Description: Priority 1: Cold domestic water piping needs epoxy lining or replacement. Priority 2: No reported problems 2011: Cold domestic water piping needs epoxy lining or replacement. HW is done. 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.

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	\$485,360	0	5	5	90	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: T8 lamp upgrade completed; no reported problems
Voice/Data	3	\$364,020	5	0	5	90	Description: Priority 1: Replace wireless equipment. Priority 2: No reported problems 2011: Wireless system is failing and replacements are not obtainable.

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	4	\$485,360	0	0	10	90	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: Most of the metal ceiling tiles within classrooms and 12 x 12 ceiling tile system within the main corridor have been replaced. 2008: Minimal remaining metal ceiling tiles in classrooms and side corridors due for replacement. Main corridors - 12x12 tiles on gypsum board backer in fair condition, but discolored. Previous Comments: Ceilings in labs replaced as part of renovations.
Walls	5	\$606,700	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Primarily masonry interior walls. In good condition except for structural cracking at north face of building (see structural note).

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$485,360	0	10	5	85	Description: - Toilet rooms received ADA upgrades where possible in 2006. Some toilet rooms are not ADA adaptable; wider entry and removal of one stall is required. Priority 1: - No reported problems Priority 2: - No reported problems 2011: - Approximately 50% of door "knobs" have been replaced with "lever handles". - Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: - ADA - toilet rooms and fixtures updated as much as structure allows, entries to toilet rooms not accessible. - Knob hardware typical throughout. - Asbestos fire proofing above non-renovated ceilings - being removed as part of renovations.
Immed. Site, Ext. Ltg., etc	3	\$364,020	0	5	10	85	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: Some additional sub-grade drainage work was done in 2010 to resolve the standing water issue around the building. 2008: Northwest entry slab replaced. Drainage system installed around building to remove standing water - 2004.

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

CRV Totals: \$12,134,005 \$171,089 \$510,842 \$1,189,132 \$10,262,941

Priority Issues Data					0-5 Year Cumulative Data				
\$12,134,005	\$171,089	\$0	1.4%	GOOD	\$681,931	\$75,231	5.6%	\$242,680	FAIR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	20	\$1,260,717	0	5	5	90	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2011: It is reported that the previous leak above E125 has been repaired, but may need further work. 2008: Building structure leaks at room E-125, not traced to roof, may be from newer canopy connection. Previous Comments: Canopy between East and West Tech buildings leaked, repaired.

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	4	\$252,143	2	80	2	16	Description: Built-up roof; replaced in 1997. Priority 1: Sealant joints failing, flashings are nearing end of life and due for replacement Priority 2: Replace failing sealant joints, and flashings. 2011: Reported - sealant joints failing, flashing near end of life, repairs needed. Areas of wet insulation have been identified. Partial repair work has been completed 2010. 2008: Structure Tek rating is 50 out of 100 for the roof. Previous Comments: 1997 built up roof, no reported problems Roof regularly inspected

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$315,179	5	40	40	15	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: No reported problems Priority 2: Windows are nearing end of life and are due for replacement 2011: No changes reported. 2008: Two-part, non-insulated glazing is typical throughout with no reported problems. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life. Previous Comments: Original single pane glazing with exterior storms No reported problems

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	7	\$441,251	2	5	5	88	Description: Brick veneer with precast concrete fascia panels. Priority 1: No reported problems Priority 2: No reported problems 2011: Sealant joints at fascia panel joints were replaced in 2010. 2008: -Shifting fascia panels result in on-going sealant issues and misalignment. Recommend on-going monitoring. Previous Comments: -Brick. Good condition, except where building leaks at the canopy connection. -Underside of covered walkway canopy between East Tech and West Tech needs repainting (from water damage) - leak repaired, problem has returned.

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

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

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

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

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	6	\$378,215	0	5	5	90	Description: Transformer supplies 208V to the building from campus loop power. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Secondary: Switchgear has blanks available for expansion.
Distribution	4	\$252,143	0	5	5	90	Description: 120/208V Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments: At maximum capacity

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	\$252,143	0	0	5	95	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. Previous Comments: T-8 Upgraded
Voice/Data	3	\$189,107	5	0	5	90	Description: Priority 1: Provide replacement wireless equipment. Priority 2: No problems noted. 2011: - Wireless system is failing and replacements are not obtainable. - Current phone lines are all being used.

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	4	\$252,143	0	5	15	80	Description: Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001. 2x4 ceilings in non-technical classrooms, no reported problems. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Walls	5	\$315,179	0	5	10	85	Description: -Brick and block original partition construction -Gypsum board on metal studs at areas of new construction Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Block - OK Brick in corridor is OK

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

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

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$252,143	0	0	10	90	Description: - Fire alarm upgraded to include horns and strobes - Toilet rooms received ADA upgrades where possible in 2006. Some toilet rooms are not ADA adaptable; wider entry and removal of one stall is required. - Emergency lighting and exit signs on battery backup, no reported problems. Priority 1: - No reported problems. Priority 2: - No reported problems. 2011: - No changes reported.
Immed. Site, Ext. Ltg., etc	3	\$189,107	0	0	10	90	Description: - See Student Services/Admin. building for notes about glass covered walkway. - Parking lot replaced (2006) - Lighting on exterior is functioning with no reported problems. Priority 1: - No reported problems. Priority 2: - No reported problems. 2011: - Walk between East and West Tech Buildings has been replaced in 2010.

CRV Totals: \$6,303,583 \$152,547 \$633,510 \$1,186,965 \$4,330,562

Priority Issues Data					0-5 Year Cumulative Data				
\$6,303,583	\$152,547	\$0	2.4%	GOOD	\$786,057	\$470,878	12.5%	\$126,072	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	20	\$1,441,664	0	5	5	90	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2011: Water/moisture infiltration at basement wall penetrations have been repaired. At the North elevation, (Room No. 169) a hairline crack was observed from the foundation to the underside of the soffit. Note, at the same location on the inside of the building there is a building control joint. 2008: Minor water / moisture infiltration within basement at wall penetrations. Previous Comments: Canopy between East and West Tech buildings leaked, repaired.

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	4	\$288,333	2	80	2	16	Description: Built-up roof; replaced in 1998. Priority 1: No reported problems Priority 2: No reported problems 2011: Reported - sealant joints failing, flashing near end of life, repairs needed. Areas of wet insulation have been identified. Partial repair work has been completed 2010. 2008: Structure Tek rating is 50 out of 100 for the roof. Infrared images indicate areas of moisture within the insulation at the SW corner of the roof. Leaks will require corrective action. Previous Comments: 1997 built up roof, no reported problems Roof regularly inspected

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	5	\$360,416	5	40	40	15	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: Weather-stripping at end of life, due for replacement. Priority 2: Windows are nearing end of life. 2011: No changes reported. 2008: Two-part, non-insulated glazing is typical throughout, nearing end of life. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life. Previous Comments: Original single pane. No reported problems.
Cladding	7	\$504,582	2	5	5	88	Description: Brick veneer with precast concrete fascia panels. Priority 1: No reported problems Priority 2: No reported problems 2011: Sealant joints at fascia panel joints were replaced in 2010. 2008: Precast concrete fascia panels shifting, causing sealant failure (see photo), repaired, but problem returning. Underside of covered walkway canopy needs repainting (from water damage).

