MONROE COUNTY
COMMUNITY COLLEGE

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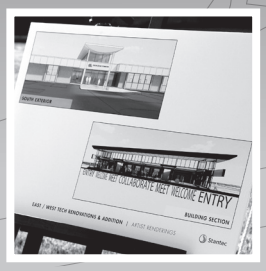
October | 2019

5-Year Master Plan






1555 South Raisinville Road
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Monroe County Community College

5-Year Master Plan

October 2019

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INTRODUCTION

Executive Summary

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

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

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

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

The challenges identified and discussed in the following pages include:

- **Facilities Condition –** Outdated classrooms and labs.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

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

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

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

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

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

Planning Process

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

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

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

existing documentation, confirmation of physical conditions and an overall review of the adequacy of existing facilities in supporting the Master Plan.

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

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

History

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

The original four academic buildings on the 210 acre Main Campus, located on South Raisinville Road, opened for students in 1968. The College has grown from these beginnings to a plant now totaling over 451,858 square feet, including eight academic buildings, four physical plant buildings and four maintenance/storage buildings at the main campus. Total square footage on main campus increased 8,583 square feet with the completion of the Life Sciences Building Student Collaboration Space in May of 2018. Also part of this total is the 17,650 square foot Whitman Center and garage (540 square feet), opened in 1991 and located on 25 acres in Bedford Township near the Michigan-Ohio border.

Monroe County Community College is accredited by the Higher Learning Commission and has received 10-year accreditation, the highest HLC rating possible, during the most recent evaluation in 2009. The College will undergo its next accreditation visit in November of 2019.

Mission Documents

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

Mission

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

MCCC accomplishes its mission through:

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

Vision

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

Core Values

These core values form our attitudes and guide our behavior:

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

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

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

Strategic Plan

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

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

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

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

Although the document is developed every three years, addenda may be included whenever appropriate, as this document is a work in progress. The annual assessment of the plan and progress being made in support of the priorities and strategies may serve as the catalyst for additions or changes to the plan. The 2014-2017 Strategic Plan addresses the need to provide

educational excellence through high-quality teaching and learning, create and support an evidence-based culture, strengthen financial resources, embrace shared governance, and increase collaborative partnerships. The plan was thoroughly vetted through a comprehensive and inclusive review process and was adopted by the Board of Trustees on April 27, 2015. The Board extended the plan to June 30, 2018 on November 27, 2017; to June 30, 2019 on September 24, 2018; and to June 30, 2020 on June 24, 2019. The Strategic Planning Task Force has been working for over a year on the new plan, which is based on its revised mission, vision and core values and the extensive research and analysis being done by the task force.

Following is the 2014-2017 Strategic Plan (as extended to June 30, 2020):

***Strategic Initiative #1*: Educational Excellence –** The core of MCCC's Mission is to provide educational excellence by facilitating high-quality teaching and learning. To this purpose, the following strategies have been identified:

Instructional Excellence – Develop and facilitate effective pedagogical practices.

Student Success – Provide wraparound services to support student success and assist students with challenges they encounter while pursuing their goals.

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

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

Diversity – Expose learners to diversity.

Technology – Provide and promote the use of technology.

***Strategic Initiative #2:* Evidenced-Based Culture** – In support of MCCC's Mission, create an evidence-based culture by committing to data-driven planning, evaluation, and decision-making. To this purpose, the following strategies have been identified.

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

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

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

***Strategic Initiative #3:* Resource Management** – Sound resource management will play a critical role in supporting MCCC's Mission. To this purpose, the following strategies have been identified.

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

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

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

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

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

Strategic Initiative #4: **Governance** – The governance practices of MCCC are essential to fulfilling its Mission. To this purpose, the following strategies have been identified.

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

Communication – Disseminate information through an inclusive communication model.

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

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

Strategic Initiative #5: **Partnerships** – In support of MCCC's Mission, the college will seek opportunities to increase collaborative partnerships with the community. To this purpose, the following strategies have been identified.

Community Engagement – Establish pathways to increase collaboration.

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

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

ANALYSIS OF EXISTING CONDITIONS

Summary

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

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

Site Analysis

Main Campus

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

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

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

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

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

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

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

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

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

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

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

Whitman Center

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

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

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

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

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

Hurd Road Property

In October 2010, the College received a donation of a property located on Hurd Road in Frenchtown Township. The property consisted of an 18,910 square foot building situated on 4.9 acres. The College renovated 6,770 square feet of the facility in 2011 to house the Welding Center of Expertise.

On April 25, 2016, the Board of Trustees authorized the sale of the Hurd Road property. On July 22, 2016, the sale of the property was finalized and the College now leases the renovated 6,770 square feet from the owner to teach welding courses.

Access and Circulation Analysis

Main Campus

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

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

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

Parking Lot Capacities

Lot	Total	Student / Public	Handicap	Staff	Police	Other
Lot 1	150	124	9	17		
Lot 2	519	487	11	20	1	
Lot 3	163	139	8	16		
Lot 4	204	197	7	0		
Lot 5	69	0	4	65		
Lot 6	39	36	3	0		
Lot 7	144	139	5	0		
Learning Assistance Lab	6	0	6	0		
Board/Visitor	15	6	2	6	1	
Physical Plant	11	0	0	11		
CTC Auto Lab	7	0	0	0		7

Lot	Total	Student / Public	Handicap	Staff	Police	Other
Total Main Campus	**1,327**	**1,128**	**55**	**135**	**2**	**7**
Whitman Center	**252**	**244**	**8**	**0**		
Hurd Road (lease)	**28**	**26**	**2**	**0**		
Grand Total	1,607	1,398	65	135	2	7

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

Number of staff 346
Less number of designated staff spaces 135
Number of staff needing to park in "student/public" areas.....211

Number of students (2,630 credit hour + 1,200 non-credit) 3,830
Add the number of staff needing to park in "student/public" areas..... 211
4,041
Less number of "student/public" spaces 1,398
Need number of spaces 2,643

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

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

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

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

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

	Headcount		Ratio		Needed Spaces
Credit hour students (fall 2019 headcount)	2,630	x	0.2	=	526
Non-credit hour students	1,200	x	0.2	=	240
FTE staff *	218	x	0.9	=	196
					962

*164	Full-time staff	÷ 1	=	164.00
33	Part-time support staff	÷ 2	=	16.50
149	Adjunct faculty	÷ 4	=	37.25
346				217.75

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

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

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

In spring of 2020 in support of the opening of the East and West Technology Building renovation and new construction project, parking lots 5 and 6 will be completely renovated, followed by resurfacing of parking lots 4 and 7.

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

Site and directional signage for vehicular and pedestrian traffic is under constant review. When all exterior signage was replaced several years ago, large building letter signs were added to each building to assist visitors and students with building identification. Also, at that time, two kiosks identifying the location of all campus building were added. A third directional kiosk was added

with the construction of Lot 7. Campus wayfinding continues to be a concern, however, and signage remains a topic of review and improvement.

Whitman Center

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

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

Facility Analysis

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

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

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

With funding made available via the passage of the Maintenance and Improvement Millage in November 2016, the college has completed work on its first two projects in May 2017. The projects included masonry repairs and sunshade replacement to the exterior of the Life Sciences Building and an approximate 2,500 square foot addition to the Life Sciences Building to add student collaboration space to the building. These projects were completed in May 2018.

Currently campus improvement projects underway on main campus, in addition to the renovation and addition to the East and West Technology Buildings, include the following: installation of campus-wide emergency generators, Student Services/Administration Building roof replacement, renovation and new construction of IT closets, network electronics upgrades, renovation of parking lots 1 and 2, construction of three single-use restrooms, renovation to the Little Theater, roofing repairs to the Whitman Center building roof and a new roof on the garage, painting of the

Whitman Center tower and entryways, water pipe lining in the East and West Technology Buildings, and cleaning and sealing of all exterior masonry on the La-Z-Boy Center.

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

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

Facility	Area (sq. ft.)	Year Built
Main Campus		
Campbell Learning Resource Center	52,369	1968
Warrick Student Services/Administration	72,219	1968
Life Sciences	63,488	1972
East Technology	28,523	1968
West Technology	32,180	1968
Welch Health Education	50,700	1997
La-Z-Boy Center	53,329	2004
Career Technology Center	60,377	2013
Power Plant	9,394	1968
Boiler House 100	2,184	1978
Boiler House 200	2,184	1978
Boiler House 300	1,924	1978
Maintenance Butler Building	1,500	1980
Technology Butler Building	1,830	1983
SAE/Construction Building	1,067	2005
Salt Storage	400	1999
Subtotal	**433,668**	
Whitman Center Campus		
Whitman Center	17,650	1991
Garage	540	1991
Subtotal	**18,190**	
TOTAL	**451,858**	

INSTRUCTIONAL PROGRAMMING

Much of the information regarding instructional programming is available in the College Annual Report. The 2016-2017 Annual Report is included in this planning document.

Service Areas

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

Program Offerings

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

Transfer/University Parallel/Pre-Professional Programs

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

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

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

Career/Occupational Certificate and Degree Programs

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

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

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

Program	Degree	Certificate
Accounting	•	•
Agriculture	•	
Automotive Engineering Technology	•	•
Automotive Service Technology	•	•

Business Management	•	
Entrepreneurship		•
Computer Information Systems:		
Accounting/CIS	•	
App Development	•	•
Computer Science	•	
Cybersecurity and Information Assurance	•	•
Office Professional	•	
Office Specialist		•
Office Software Specialist		•
PC Support Technician	•	•
System Administration Specialist	•	•
Construction Management Technology	•	
Residential and Light Commercial Construction		•
Heavy and Industrial Construction		•
Criminal Justice/Law Enforcement	•	•
Early Childhood Development	•	•
Electrical Engineering Technology	•	
Fine Arts	•	
Game Design and Development	•	
General Technology	•	
Graphic Design	•	
Computer Graphics-Basic		•
Digital Media-Basic		•
Digital Media	•	•
Illustration-Basic		•
Illustration	•	•
Interaction Design-Basic		•
Interaction Design	•	•
Mechanical Design Technology	•	•
Mechanical Engineering Technology	•	
Metrology and Quality Technology	•	
Metrology Technology		•
Quality Technology		•
Non-Destructive Testing		
Basic		•
Advanced		•
Nuclear Engineering Technology	•	
Nursing, Practical		•
Nursing, Registered	•	
PN to RN Program Option	•	
Phlebotomy Technician		•
Product and Process Technology	•	
CNC Technician		•
CAD/CAM Technician		•
Renewable Energy		
Solar Energy		•

Wind Energy		•
Respiratory Therapy	•	
Teacher Paraprofessional	•	
Welding Technology	•	
Basic Welding		•
Advanced Welding		•

Certificate Programs

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

Michigan Transfer Agreement

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

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

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

Bachelor's Degree Completion Programs

2 + 2 and 3 + 1 Agreements

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

programs at the four-year institution. The 3 + 1 agreements are similar but give students the opportunity to transfer more than 60 credits of MCCC coursework for specified degree programs at four-year institutions.

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

Joint Programs

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

Dual Enrollment Programs

State sponsored dual enrollment programs are offered to local high school students as an opportunity to begin their college studies while still attending high school.

Monroe County Middle College

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

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

Distance Learning Initiatives

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

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

Corporate and Community Services Programs

The basic mission of the Corporate and Community Services Division is to provide a variety of educational opportunities to adults within the College service area. Courses and programs are designed in response to expressed community needs, interest of individuals and groups, needs of

business and industry, as well as demands for enrichment and recreational activities. The CCS Division serves about 4,000 non-credit students annually.

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

Community service programs and activities are an on-going part of the Division. Community services programs include a wide-range of programming that reflects the diverse interests of the community.

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

STAFFING AND ENROLLMENT

Student Body Composition

Based on demographic data collected by the College for the fall 2019 semester, the typical Monroe County Community College student has a mean age of 22.7, resides in Monroe County (88%), attends as a part-time student (71%), and is enrolled in a transfer program (57.8%).

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

Enrollment Trends and Projections

Enrollment for the fall 2019 semester produced a 10.6 percent decrease in headcount (2,630) over the previous fall (2,943), and an 8.7 percent decrease in credit hours (21,853 as compared to 23,942). Fall student enrollment has declined for the ninth time in 10 years. The enrollment decline is not unique to MCCC as the Michigan Association of Collegiate Registrars and Admissions Officers' report on community college enrollment shows 21 community colleges with negative headcounts. Lower fall enrollments are also the case with the neighboring Ohio institutions. Detailed information on enrollment is included in the Student Profile Report included in this document.

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

Staffing Levels and Projections

Monroe County Community College currently employs 166 full-time staff: 61 faculty, 47 support staff, 24 administrative, 13 professional, and 21 maintenance. In addition, there are approximately 150 adjunct faculty, 31 part-time support staff, and 100 student assistants.

Full-time faculty teach approximately 56 percent of all sections and the fall 2018 student-to-faculty ratio was 12:1. The full instructional load for full-time faculty is approximately 16 contact hours per semester, or 480 student contact hours (30 students max/class x 16 contact hours).

SPACE DEMANDS AND PROJECTIONS

Instructional Space

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

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

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

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

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

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

To address these critical needs of space, new curriculums, and changing technology the College constructed a Career Technology Center and is currently renovating and adding new space to the East and West Technology Buildings. In addition, the College is performing major renovations to current buildings and infrastructure using funding acquired through the Millage Maintenance and Replacement Fund (a 5-year .85 mil levy). Detailed information is included in the Millage Maintenance and Replacement Fund attachment.