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	16	\$1,153,331	1	4	25	70	<p>Description:</p> <p>One (1) AHU is located in the basement and one (1) make-up air unit on the roof services the welding area (1) DX unit for computer lab is on a dedicated VAV system with no reported problems. Steam is from Boiler House 200 Chilled Water is from the Physical Plant</p> <p>Priority 1:</p> <ul style="list-style-type: none"> -MDF room is dusty - may be coming from ceiling plenum. -IDF in 157 is too warm - needs ventilation <p>Priority 2:</p> <p>No reported problems</p> <p>2011:</p> <p>-During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <ul style="list-style-type: none"> -New make-up unit installed in welding area; no reported problems. -Computer Lab has new HVAC on DDC controls, independent from rest of building - no reported problems -MCCC replaced the rolled filters with pleated media. -Weather stripping was added to the supply air plenum to address leak concerns. -College has replaced a majority of the system steam traps following the 2005 assessment. -Pneumatic terminal controls on an Apogee DDC framework. Pneumatic control compressors were rebuilt and have no reported problems. -New air compressor installed -Chilled water valves are being replaced as-needed <p>2005: Steam to Water exchanger tube bundle was replaced.</p> <p>Previous Comments:</p> <p>Original building system - no reported problems Steam to hot water converter tube bundle failed, requires immediate replacement (\$30,000) Welding lab - new make-up unit, warranty repairs performed, currently</p>

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	8	\$576,666	1	14	15	70	Description: 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. 2011: - Domestic water piping needs epoxy lining or replacement. 2008: - Toilet rooms are upgraded in 2007 - Copper domestic hot water lines are replaced as leaks are found. MCCC anticipates ongoing maintenance issues. - One lift station was recently replaced (sanitary?) and has no reported problems for either unit. Previous Comments: Fixtures - no reported problems Toilet partitions pulling off wall repaired in 2001

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	6	\$432,499	0	0	10	90	Description: Transformer supplies 208V to the building from campus loop power. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Reaching maximum capacity (comment was refuted in 2008 walk-through) Secondary: Switchgear has blanks available for expansion.

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	4	\$288,333	0	5	10	85	Description: 120/208V Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments: At maximum capacity
Lighting	4	\$288,333	0	5	10	85	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. Previous Comments: T-8 Upgraded

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Voice/Data	3	\$216,250	5	0	5	90	Description: Priority 1: Provide replace wireless equipment. Priority 2: No reported problems. 2011: -Wireless systems is failing and replacements are not obtainable. -Current phone lines are all being used.
Ceilings	4	\$288,333	0	5	15	80	Description: Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001. 2x4 ceilings in non-technical classrooms, no reported problems. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Walls	5	\$360,416	0	5	10	85	Description: -Brick and block original partition construction -Gypsum board on metal studs at areas of new construction Priority 1: No reported problems Priority 2: Annually monitor wall cracking in room 164. 2011: No changes reported. 2008: -Extensive cracking was observed in an exterior wall within room 164. The cause of the cracking is unknown; source could be vibration from the adjacent AHU.
Doors	2	\$144,166	10	15	5	70	Description: Exterior: Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement. Doors and frames non-ADA compliant - east vestibule too shallow. Interior Doors in good condition, but hardware not ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Floors	5	\$360,416	0	10	5	85	Description: Terrazzo flooring within public areas, VAT within classrooms, and Ceramic Tile Priority 1: No reported problems Priority 2: Floor in hydraulics lab is cracked, damaged, and due for replacement. 2011: No changes reported. 2008: -Cracked terrazzo throughout, appears stabilized. -Ceramic tile - some replacement work completed -New CT installed in toilet rooms -VAT within classrooms; noted slab cracking in Hydraulics Lab resulting in VAT failure.
Bldg., Fire, ADA, Elevators	4	\$288,333	5	5	10	80	Description: - Entry vestibules are too shallow to meet current accessibility guidelines. - Toilet rooms received ADA upgrades where possible in 2006. Some toilet rooms are not ADA adaptable; wider entry and removal of one stall is required. Priority 1: - Vestibules due for reconfiguration to meet current accessibility guidelines. Priority 2: - No reported problems 2011: - No changes reported. - Fire Alarm - During interview and walk-through inspection, no significant issues were noted.

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: With partial mechanical basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., etc	3	\$216,250	0	2	10	88	Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: -Concrete lot (#7) between West Tech and adjacent boiler building funded for replacement. Replace with asphalt. -Drainage not installed properly, pavement floods, new parking lot planned for 2005 to resolve problem.

CRV Totals: \$7,208,320 \$90,825 \$736,690 \$888,786 \$5,492,019

Priority Issues Data					0-5 Year Cumulative Data				
\$7,208,320	\$90,825	\$0	1.3%	GOOD	\$827,515	\$467,099	11.5%	\$144,166	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: With mechanical penthouse.

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

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	5	\$500,663	2	2	80	16	Description: EPDM fully-adhered, single-ply membrane roof (1997). EPDM mechanically fastened, 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. 2011: Several known leaks require repair. Sealant joints failing, flashings are nearing end of life and due for replacement. Minor roofing repairs made in 2010. 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 leaked in multiple spots since new. Recently repaired, still showing 2-3 leaks in 2004 (may be from intake louvers). Roof regularly inspected.

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	4	\$400,530	5	20	5	70	<p>Description: - Aluminum storefront and curtain wall glazing</p> <p>Priority 1: - No reported problems</p> <p>Priority 2: - Minor leaking still occurring in the system.</p> <p>2011: - Failed flashings at storefront system and second floor level windows were replaced in 2009. Failed (fogging) glass units were replaced in 2009.</p> <p>2008: - Clerestory windows have a number of failed glazing units; seals have failed trapping moisture within the unit. On-going failure may be due to excessive system deflection. - Window framing (Tubelite 1400 Series) has a number of water handling / weep problems resulting in moisture problems within the building. Structure Tek has conducted field-testing to identify sources of leaks. The College continues to address this ongoing concern.</p> <p>Previous Comments: - Clerestory windows at entry leaked - repaired seal problem.</p>

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	6	\$600,795	5	20	5	70	<p>Description: Concrete masonry block, composite metal panels, and aluminum framed storefront / curtain wall glazing systems.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Some building control joints and some gaskets at the metal panels are at the end of life.</p> <p>2011: It has been reported that the installation of new building control joints has occurred. It was observed that some building control joints and some gaskets at the metal panels are at the end of useful life. Masonry veneer repairs have been made.</p> <p>2008: -Masonry veneer was apparently installed with insufficient expansion / movement control joints. As a result the building experienced some masonry failures. The installation of movement joints have addressed the problem.</p> <p>Previous Comments: -Mechanical room louvers are re-sealed; minor water infiltration will require on-going monitoring. -Felt wick weeps failing, falling out of brick joints (above windows and doors and at grade) -Base course of brick adjacent to rear entry slabs cracking from foundation movement</p>

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	17	\$1,702,253	0	3	10	87	Description: - Three AHU units located in mechanical mezzanine; two serving the wings of the building and one serving the gymnasium. - One screw chiller dedicated to the facility; compressors replaced in 2010. - Two Weil-McLain Steam boilers installed 1998-1999 - building was originally tied to Boiler Room 100 and subsequently removed from the system when a buried steam pipe failed. Priority 1: - No reported problems. Priority 2: - No reported problems. 2011: - No changes reported. - Noise level of gymnasium AHU-2 still too loud. 2008: Previous Comments: - VAV system throughout except gymnasium and corridor that are served by a constant volume system - Fans do not have variable frequency drives - Noise problems with gymnasium air handling unit, system can't be run at high speed when noise is a concern, causing space to be too hot. DDC controls: Controls switched to Siemens Apogee Energy Management system in 2004.

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	8	\$801,060	0	5	5	90	Description: - Supply piping is predominantly copper. Waste piping is cast iron and plastic Priority 1: - No reported problems Priority 2: - No reported problems 2011: - During interview and walk-through inspection, no significant issues were noted. 2008: - Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Previous Comments: - Showers - mixing valves repaired. - Sanitary sewer plug was corrected.