Support Spaces

Campbell Learning Resources Center

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

Warrick Student Services/Administration Building

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

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

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

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

Welch Health Education Building

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

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

La-Z-Boy Center

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

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

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

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

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

Career Technology Center

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

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

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

The College received funding from the State for 50 percent of building costs. A capital campaign in support of the project raised $2.4 million in support of the facility.

Whitman Center

The Whitman Center provides general purpose instructional space and a multi-purpose lab in a building that was planned for expansion from the end of each wing. Current enrollment does not justify expansion of the facility. This will, however, be a topic of continued review and

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

Life Sciences Building

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

East and West Technology Buildings

Currently under construction, a major renovation and addition project to the East and West Technology Buildings is underway and approximately 60 percent complete. The twin buildings are being combined into one to house numerous services geared toward student success, state-of-the-art classrooms and computer labs, an abundance of adaptable student collaboration spaces, and several college departments. This $9 million project is funded in part by State of Michigan Capital Outlay funding ($3.75 million). The building will come fully online for classes and services beginning with the fall 2020 semester.

Survey Summary

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

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

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

Summary - Challenges

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

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

- **Facilities Condition**

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

  Aged and outdated HVAC and other operational systems
  - At end of life, malfunctioning
  - Unable to meet demands, especially from computer heat loads

  Electrical capacities

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

- **Programs**

  Need for modern facilities for technology programs (addressed through construction of Career Technology Center)

  Need for additional lab and classroom space for health programs

  Limited space for Culinary Arts program

- **Barrier Free Accessibility**

  Learning Assistance Lab on second floor, difficult to access

- **Student Support Services**

  Located in several areas, some not easily accessible

- **Growth**

  Update placeholders
  - Future project sites
  - Building additions

  Whitman Center

- **Site**

  No athletic fields

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

Solution Criteria

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

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

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

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

MASTER PLAN

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

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

Phase 1
2009-2011

Deferred Maintenance

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

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

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

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

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

Renovations and Updates

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

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

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

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

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

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

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

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

Landscape and Site

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

Also in 2002 was the construction of a 26’ x 40’ building that served as a garage and storage area for the College’s SAE car and equipment, and a lab area for “dirty work” for construction classes. This is a heated, block building with two garage doors and is located to the south of the West Technology Building. With the construction of the Career Technology Building, this facility is now being used by the Maintenance Department for landscape equipment.

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

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

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

Career Technology Center

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

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

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

Phase 2
2011-2014

Whitman Center

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

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

Warrick Student Services/Administration Building Addition and Reconfiguration

In prior surveys and Master Plan Committee meetings, a desire was voiced to consolidate all student services in one location on campus. This consolidation would be in a One-Stop Shop format, leading students through the process of admissions, registration, financial aid and

payment in fewer steps, rather than the current model of moving between offices and dealing with numerous personnel. The recommended changes would include:

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

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

- Potential relocation and enlargement of the Bookstore.

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

Phase 3
2014-2018

Athletic Fields

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

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

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

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

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

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

Warrick Student Services/Administration Building Addition and Reconfiguration

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

Culinary Arts

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

Student Lounge and Basement Storage

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

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

Life Sciences Building Expansion/University Center

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

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

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

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

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

The proposed addition to the Life Sciences Building consists of two parts, the first being development of a University Center. This facility type was considered in previous Master Plans as a way of addressing the conferencing needs of business and industry as well as programs needs of four-year institutions wishing closer affiliation with the College.

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

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

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

- Office space for university partner administration and faculty.

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

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

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

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

Long Range Priorities
2019

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

Campbell Learning Resources Center Library Expansion

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

Several directions for expansion were considered for this building, with the final conclusion being that the best direction may be none at all. One solution to this potential problem would be to relocate programs housed on the second floor and basement of the CLRC to other buildings, possibly including the proposed University Center or East and West Technology buildings that has been be vacated with construction of the Career Technology Center.

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

Welch Health Education Building Expansion

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

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

Future Campus Expansion Zone

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

ARCHITECTURAL GUIDELINES

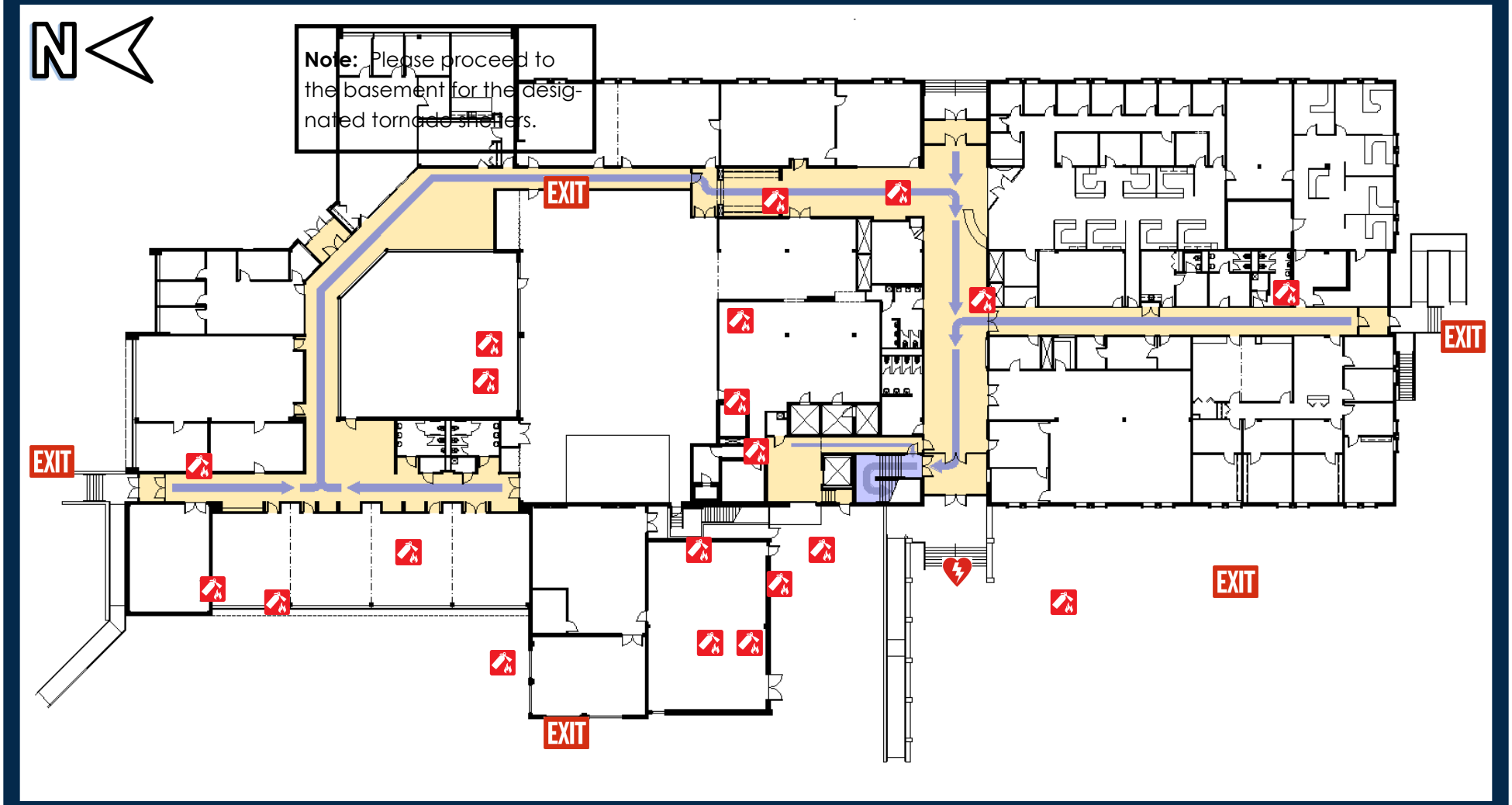
Architectural guidelines are an important part of a master plan, providing a design framework for future development. The goal is not to stifle creativity or the use of new materials or techniques, but to foster a harmony between existing and future facilities, thus avoiding a disjointed appearance that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