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	5	\$500,663	0	0	10	90	<p>Description: - Building is on the campus primary loop with an onsite transformer providing 480V and 277V to the building.</p> <p>Priority 1: - No reported problems</p> <p>Priority 2: - No reported problems</p> <p>2011: - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: - Water drains to electrical vault, needs remediation to problem.</p> <p>2004 - problem still exists.</p>
Distribution	4	\$400,530	0	0	5	95	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.</p>

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	\$400,530	1	0	4	95	Description: Lighting is original throughout with T8 lamping typical. Emergency lighting is provided using battery back-up packs. Priority 1: Provide daylighting sensing and control for Atrium lighting for energy savings. Priority 2: No reported problems 2011: -Recommend that atrium lighting use daylighting sensors. -During interview and walk-through inspection, no significant issues were noted. 2008: -Ballasts in emergency battery backup units failing (very few fixtures), otherwise OK. -Original high bay lighting may be replaced with T5 fixtures in the future Previous Comments:
Voice/Data	4	\$400,530	3	0	2	95	Description: Priority 1: - Wireless equipment needs replacement. Priority 2: - No reported problems 2011: - Wireless equipment is at end of life. - During interview and walk-through inspection, no significant issues were noted for voice/data. 2008: - No reported problems

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	3	\$300,398	0	2	3	95	Description: 2x2 acoustical ceiling tile within public spaces and classrooms. Exposed wood structure and decking within gymnasium. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Previous Comments: Limited damage due to corrected roof leaks.
Walls	5	\$500,663	0	5	5	90	Description: Painted gypsum board, painted CMU and burnished block. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Some incidental cracking was observed.

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	3	\$300,398	0	2	3	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: Exterior - no reported problems. Interior - no reported problems. 2008: Some incidental cracking was observed.
Floors	5	\$500,663	2	3	10	85	Description: Ceramic tile (public areas and locker areas), vinyl composition tile (classrooms), and hardwood maple (gymnasium) Priority 1: No reported problems Priority 2: No reported problems 2011: Repair work to tile grout joints has been done. 2008: College pressure cleaned existing ceramic tile flooring reducing staining / soiling, but increasing the quantity and size of voids within the grout. Tile is telegraphing slab movement in some locations resulting in open joints. Previous Comments: -Grout in corridors discolored, cracking and crazing throughout, especially along atrium wall. Grout replaced where failed. Condition should continue to be monitored. -Minimal floor tile replaced as part of grout replacement

Campus: Main Campus
Bldg. No: 06
Building: Health Education
Area: 50,700sf Yr Built: 1997 Floors:1

Use Types:
 15 % Lab
 15 % Classroom
 70 % Athletic

Notes: With mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$400,530	0	0	5	95	Description: Fire Alarm system recently upgraded. Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems.. 2008:
Immed. Site, Ext. Ltg., etc	3	\$300,398	2	3	5	90	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: Entry slab has been removed and replaced. 2008: -Entry slabs are settling; up to 1". To date the settlement has been even and has not resulted in trip hazards. Sealant line at expansion joints has failed and is due for replacement. Previous Comments: Water pools behind building after rain.

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes: With mechanical penthouse.

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

CRV Totals: \$10,013,250 \$92,122 \$462,612 \$983,301 \$8,475,215

Priority Issues Data					0-5 Year Cumulative Data				
\$10,013,250	\$92,122	\$0	0.9%	GOOD	\$554,734	\$54,072	5.5%	\$200,265	FAIR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	17	\$343,351	2	3	5	90	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Incidental cracking noted within CMU walls at a number of locations including the director's office. Cracking appears to be stabilized but should be monitored. Previous Comments: No reported problems
Roof	4	\$80,788	2	3	80	15	Description: Granular surfaced SBS modified bitumen roof system; replaced in 1988. Priority 1: No reported problems. Priority 2: No reported problems 2011: Minor roof system repairs made in 2010. 2008: Structure Tek rating is 70 out of 100 for the roof. Previous Comments: 1988 - Granular surfaced SBS modified bitumen roof system, no reported problems. Roof regularly inspected

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	1	\$20,197	0	90	10	0	Description: Single pane glazing in metal frames. Priority 1: No reported problems Priority 2: Windows are nearing end of life 2011: No changes reported. 2008: No reported problems. Previous Comments: Minimal glazing, original single pane.
Cladding	7	\$141,380	2	3	5	90	Description: Brick veneer masonry and pre-cast concrete panels. Priority 1: No reported problems Priority 2: Sealant joints at pre-cast concrete panel joints at end of life, due for replacement. 2011: No changes reported. 2008: No reported problems Previous Comments: None

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	35	\$706,899	0	60	40	0	Description: - Central Plant - One Cleaver Brooks low pressure steam 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: Siemens Apogee building management system for campus. - Local Cooling: A large, portable AC unit has been retrofit to cooling offices areas. Priority 1: - No reported problems Priority 2: - Cooling Towers: Nearing end of life and will require replacement. 2011: - During interview and walk-through inspection, no significant issues were noted. - Boiler tube repair/replacement completed. - Longer term boiler replacement requires consideration. 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 Campus
Bldg. No: 07
Building: Physical Plant
Area: 9,394sf **Yr Built: 1968** **Floors:1**

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	6	\$121,183	2	3	10	85	Description: - Mix of galvanized and copper supply piping. Cast iron waste piping. Priority 1: - No reported problems. Priority 2: - No reported problems. 2011: -PRV for city water pressure issue noted in 2008 is not installed. 2008: - Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Previous Comments: Fixtures not ADA Only one toilet room in locker room. No reported problems.

Campus: Main Campus

Bldg. No: 07

Building: Physical Plant

Area: 9,394sf Yr Built: 1968 Floors:1

Use Types:

100% Boiler House

Notes: Equipment included.

Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	11	\$222,168	0	5	5	90	<p>Description: Site of Utility tie-in.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: Building houses utility tie-in and is the 13,200V distribution source for the campus. Newer on-site transformer provides power to facility.</p> <p>Previous Comments: Transformer newer, but main primary from power grid at maximum capacity - 13,200V.</p>
Distribution	3	\$60,591	0	5	10	85	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: At maximum capacity, some spares in 480V panels.</p>

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

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

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	1	\$20,197	0	0	5	95	Description: N/A Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: Mostly open, no reported problems
Walls	2	\$40,394	0	0	5	95	Description: Painted CMU block typical throughout service areas. Offices are a combination of paneling and painted CMU. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: No reported problems

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	2	\$40,394	5	5	5	85	Description: (3) Sectional steel doors; remainder are HM man doors. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: Manual doors - new. 3 Rolling doors, original - OK
Floors	3	\$60,591	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	2	\$40,394	2	3	5	90	Description: Simplex Alarm panel (upgraded) with horn and strobe. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems - Fire alarm is pull station only (no detection) Previous Comments: Fire alarm upgraded. Office space and toilet room not ADA compliant.
Immed. Site, Ext. Ltg., etc	3	\$60,591	2	3	5	90	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Previous Comments: Parking lot replaced. Walks - no reported problems. Site lighting - no reported problems

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

Use Types:
 100% Boiler House

Notes: Equipment included.
 Partial basement.

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

CRV Totals: \$2,019,710 \$20,399 \$482,105 \$419,090 \$1,098,116

Priority Issues Data					0-5 Year Cumulative Data				
\$2,019,710	\$20,399	\$0	1.0%	GOOD	\$502,504	\$401,518	24.9%	\$40,394	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	18	\$84,521	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems
Roof	7	\$32,869	0	5	10	85	Description: Standing seam, metal roofing; Original Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: Roofing penetrations may need sealing. Roof regularly inspected. Hood added over gas meters to protect from ice.
Glazing	0	\$0	0	0	0	100	N/A

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	8	\$37,565	0	3	4	93	Description: Brick masonry. Priority 1: No reported problems Priority 2: Sealant joints at end of life and due for replacement. 2011: No changes reported. Sealant joints at end of life and are due for replacement. 2008: Brick - No reported problems
HVAC	36	\$169,042	0	25	75	0	Description: - Two original Cleaver-Brooks gas-fired, low pressure, steam boilers - 1978-79. Boilers are annually inspected and maintained. Fire tubes show pitting on exterior. College anticipates full replacement by 2020. Priority 1: - No reported problems Priority 2: - Required fire tube maintenance and replacement on a yearly basis. Boliers are at end of useful life and due for replacement. 2011: - During interview and walk-through inspection, no significant issues were noted. - Boiler tube repair/replacement underway. Previous Comments: - Long-term tube deterioration problem resolved with new water treatment program in 2004. - Steam flow recorders replaced as part of Apogee system upgrade.

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	\$51,652	5	35	25	35	Description: Priority 1: - Remediate remainder of domestic water piping issues. Priority 2: - No reported problems. 2011: - Boiler make-up water piping replaced. Recommended boiler tubing cleaning/replacement is under way. - Galvanized piping failing, main lines replaced. Balance of piping requires replacement of long sections when failure occurs. Entire piping system due for replacement. Previous Comments: - Water pressure to campus increased to 80 psi by utility, beginning to damage backflow preventers, valves and galvanized piping. Pressure reducing valves needed for entire campus. - Two hot water tanks, one replaced in 1995 one replaced in 2000.
Primary/Secondary	3	\$14,087	0	0	0	100	Description: Power from elsewhere - No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	5	\$23,478	0	0	5	95	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Lighting	2	\$9,391	0	0	5	95	Description: T8 lamps - No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008:
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	2	\$9,391	0	10	10	80	Description: Two man doors and one large double door; no reported problems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Doors have been painted.
Floors	3	\$14,087	0	0	10	90	Description: Sealed concrete floors. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Some cracking observed.
Bldg., Fire, ADA, Elevators	3	\$14,087	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: - Fire alarm is pull station only (no detection)

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

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., etc	2	\$9,391	0	5	5	90	No reported problems

CRV Totals: \$469,560 \$2,583 \$64,518 \$153,875 \$248,585

Priority Issues Data					0-5 Year Cumulative Data				
\$469,560	\$2,583	\$0	0.6%	GOOD	\$67,100	\$43,622	14.3%	\$9,391	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	18	\$84,521	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems 2 tunnels - OK
Roof	7	\$32,869	0	5	10	85	Description: Standing seam, metal roofing; Original Priority 1: No reported problems Priority 2: Repair/replace damaged gutter on west elevation. 2011: Gutter is damaged on west elevation. In need of minor roof repairs and flashing of penetrations. 2008: Original metal roof - penetrations may need sealing. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	Description: N/A

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	8	\$37,565	0	2	5	93	Description: Brick Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Masonry was recently tuck-pointed correcting previously noted damage. Previous Comments: Salt damage and deterioration of brick abutting sidewalk, needs tuck pointing

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	36	\$169,042	0	25	75	0	Description: - Two original Cleaver-Brooks gas-fired, low pressure, steam boilers - 1978-79. Priority 1: - No reported problems. Priority 2: Boliers are at end of useful life and due for replacement. 2011: - During interview and walk-through inspection, no significant issues were noted. - Tube maintenance/replacement underway. 2008: - Boilers are annually inspected and maintained: Fire tubes show pitting on exterior. College anticipates replacement by 2020. Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders replaced as part of Apogee system upgrade.

Campus: Main Campus
 Bldg. No: 09
 Building: Boiler House 200 (Library/Tech)
 Area: 2,184sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	\$51,652	5	10	20	65	Description: Priority 1: - No reported problems. Priority 2: Galvanized piping, no serious problems, but condition should be monitored. 2011: - No additional issues noted during walk-through inspection. 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	\$14,087	0	0	0	100	Description: Power from elsewhere - No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	5	\$23,478	0	0	5	95	No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Lighting	2	\$9,391	0	0	5	95	Description: T8 lamps - No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008:

Campus: Main Campus
Bldg. No: 09
Building: Boiler House 200 (Library/Tech)
Area: 2,184sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Voice/Data	0	\$0	0	0	0	100	Description: N/A Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A
Doors	2	\$9,391	10	10	10	70	Description: (1) man door, OK (1) Large double door - original, rusting at bottom and hinges . Due for clean and repaint. Priority 1: Prep and re-paint large double door Priority 2: No reported problems. 2011: Large double door requires to be prepped and re-painted.
Floors	3	\$14,087	0	0	10	90	Description: Sealed concrete: Some cracking - does not appear to be a problem 2011: No reported problems.

Campus: Main Campus
 Bldg. No: 09
 Building: Boiler House 200 (Library/Tech)
 Area: 2,184sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	3	\$14,087	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: - Fire alarm is pull station only (no detection)
Immed. Site, Ext. Ltg., etc	2	\$9,391	0	5	5	90	Description: Short brick landscape wall extending from boiler building removed (had leaked through flashing at top, leaning 2" from vertical at building). Exterior lighting ok. Paved walks in fair condition, grass in poor condition. Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems.

CRV Totals: \$469,560 \$3,522 \$51,229 \$151,668 \$263,141

Priority Issues Data					0-5 Year Cumulative Data				
\$469,560	\$3,522	\$0	0.8%	GOOD	\$54,751	\$31,273	11.7%	\$9,391	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Main Campus
Bldg. No: 10
Building: Boiler House 300 (SSA)
Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	18	\$74,459	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems
Roof	7	\$28,956	0	5	10	85	Description: Original metal roof Priority 1: No reported problems Priority 2: Repair/replace damaged gutter on North elevation 2011: Gutter is damaged on North elevation. In need of minor repairs and flashings of penetrations. 2008: Penetrations may need sealing. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	N/A

Campus: Main Campus
 Bldg. No: 10
 Building: Boiler House 300 (SSA)
 Area: 1,924sf Yr Built: 1978 Floors:1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	8	\$33,093	0	2	5	93	Description: Brick masonry. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Brick - No reported problems
HVAC	36	\$148,918	0	25	75	0	Description: - Two original Cleaver-Brooks gas-fired, low pressure, steam boilers - 1978-79. Anticipated boiler replacement by 2020. Priority 1: - No reported problems Priority 2: Boliers are at end of useful life and due for replacement. 2011: - During interview and walk-through inspection, no significant issues were noted. - Boiler tube repair/replacement underway. Previous Comments: - Long-term tube deterioration problem resolved with new water treatment program in 2004. - Steam flow recorders replaced as part of Apogee system upgrade. - Trane absorption chiller installed in 1989, recently repaired, no reported problems. Currently offline as is cooling tower. - Two condenser water pumps, two chilled water pumps, no reported problems. - Cooling tower fan motors repaired 2004.

Campus: Main Campus
 Bldg. No: 10
 Building: Boiler House 300 (SSA)
 Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	\$45,503	5	35	25	35	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. 2011: - No additional issues noted during walk-through inspection. 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. - Two domestic hot water tanks - 1 replaced in 1999, other replaced in 2002. - New hot water tank added for kitchen in 2003.
Primary/Secondary	3	\$12,410	0	0	0	100	Description: Power from elsewhere - No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

Campus: Main Campus
Bldg. No: 10
Building: Boiler House 300 (SSA)
Area: 1,924sf **Yr Built: 1978** **Floors: 1**

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	5	\$20,683	0	0	5	95	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Lighting	2	\$8,273	0	0	5	95	Description: T8 lamps Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A

Campus: Main Campus
Bldg. No: 10
Building: Boiler House 300 (SSA)
Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	2	\$8,273	10	10	10	70	Description: (1) man door, (1) large double door, no reported problems. Doors are beginning to age and require repainting. Priority 1: Prep and repaint large double door. Priority 2: No reported problems. 2011: Large double door requires to be prepped and repainted.
Floors	3	\$12,410	0	0	10	90	Description: Sealed concrete: Some cracking - does not appear to be a problem Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems

Campus: Main Campus
 Bldg. No: 10
 Building: Boiler House 300 (SSA)
 Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:
 100% Boiler House

Notes: Equipment included.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	3	\$12,410	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2011: No change reported. 2008: - Fire alarm is pull station only (no detection)
Immed. Site, Ext. Ltg., etc	2	\$8,273	0	0	5	95	No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No change reported.