Suggested architectural guidelines are as follows:

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

Student Services/Administration Building

Emergency Plan | 1st Floor



Fire extinguisher

EXIT Emergency Exit

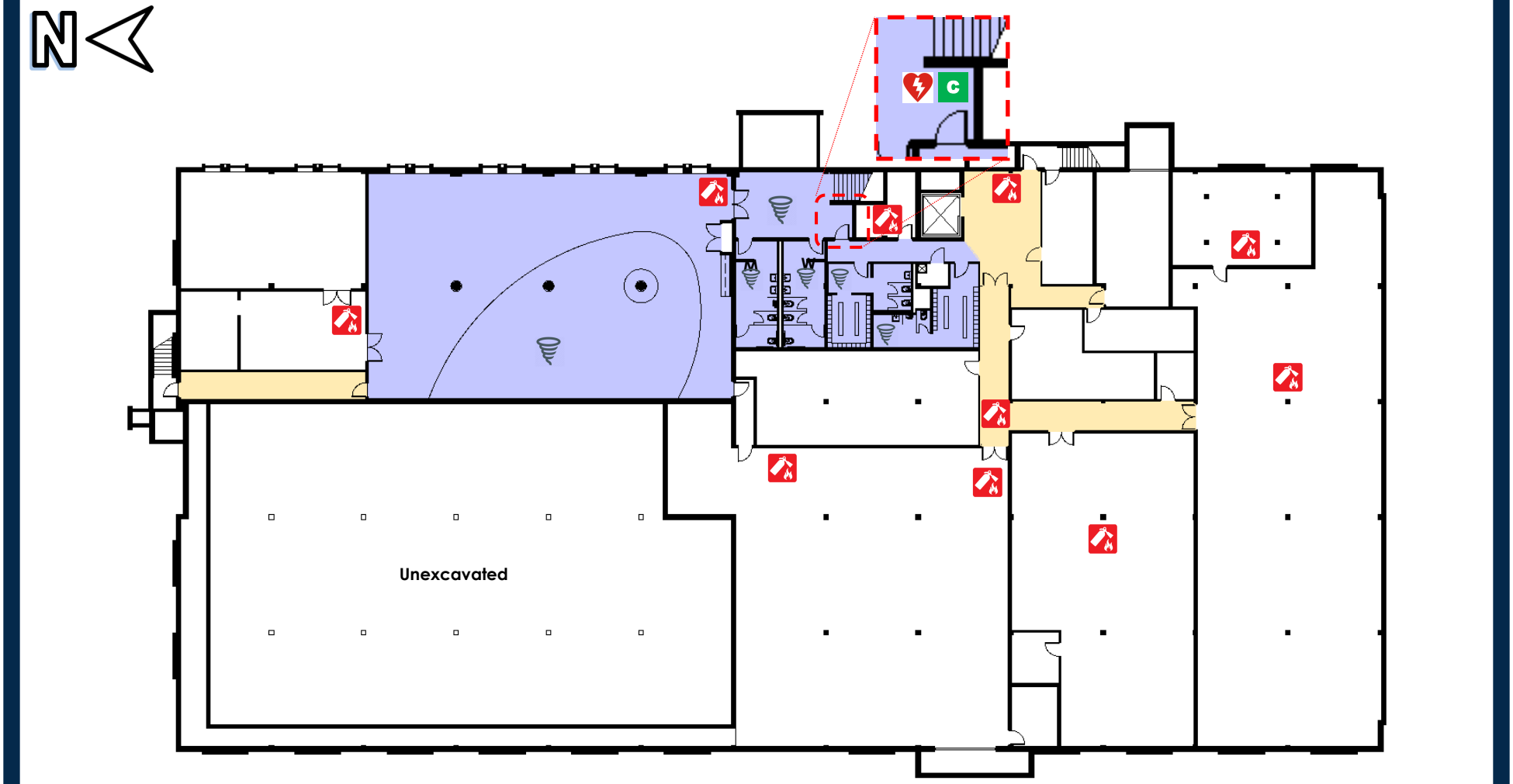
AED Cabinet

Tornado Shelter

Circulation & Shelter Route

Student Services/Administration Building

Emergency Plan | Basement



Fire extinguisher

C Emergency Cot

AED Cabinet

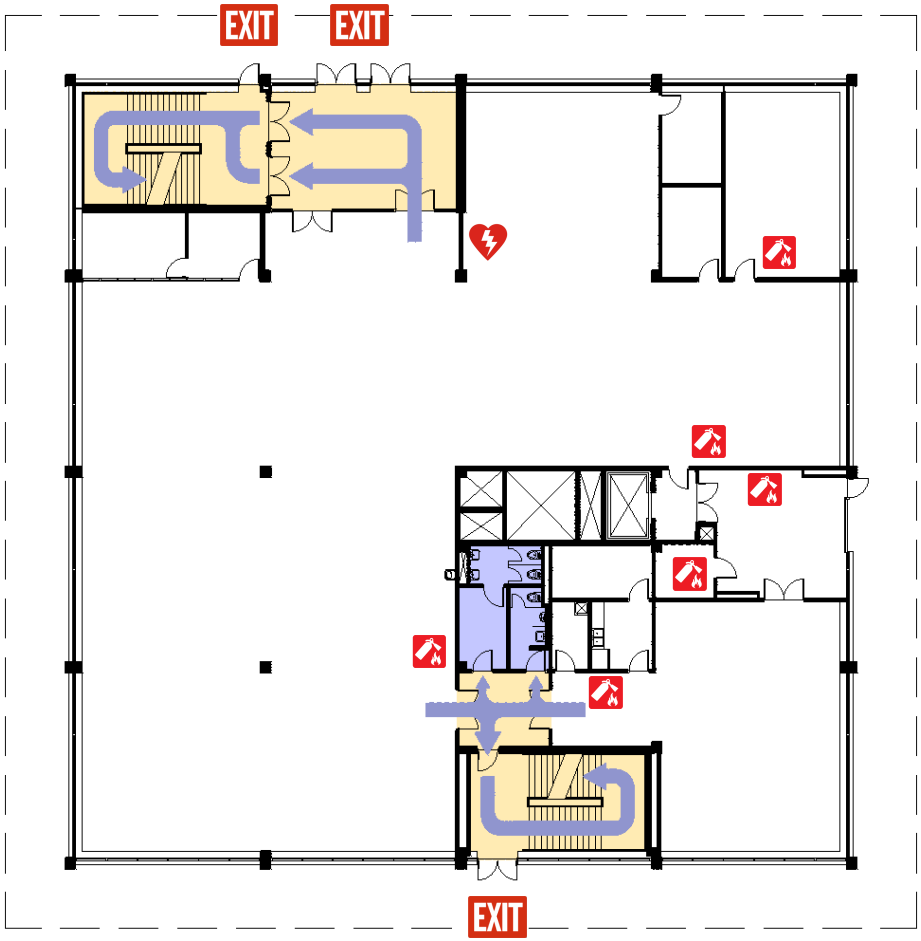
Tornado Shelter

Circulation

Campbell Learning Resource Center

Emergency Plan | 1st Floor

N



Note: Please proceed to the basement for the designated tornado shelters.