CRV Totals: \$413,660 \$3,102 \$56,092 \$135,887 \$218,578

Priority Issues Data					0-5 Year Cumulative Data				
\$413,660	\$3,102	\$0	0.8%	GOOD	\$59,195	\$38,512	14.3%	\$8,273	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	40	\$69,000	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems
Roof	17	\$29,325	2	3	5	90	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported 2008: No reported problems Previous Comments: Metal - No reported problems Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	None

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	20	\$34,500	10	5	5	80	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Replace damaged siding noted below. 2011: No changes reported 2008: Metal siding; cosmetic damage from vehicle / equipment impact. The resulting damage will allow water to enter the building. Condition should be corrected. Previous Comments: Metal - No reported problems
HVAC	0	\$0	0	0	0	100	Description: N/A
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	0	100	Description: N/A
Distribution	0	\$0	0	0	0	100	Description: N/A
Lighting	0	\$0	0	0	0	100	Description: N/A
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	10	\$17,250	2	3	5	90	Description: (2) Overhead sectional doors (2) Man doors Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: 2 overhead roller doors replaced. 2 Man Doors - OK
Floors	10	\$17,250	0	0	5	95	Description: Sealed concrete floor. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No changes reported.
Bldg., Fire, ADA, Elevators	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

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

Immed. Site, Ext. Ltg., etc	3	\$5,175	0	0	5	95	Description:
							Priority 1: No reported problems
							Priority 2: No reported problems
							2011: No changes reported.

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

Priority Issues Data					0-5 Year Cumulative Data				
\$172,500	\$4,382	\$0	2.5%	GOOD	\$7,504	\$0	4.4%	\$3,450	GOOD
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	37	\$77,867	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems. 2008: Building interior was not reviewed in 2008 - building was inaccessible at the time of walk-through.
Roof	14	\$29,463	2	3	5	90	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Correct gutter condition, downspouts are either missing or in dis-repair. 2011: No changes reported. In general, downspouts are either missing or in dis-repair. 2008: Gutters were full of debris and non-functional. Previous Comments: OK Roof regularly inspected.

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	3	\$6,314	2	3	5	90	Description: Aluminum framed windows. Priority 1: No reported problems Priority 2: Some of the screen assemblies are in need of repair. 2011: No changes reported. Some of the screen assemblies are in need of repair. 2008: No reported problems. Previous Comments: A couple of windows - no reported problems.
Cladding	14	\$29,463	2	25	3	70	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems Priority 2: Wall panels are due for repaint, some panels are damaged. 2011: No changes reported. 2008: Metal panels appear to have original, factory finish - nearing end of life Previous Comments: OK
HVAC	0	\$0	0	0	0	100	Description: N/A
Plumbing	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	2	\$4,209	0	0	5	95	Description: 100 Amp Service Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: N/A Previous Comments: None 100 A service added.
Distribution	1	\$2,105	0	0	5	95	Description: Circuit breaker panel. Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	1	\$2,105	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Minimal
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A
Doors	15	\$31,568	2	3	5	90	Description: (1) exterior man door and (1) overhead door Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Rusted manual overhead door replaced with power operated unit.

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

Use Types:
 100% Storage/Maintenance

Notes: Metal pole barn.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Floors	10	\$21,045	0	0	5	95	No reported problems
Bldg., Fire, ADA, Elevators	3	\$6,314	40	0	0	60	Description: -Natural gas line installed from SAE Building to the Technology Building was run above grade and is protected from damage by a large steel pipe. This installation is not code compliant and should be corrected. Priority 1: Correct surface mounted gas line as noted above. Priority 2: No reported problems 2011: No changes reported. Gas pipe routing not remediated.
Immed. Site, Ext. Ltg., etc	0	\$0	0	0	0	100	Description: Included with SAE Building

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

Priority Issues Data					0-5 Year Cumulative Data				
\$210,450	\$4,462	\$0	2.1%	GOOD	\$13,848	\$3,325	6.6%	\$4,209	FAIR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	40	\$18,400	35	0	0	65	<p>Description: Wood frame structure over slab on grade foundation</p> <p>Priority 1: Correct failing sidewalls.</p> <p>Priority 2: Out of plumb bearing wall should be corrected. Refer to note below.</p> <p>2011: No changes reported.</p> <p>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.</p> <p>Previous Comments: No reported problems.</p>
Roof	15	\$6,900	0	0	5	95	<p>Description: Composition shingles on plywood sheathing.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: No reported problems. Roof was not included in Structure Tek's review of campus roofing condition.</p> <p>Previous Comments: No reported problems. Roof regularly inspected.</p>
Glazing	0	\$0	0	0	0	100	<p>Description: N/A</p>

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

Yr Built: 1999 Floors: 1

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	20	\$9,200	0	0	5	95	Description: Plywood (T-111 style) combination sheathing / siding. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems (refer to structure for comments on wall deflection).
HVAC	0	\$0	0	0	0	100	Description: N/A
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	0	100	Description: N/A
Distribution	0	\$0	0	0	0	100	Description: N/A
Lighting	0	\$0	0	0	0	100	Description: N/A
Voice/Data	0	\$0	0	0	0	100	Description: N/A
Ceilings	0	\$0	0	0	0	100	Description: N/A
Walls	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Doors	15	\$6,900	0	50	5	45	Description: (1) overhead door Priority 1: No reported problems Priority 2: Overhead door tracks and associated door hardware are failing due to the corrosive nature of the salt and are nearing end of useful life. 2011: No changes reported.
Floors	10	\$4,600	0	0	0	100	No reported problems
Bldg., Fire, ADA, Elevators	0	\$0	0	0	0	100	Description: N/A
Immed. Site, Ext. Ltg., etc	0	\$0	0	0	0	100	Description: Included with Power Plant

CRV Totals: \$46,000 \$6,440 \$3,450 \$1,150 \$34,960

Priority Issues Data					0-5 Year Cumulative Data				
\$46,000	\$6,440	\$4,140	14.0%	POOR	\$9,890	\$7,590	21.5%	\$920	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	20	\$2,746,444	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Slab on grade; no reported problems Steel frame structure; no reported problems.

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Roof	3	\$411,967	3	10	65	22	<p>Description:</p> <ul style="list-style-type: none"> - EPDM (Fully-adhered) - 2004 - EPDM (Ballasted) - 2007 <p>Priority 1:</p> <ul style="list-style-type: none"> - A majority of the roof to wall transitions are not yet repaired and will require corrective action. <p>Priority 2:</p> <ul style="list-style-type: none"> - Coping metal at metal panel system does not properly slope back to the roof. A line of sealant was added to keep water from streaking the visible face of the metal panels. This corrective action results in small areas of ponding water. Condition should be carefully monitored for evidence of water infiltration into and behind the metal panel system <p>2011:</p> <ul style="list-style-type: none"> - No changes reported. <p>2008:</p> <ul style="list-style-type: none"> - Structure Tek rating is 85 out of 100 score - Previously identified leaks have been repaired - Masonry removed, original failed flashing was removed and replaced with new work. <p>Previous Comments:</p> <ul style="list-style-type: none"> - Original EPDM roof - Multiple roof leaks since new, all repaired under warranty,. Currently 6 known leaks, condition requires continued monitoring.