Fire extinguisher

EXIT Emergency Exit

AED Cabinet

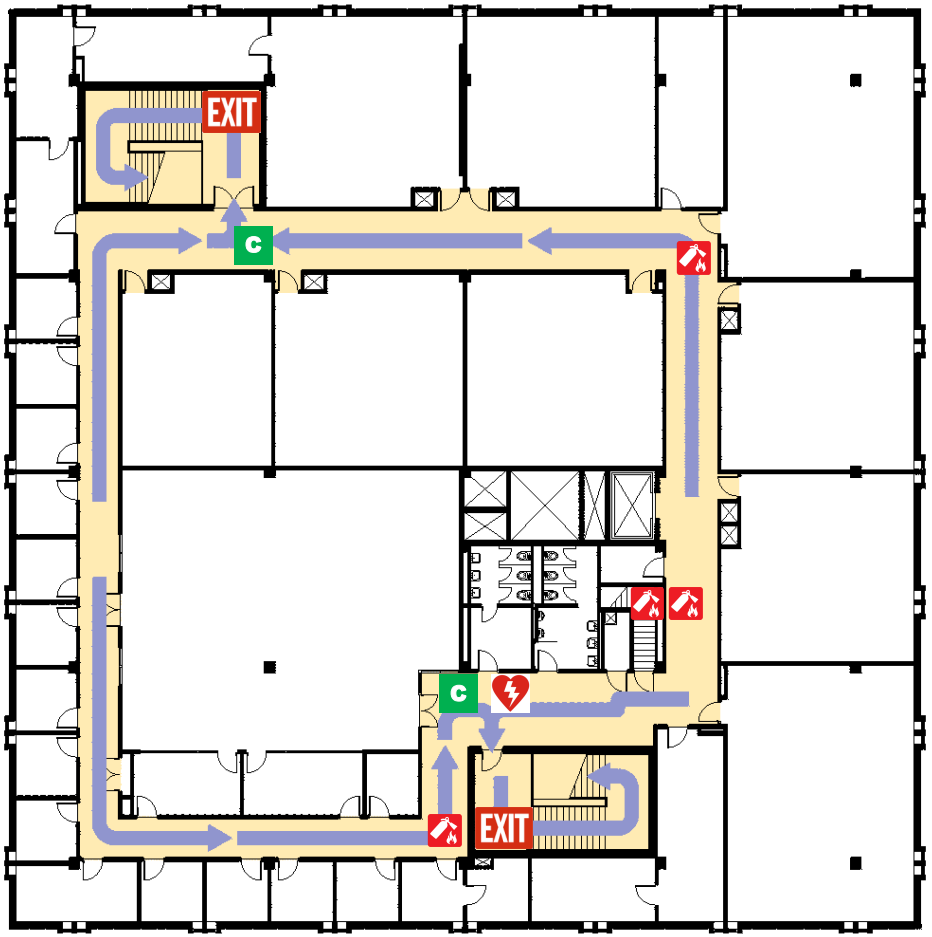
Tornado Shelter

Circulation & Shelter Route

Campbell Learning Resource Center

Emergency Plan | 2nd Floor

N



Note: Please proceed to the basement for the designated tornado shelters.

Fire extinguisher

C Emergency Cot

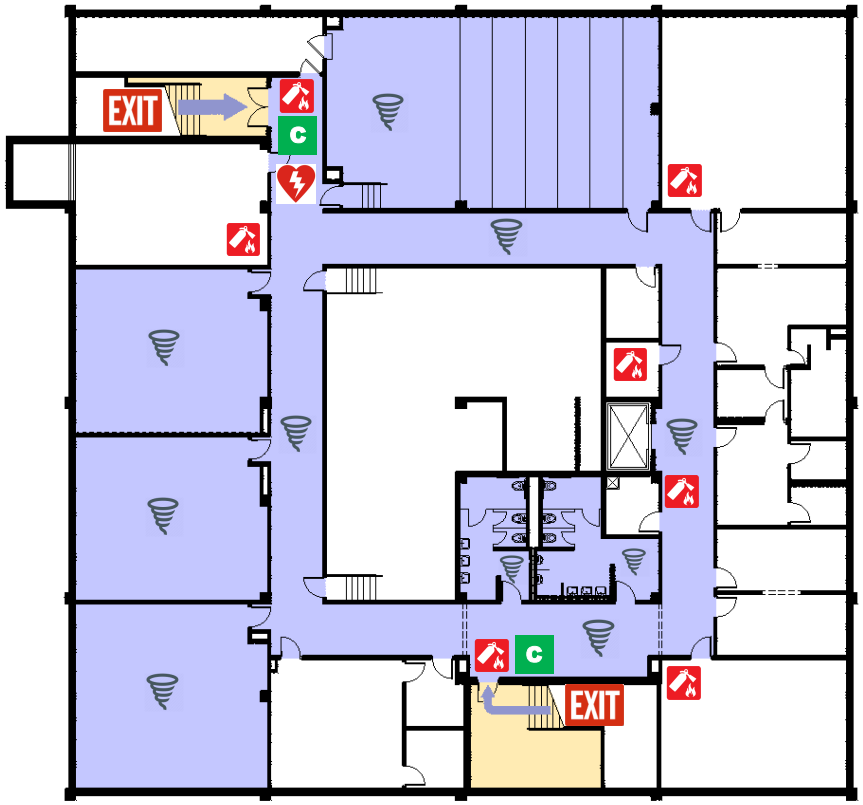
AED Cabinet

Tornado Shelter

Circulation & Shelter Route

Campbell Learning Resource Center

Emergency Plan | Basement



Note: The *automated external defibrillator (AED)* device is located on the first floor near the east entry of the Library.