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Glazing	4	\$549,289	2	3	5	90	Description: Aluminum framed glazing system Priority 1: No reported problems Priority 2: -Sealant where frames abut metal panel system is failing and is due for replacement. 2011: No changes reported. 2008: Extensive aluminum framed glazing system along north wall, no reported problems.

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

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

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	7	\$961,255	2	3	10	85	<p>Description: Split and smooth face Concrete Masonry Units</p> <p>Priority 1: No reported problems</p> <p>Priority 2: -Exterior masonry joints are beginning to age and will require tuck-pointing in the near future. Masonry expansion / control joint sealants are likewise nearing end of life and will require general repair and replacement.</p> <p>2011: Some of the synthetic stucco issues have been corrected at the north exterior soffit. Repair of exterior masonry issues, i.e.: replacement of joint sealants, correction of improperly installed wall flashings and investigation of water intrusion and failed mortar joints, is on-going. An "open gap" (to the building interior) was observed in the curtain wall system at the North elevation.</p> <p>2008: -Exterior CMU masonry was cleaned to remove evidence of masonry efflorescence. At time of walk-through efflorescence was returning in selected areas. The source of the moisture within the masonry is unknown. -Exterior soffit: Synthetic stucco on cementitious backer panels is cracking at panel joints. At time of walk-through one panel had failed, fell from the building, and needed to be refinished.</p>

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

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

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	15	\$2,059,833	0	5	5	90	Description: - Two gas fired Cleaver-Brooks heating hot water boilers - Two grade-mounted, air-cooled, water chillers - Attic mounted AHU's operate with variable frequency drives. - Smaller rooftop air handling units at office areas - Theatre zone has humidification; No reported problems. - VAV boxes with terminal reheat. - Perimeter radiant heat: Belimo valves were subject to a recall and College is replacing failed units on an as-needed basis. - Controls on Trane EMS computer. Priority 1: - IT Room H143 should have a door grille for air transfer. - Replacement of Square D VFDs has been identified. Nine units to be replaced. Total of 18 VFDs. Priority 2: - Replacement of Square D VFDs has been identified. Nine units to be replaced. 2011: - Square D VFD controls are failing. During interview and walk-through inspection, no other significant issues were noted. 2008: No reported problems. Previous Comments: No reported problems.

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	7	\$961,255	0	0	5	95	<p>Description:</p> <p>Priority 1: - No reported problems</p> <p>Priority 2: - No reported problems</p> <p>2011: - No noted issues during walk-through inspection.</p> <p>2008:</p> <p>Previous Comments: No reported problems.</p>
Primary/Secondary	6	\$823,933	0	5	5	90	<p>Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: -The building has experienced a number of electronic component failures including multiple fire alarm panel boards, boiler flame sensors, VFD controllers, and CW pump starters. These could be independent failures or symptoms of a larger problem.</p> <p>Previous Comments: No reported problems.</p>

Campus: Main Campus
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 penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	4	\$549,289	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems. Previous Comments: No reported problems.
Lighting	4	\$549,289	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: No reported problems.

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

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

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Voice/Data	3	\$411,967	3	0	5	92	Description: Priority 1: Replace wireless equipment. Priority 2: No reported problems. 2011: -Wireless system is failing and replacements are not obtainable. -Approximately 15-18 phone/data pairs were lost during construction.
Ceilings	3	\$411,967	0	0	5	95	Description: 2x4 suspended ceilings throughout. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Previous Comments: No reported problems.

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

Use Types:
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 20 % Classroom
 70 % Auditorium

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Walls	8	\$1,098,577	0	2	5	93	Description: Gypsum board on metal stud framing. Priority 1: No reported problems Priority 2: No reported problems 2011: Repainting of problematic wall surfaces (was done in 2009). 2008: Public areas require annual painting due to flat sheen and color selection. Previous Comments: No reported problems.
Doors	4	\$549,289	0	0	10	90	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.

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

Use Types:
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 20 % Classroom
 70 % Auditorium

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Floors	5	\$686,611	0	0	10	90	Description: -VCT flooring within corridors -Broadloom carpet within lobby and select areas of the theatres -Epoxy flooring within the auditorium seating areas; no reported problems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Replacement of failed carpet in: Atrium, Hallways, Classrooms and Boardroom was done. 2008: -Broadloom carpeting in the main lobby has a number of seam failures and has some buckling at the walls. This may be due to poor installation. Carpet in these areas will require replacement soon. -Stage flooring is scheduled and funded for sanding and regular maintenance. Previous Comments: VCT typical in corridors, no reported problems.

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

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20 % Classroom

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Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	4	\$549,289	0	5	5	90	<p>Description: Building is sprinkled throughout. Building alarm includes horns, strobes, detection, and pull stations. Due to date of completion, facility is assumed to meet applicable codes.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. -All fire alarm issues have been resolved.</p> <p>2008: Fire alarm panel was recently replaced due to failure. At time of walk-through, building was experiencing false alarms.</p> <p>Previous Comments: Meets current codes, no reported problems.</p>
Immed. Site, Ext. Ltg., etc	3	\$411,967	0	0	5	95	<p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: No reported problems.</p> <p>Previous Comments: Area upgraded as part of site development for new building, no reported problems</p>

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: Plus Lobby with Mezzanine access, mechanical penthouse.

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

CRV Totals: \$13,732,218 \$54,929 \$280,137 \$1,043,649 \$12,353,503

Priority Issues Data					0-5 Year Cumulative Data				
\$13,732,218	\$54,929	\$0	0.4%	GOOD	\$335,066	\$0	2.4%	\$274,644	GOOD
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	35	\$43,470	0	0	5	95	Description: Slab on grade foundation; no reported problems Split face, load bearing masonry walls (CMU); no reported problems Priority 1: No reported problems Priority 2: Cracks in the CMU exterior wall, primarily at the ends of steel lintels over the overhead sectional doors; should be remediated. 2011: Cracks through CMU exterior wall, primarily at the ends of steel lintels over the overhead sectional doors were observed.
Roof	15	\$18,630	2	3	5	90	Description: Composition shingles on plywood sheathing. Priority 1: No reported problems Priority 2: Install splash blocks as noted below. Reconnect downspout to underground pipe at North elevation. 2011: No changes reported. Downspout at North elevation has become disconnected from underground drainage pipe. 2008: -Roof was not included in Structure Tek's review of campus roofing condition. -Gutters currently drain to immediate grade. Splash blocks should be installed to limit splash onto the building
Glazing	0	\$0	0	0	0	100	Description: N/A

Campus: Main Campus

Bldg. No: 15

Building: SAE Building

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

Use Types:

100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	14	\$17,388	0	0	5	95	Description: Split face, concrete masonry units (see Structural) Vinyl siding at gable ends Aluminum fascia and soffit Priority 1: No reported problems Priority 2: No reported problems 2011: No change reported.
HVAC	5	\$6,210	0	0	50	50	Description: (2) ceiling mounted, gas-fired, Reznor furnaces Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	5	95	N/A

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Distribution	2	\$2,484	0	0	5	95	Description: 200 Amp, 3 phase service Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.
Lighting	1	\$1,242	0	0	5	95	Description: Surface mounted, 1x4 T-8 Fixtures Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems
Voice/Data	0	\$0	0	0	0	100	N/A
Ceilings	0	\$0	0	0	0	100	Description: Painted gypsum board Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Walls	0	\$0	0	0	0	100	Description: Painted CMU Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Doors	15	\$18,630	10	5	5	80	Description: (2) overhead sectional doors (4) steel man doors with integral lite Priority 1: No reported problems Priority 2: Doors and frames are protected with primer only. Doors and frames should be painted to protect them from moisture damage. 2011: No changes reported.
Floors	10	\$12,420	0	0	5	95	Description: Sealed Concrete Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	0	\$0	0	0	0	100	Description: Dedicated alarm panel with pull stations, horn, and strobe Battery powered emergency exit lighting Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems
Immed. Site, Ext. Ltg., etc	3	\$3,726	0	0	5	95	Description: Wall mounted site lighting Concrete stoop, asphalt paving abuts concrete slab on grade Door hardware appears to be ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2011: Exposed gas line at grade between SAE Building and Technology Butler Building - condition is not compliant.