Fire extinguisher

Emergency Cot

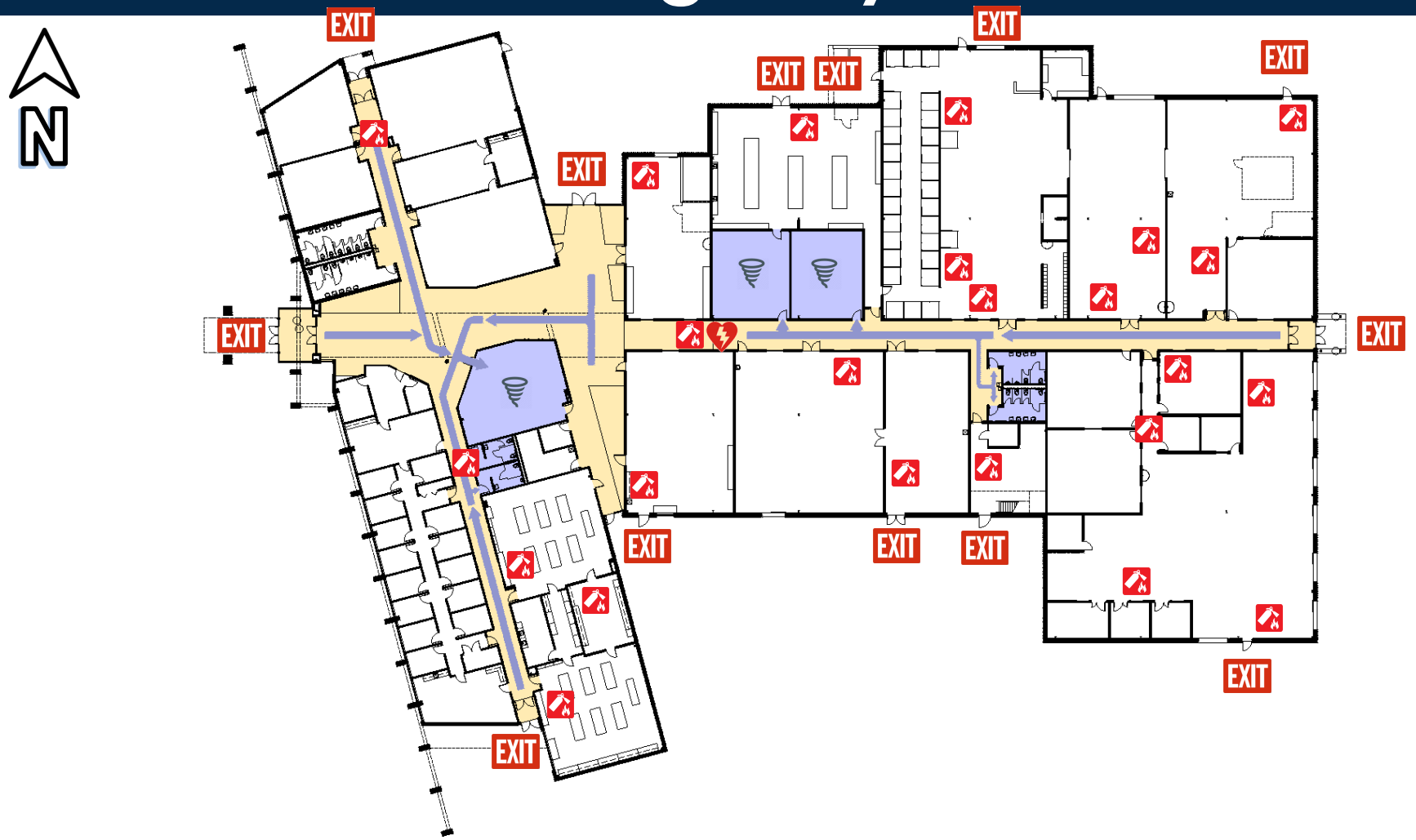
AED Cabinet

Tornado Shelter

Circulation & Shelter Route

Career Technology Center

Emergency Plan



Fire extinguisher

EXIT Emergency Exit

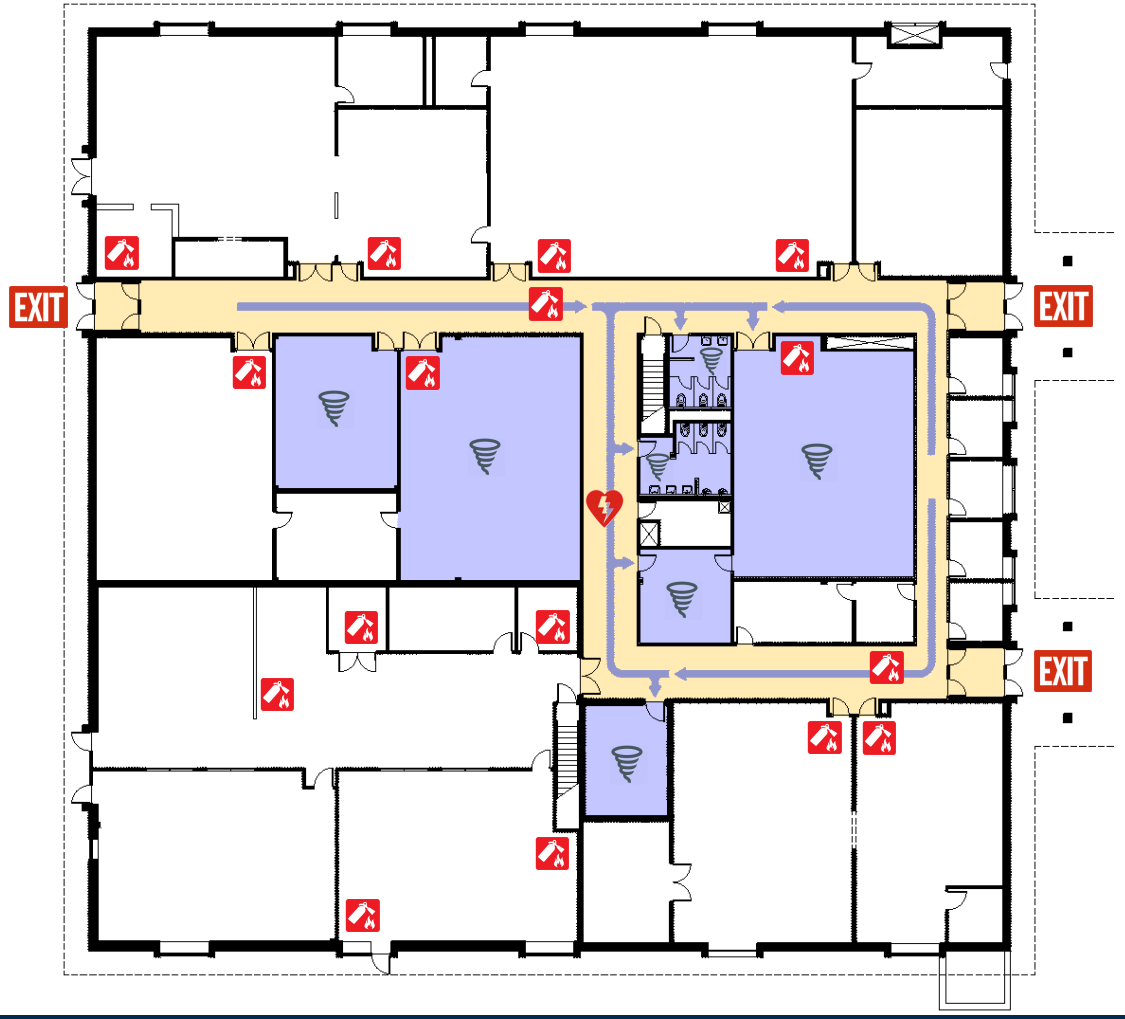
AED Cabinet

Tornado Shelter

Circulation & Shelter Route

West Technology Building

Emergency Plan



Fire extinguisher

EXIT Emergency Exit

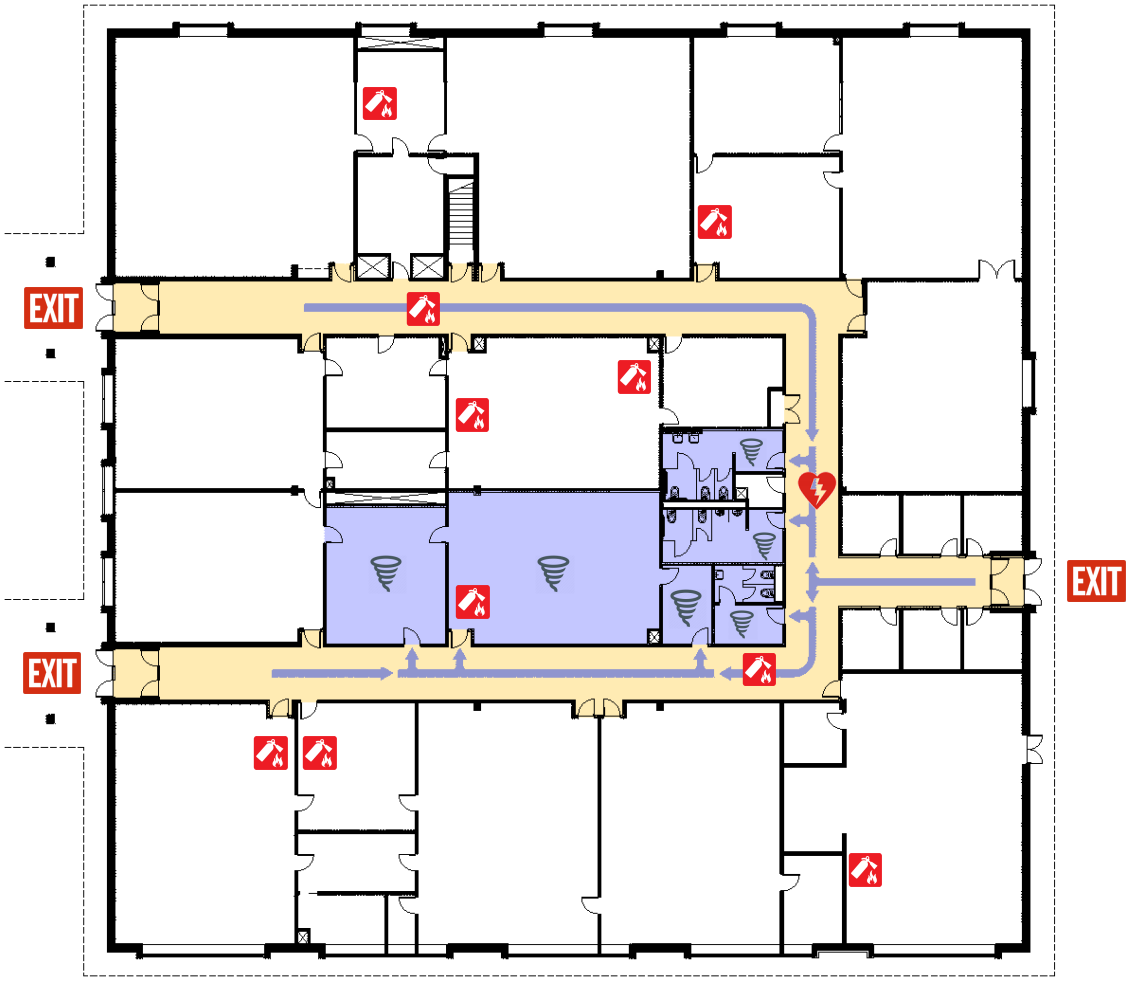
AED Cabinet

Tornado Shelter

Circulation & Shelter Route

East Technology Building

Emergency Plan



Fire extinguisher

EXIT Emergency Exit

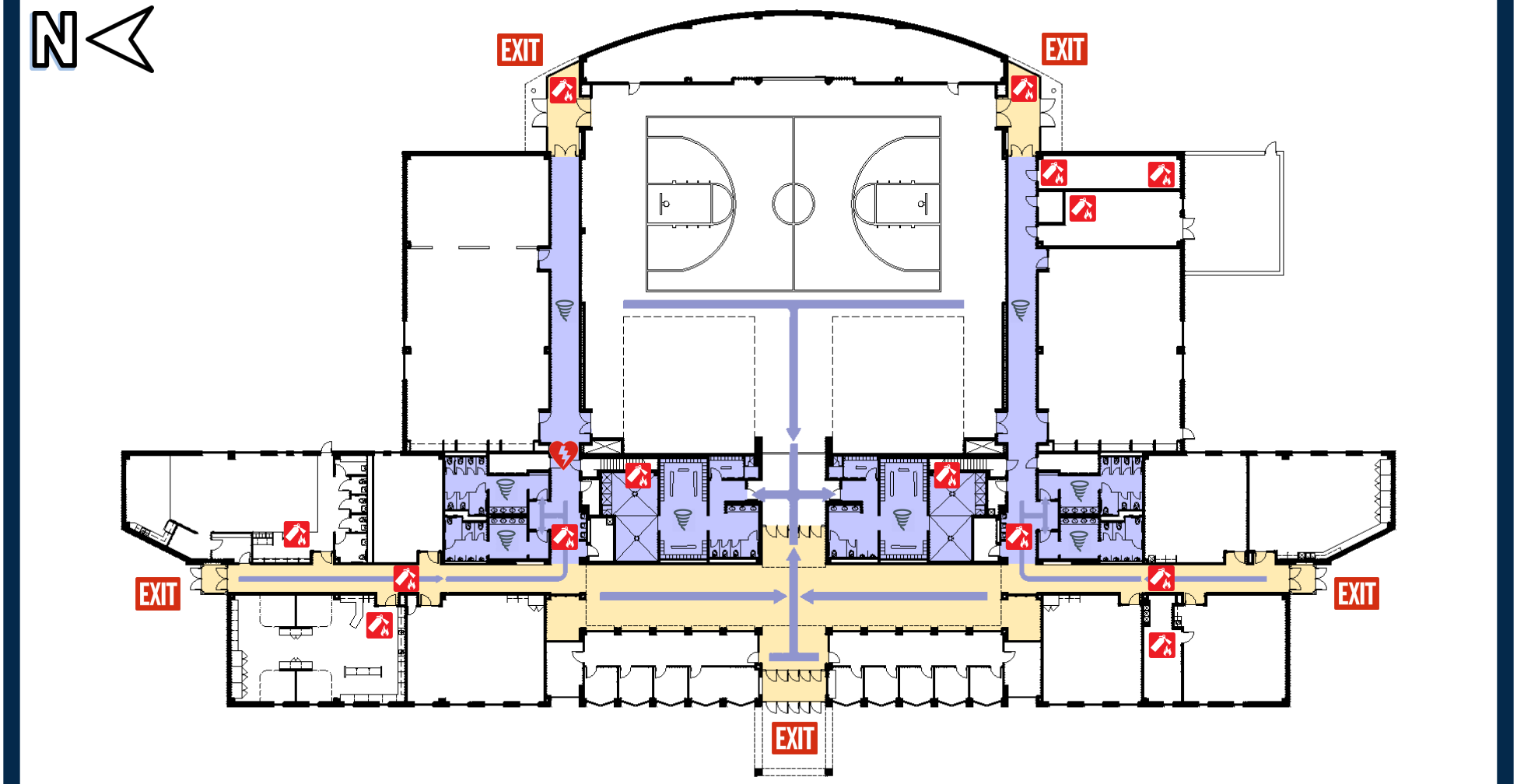
AED Cabinet

Tornado Shelter