CRV Totals: \$124,200 \$2,236 \$1,490 \$9,005 \$111,470

Priority Issues Data					0-5 Year Cumulative Data				
\$124,200	\$2,236	\$0	1.8%	GOOD	\$3,726	\$0	3.0%	\$2,484	GOOD
CRV	DMB	EXCESS	FCI	RATING	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		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	19	\$657,286	0	0	5	95	<p>Description: Slab on grade foundation; no reported problems Steel frame with burnished face concrete masonry walls</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: No changes reported.</p>
Roof	5	\$172,970	10	5	5	80	<p>Description: Flat EPDM (fully adhered) roof; nearing end of life. Composition shingles; replaced in 2006</p> <p>Priority 1: Replace flat roofing over main entrance.</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported. Tree limbs have been trimmed.</p> <p>2008: Structure Tek rating is 70 out of 100 score 2006: Composition shingles were replaced 2005: Leaks near exhaust fan penetration repaired</p> <p>Previous Comments: Trees require trimming to prevent additional roof damage from falling limbs.</p>

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

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

Notes:

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

Campus: Whitman Center

Bldg. No: 16

Building: Whitman Center

Area: 17,650sf Yr Built: 1991 Floors:1

Use Types:

10 % Administration

20 % Lab

70 % Classroom

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	7	\$242,158	5	15	25	55	<p>Description: Burnished concrete masonry units (CMU) with 4x4 and 8x8 scored faces. Metal fascia panels along continuous, integral gutter.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Monitor moisture levels within CMU veneer masonry. Topical sealer may aid in limiting moisture infiltration and also reduce evidence of moss / mildew on the north side of the building. Exterior building ceiling joints are at the end of life, replace.</p> <p>2011: No changes reported. Exterior building sealant joints are failing and at the end of life.</p> <p>2008: Burnished CMU were cleaned in 2007 to remove efflorescence. Walls were also tuck-pointed and re-sealed. Aluminum fascia panels were replaced in 2006 when the composition roofing was replaced.</p> <p>Previous Comments: Ongoing efflorescence problem full height of walls, possibly partly due to water wicking from ground. Problems have appeared to stabilize - no recent increase in efflorescence. Anodized aluminum fascia panels pitting.</p>

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

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

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
HVAC	14	\$484,316	5	5	25	65	<p>Description:</p> <ul style="list-style-type: none"> - One rooftop mounted AHU with on-board air-cooled DX cooling. - Two Weil-McLain heating hot water boilers supplying heating hot water to a coils for heating. Unit was replaced in 2010. - Air distribution is by VAV boxes above the ceiling w/pneumatic controls. - Finned-tube radiant heat under all windows. - Exhaust fans with light switch control in meeting rooms. - Controls: Pneumatic controls except at RTU, upgraded for remote control using Siemens system. Remote access is limited to monitoring only and does not allow for remote diagnostic or operation. <p>Priority 1:</p> <ul style="list-style-type: none"> - Repair hole in other closet ceiling near Lobby; has a hole in the fire-rated ceiling gyp-board. - Repair small hole through fire-rated gyp-board wall in Maintenance Office. <p>Priority 2:</p> <ul style="list-style-type: none"> - Provide ventilation for IT closet near lobby - too warm. - No reported problems. <p>2011:</p> <ul style="list-style-type: none"> - During interview and walk-through inspection, no significant issues were noted. - New (2010) Roof Top Unit installed for whole building. <p>2008:</p> <p>Previous Comments:</p> <ul style="list-style-type: none"> - 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. <p>Leaking condenser coil requires additional refrigerant occasionally.</p> <p>Previous Comments:</p> <p>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.</p> <p>Previous Comments:</p> <p>HVAC System at maximum capacity with computer heat loads.</p> <p>Fin tubes, No reported problems</p>

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

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

Notes:

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

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 Area: 17,650sf Yr Built: 1991 Floors:1

Use Types:
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 70 % Classroom

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Primary/Secondary	6	\$207,564	0	5	5	90	<p>Description: Building receives 208V, 3-phase power from outside pad-mounted transformer. Transformer is owned by the power company.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: - During interview and walk-through inspection, no significant issues were noted. Power conditioning has been installed.</p> <p>2008: - College has experienced on-going electrical problems with the facility. An observed power factor of .70 led the College to install a Power Conditioning Capacitors. College plans to install a new meter for monitoring and data logging to evaluate the effectiveness of the unit.</p> <p>Previous Comments: No reported problems.</p>
Distribution	4	\$138,376	0	0	5	95	<p>Description:</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: - High ground water levels result in water / moisture infiltration at some of the cast in place electrical boxes. College is aware of the problem and monitors the condition.</p>

Campus: Whitman Center
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 Building: Whitman Center
 Area: 17,650sf Yr Built: 1991 Floors:1

Use Types:
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Notes:

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

Campus: Whitman Center
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 Building: Whitman Center
 Area: 17,650sf Yr Built: 1991 Floors:1

Use Types:
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 70 % Classroom

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	4	\$138,376	5	5	10	80	<p>Description: 2x2 Acoustical Ceiling Panels (ACP) and Gypsum Board;</p> <p>Priority 1: 1X1 hole in janitor closet fire-rated ceiling should be closed up.</p> <p>Priority 2: Investigate and correct moisture bloom noted below</p> <p>2011: Gypsum board repairs were made in 2010. Moisture within the ceiling/roof assembly - not yet repaired. During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: College is self-performing corrections to cracking and moisture damage. College is installing isolation joints to reduce the appearance of future cracking in some location. This may prove to be a temporary correction. During walk-through evidence of a moisture 'bloom' was observed near one of the entries. Source of moisture should be identified and corrected.</p> <p>Previous Comments: 2 x 2 - No reported problems</p>
Walls	7	\$242,158	2	3	5	90	<p>Description: Gypsum board typical</p> <p>Priority 1: Wall in Maintenance Room has hole for wiring in fire-rated wall and should be closed up.</p> <p>Priority 2: No reported problems.</p> <p>2011: Gypsum board "window liners" - repairs were made in 2010. Many of the gypsum board "wall cracking" - repairs were made in 2010.</p> <p>2008: Drywall in corridors cracking, possibly from blower unit vibration.</p>

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

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

Notes:

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

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

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

Notes:

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

CRV Totals: \$3,459,400 \$77,145 \$109,317 \$341,443 \$2,931,496

Priority Issues Data					0-5 Year Cumulative Data				
\$3,459,400	\$77,145	\$0	2.2%	GOOD	\$186,462	\$13,492	5.4%	\$69,188	FAIR
CRV	DMB	EXCESS	FCI	RATING	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		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	35	\$19,320	0	0	5	95	Description: Wood frame. Priority 1: No reported problems Priority 2: No reported problems. 2011: No reported problems.
Roof	12	\$6,624	100	0	0	0	Description: Composition shingles on plywood sheathing. Priority 1: Roofing was not replaced during the 2006 re-roof of the main building. Roofing is at end of life and due for replacement Priority 2: No reported problems. 2011: No changes reported. 2008: Shingled, at end of life, due for replacement. Roof regularly inspected.
Glazing	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	14	\$7,728	20	5	5	70	Description: Plywood siding with wood trim. Priority 1: Plywood siding needs painting. Wood trim, in some areas, needs to be replaced. All wood trim needs painting. Priority 2: No reported problems. 2011: Cladding issues noted.
HVAC	3	\$1,656	0	0	50	50	Description: Two (2) electric wall heaters. Priority 1: - No reported problems. Priority 2: - No reported problems. 2011: During interview and walk-through inspection, no problems were reported.
Plumbing	0	\$0	0	0	0	100	Description: N/A
Primary/Secondary	0	\$0	0	0	0	100	Description: N/A

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

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Use Types:
 100% Storage/Maintenance

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Walls	0	\$0	0	0	0	100	Description: N/A
Doors	10	\$5,520	90	0	0	10	Description: One man door and one overhead sectional door. Priority 1: Replace overhead sectional door and man door. Priority 2: No reported problems. 2011: Exterior - overhead sectional door and man door are at end of life and due for replacement.
Floors	10	\$5,520	0	0	5	95	Description: Concrete Priority 1: No reported problems. Priority 2: No reported problems. 2011: - No reported problems
Bldg., Fire, ADA, Elevators	4	\$2,208	0	5	10	85	Description: No fire system, security system only.

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

Use Types:
 100% Storage/Maintenance

Notes:

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

Immed. Site, Ext. Ltg., etc	2	\$1,104	0	5	10	85	Description:
							Priority 1: No reported problems.
							Priority 2: No reported problems.
							2011: No reported problems.

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

Priority Issues Data					0-5 Year Cumulative Data				
\$55,200	\$13,138	\$10,378	23.8%	POOR	\$13,690	\$10,930	24.8%	\$1,104	POOR
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 18,321sf Yr Built: 1956 Floors:1

Use Types:
45 % Vocational Lab
55 % Storage/Maintenance

Notes: 6,770 sf renovated and occupied for welding operations in 2011 (built in 1993). Balance not currently utilized.
5,836 sf (1956); 2,777 sf (2006); 2,938 sf (2008).

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Structure	20	\$520,316	0	0	5	95	Description: Pole-barn construction. Slab-on-grade construction. Wood frame structure. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Roof	14	\$364,221	3	2	5	90	Description: Metal panels with exposed, gasketed fasteners. Priority 1: Correct the roof drainage issues (downspouts) at 1956, 2006, and 2008 buildings. Priority 2: No reported problems. 2011: Roof drainage issues were observed at downspouts and splashblocks at 1956, 2006, and 2008 buildings.
Glazing	1	\$26,016	0	2	3	95	Description: Aluminum framed, operable, windows. Priority 1: No reported problems. Priority 2: Monitor operation and condition of windows. 2011: No reported problems.

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5,836 sf (1956); 2,777 sf (2006); 2,938 sf (2008).

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Cladding	14	\$364,221	0	5	3	92	<p>Description: Metal panels with exposed, gasketed fasteners.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: Replace plywood siding wainscot at the west elevation of 1956 building.</p> <p>2011: Plywood siding wainscot at the west elevation of 1956 building possible maintenance issue.</p>
HVAC	5	\$130,079	0	5	10	85	<p>Description: Welding Center operations served by gas-fired unit heaters and ceiling fans. Welding Center Classroom served by through-wall AC unit.</p> <p>1956 Building office served by gas-fired furnace with AC and grade-mounted condensor outside. Factory side is currently not heated, furnace is turned off.</p> <p>Production bays added in 2006 and 2008 heated by rafter-hung, gas-fired unit heaters, vented through roof. Ceiling fans circulate air.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>

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5,836 sf (1956); 2,777 sf (2006); 2,938 sf (2008).

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	10	\$260,158	0	2	5	93	<p>Description: 1-year old gas-fired domestic water heater located in 1993 Welding Center. Bathroom fixtures and shower are older, but in good condition.</p> <p>1956 Building office bathrooms are configured for handicap access.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>
Primary/Secondary	5	\$130,079	0	0	0	100	<p>Description: Pole-mounted transformer for building 3-phase power @ 480 VAC. Inside transformer provides 208 VAC.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>
Distribution	13	\$338,206	0	0	0	100	<p>Description: New shunt-trip buss-duct for welding operations; circuit breakers for lighting/receptacles for Welding Center.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>

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Bldg. No: 18
Building: Welding Center
Area: 18,321sf Yr Built: 1956 Floors:1

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5,836 sf (1956); 2,777 sf (2006); 2,938 sf (2008).

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	5	\$130,079	0	0	0	100	<p>Description:</p> <p>1956 Building: 4-foot, surface-mounted, covered, T8 fixtures for the Offices and no overhead lighting observed in the Factory Area.</p> <p>1993 Welding Operations: Chain-hung, 4-foot exposed, mixture of 2-lamp and 4-lamp T8 fixtures. Classroom has surface-mounted, 4-foot exposed, 2-lamp T8 fixtures.</p> <p>2006 and 2008 Buildings use rafter-surface-mounted, 8-foot, 4-lamp, tT8 fixtures.</p> <p>Battery-powered emergency lighting throughout.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>
Voice/Data	3	\$78,047	0	0	0	100	<p>Description:</p> <p>No wireless service provided.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>

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5,836 sf (1956); 2,777 sf (2006); 2,938 sf (2008).

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Ceilings	1	\$26,016	0	0	5	95	Description: Exposed construction at Shop Areas. Gypsum board at Toilet Rooms, Classroom, Break Room, and other built-out rooms. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Walls	2	\$52,032	0	2	3	95	Description: Gypsum board on wood studs at Toilet Rooms, Office Area, and Classroom. Corrugated metal siding on wood studs at individual welding stations. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Doors	2	\$52,032	0	2	10	88	Description: Insulated metal-clad man doors: exterior Metal-clad and wood hollow-core man doors: interior Over-head, insulated metal clad, sectional doors: exterior. Priority 1: No reported problems. Priority 2: Paint man door on South elevation of 1993 Building. 2011: Painting is needed on man door on South elevation of 1993 Building.

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5,836 sf (1956); 2,777 sf (2006); 2,938 sf (2008).

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Floors	2	\$52,032	0	15	5	80	<p>Description: Carpet at Classroom and general Administrative areas. Ceramic tile (12x12) at Toilet Rooms, 1956 Building Lobby and center aisle area, Exposed concrete at Shop areas, some large patches.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: Replace carpet in 1956 Building; carpet is at the end of useful service life.</p> <p>2011: Carpet is worn, dirty, and is at end of useful service life in 1956 Building.</p>
Bldg., Fire, ADA, Elevators	1	\$26,016	0	0	5	95	<p>Description: Toilet Rooms do not comply with current ADA standards. Fire Alarm system is new. Security System is new.</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no issues were noted.</p>

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 18,321sf **Yr Built:** 1956 **Floors:** 1

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Immed. Site, Ext. Ltg., etc	2	\$52,032	10	2	3	85	<p>Description: Exterior lighting consists of a mix of wall-mounted HID, incandescent flood lights, and some pole-mounted mercury vapor lights. Each exit door has a light.</p> <p>Priority 1: At the northwest corner of 2006 Building, the exterior man door needs a concrete slab on grade. At the northwest corner of 2006 Building, the exterior man door needs a concrete slab on grade. At the north wall overhead, roll-up door of the 2008 Building, a concrete slab on grade is needed.</p> <p>Priority 2: No reported problems.</p> <p>2011: Exterior slabs on grade are missing at 2006 and 2008 Buildings.</p>

CRV Totals: \$2,601,582 \$16,130 \$48,650 \$95,478 \$2,441,325

Priority Issues Data					0-5 Year Cumulative Data				
\$2,601,582	\$16,130	\$0	0.6%	GOOD	\$64,779	\$0	2.5%	\$52,032	GOOD
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 18,321sf Yr Built: 1956 Floors:1

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	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	