Circulation & Shelter Route

Health Education Building

Emergency Plan



Fire extinguisher

EXIT Emergency Exit

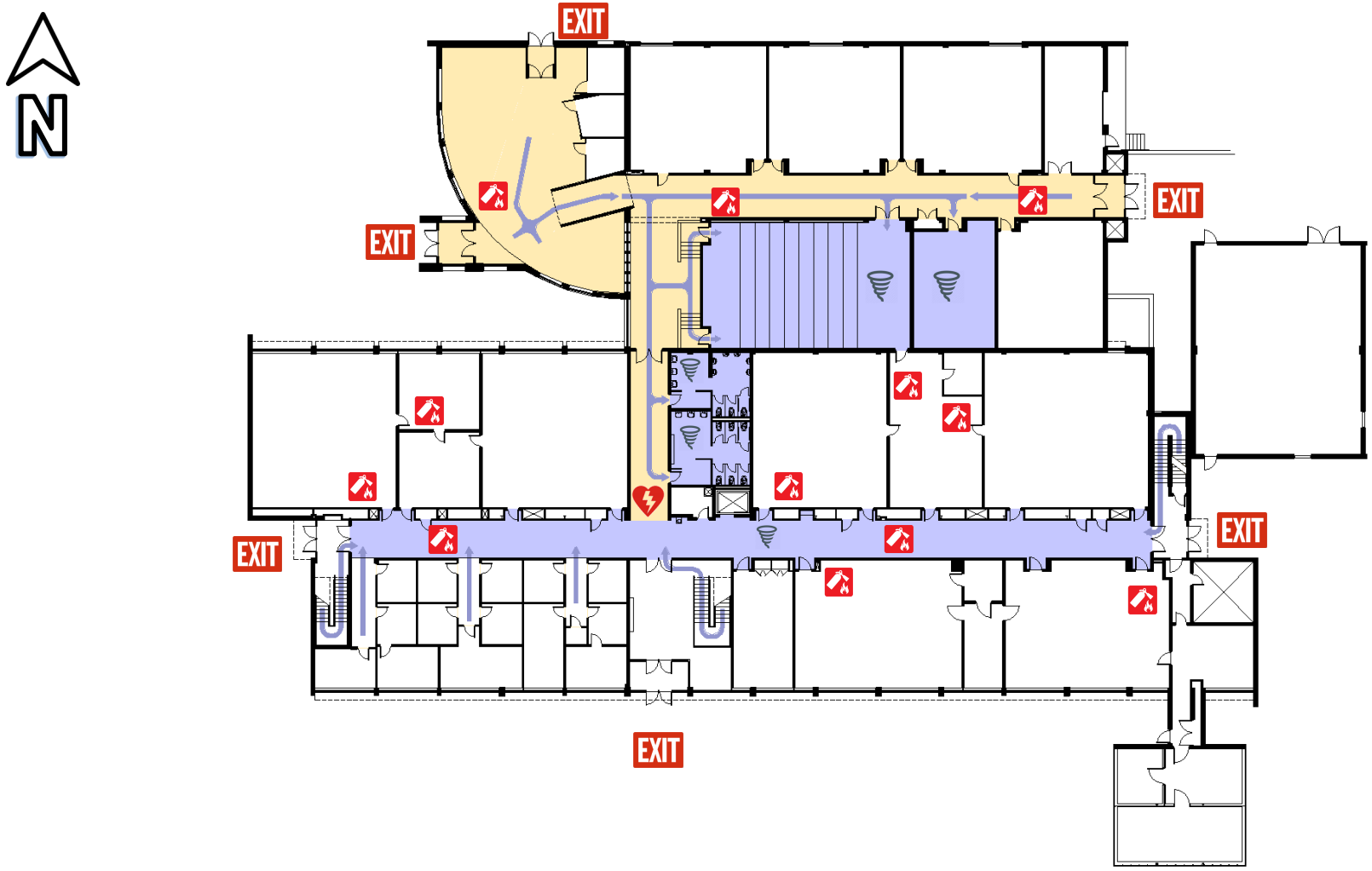
AED Cabinet

Tornado Shelter

Circulation & Shelter Route

Life Sciences Building

Emergency Plan | 1st floor



Fire extinguisher

EXIT Emergency Exit

AED Cabinet

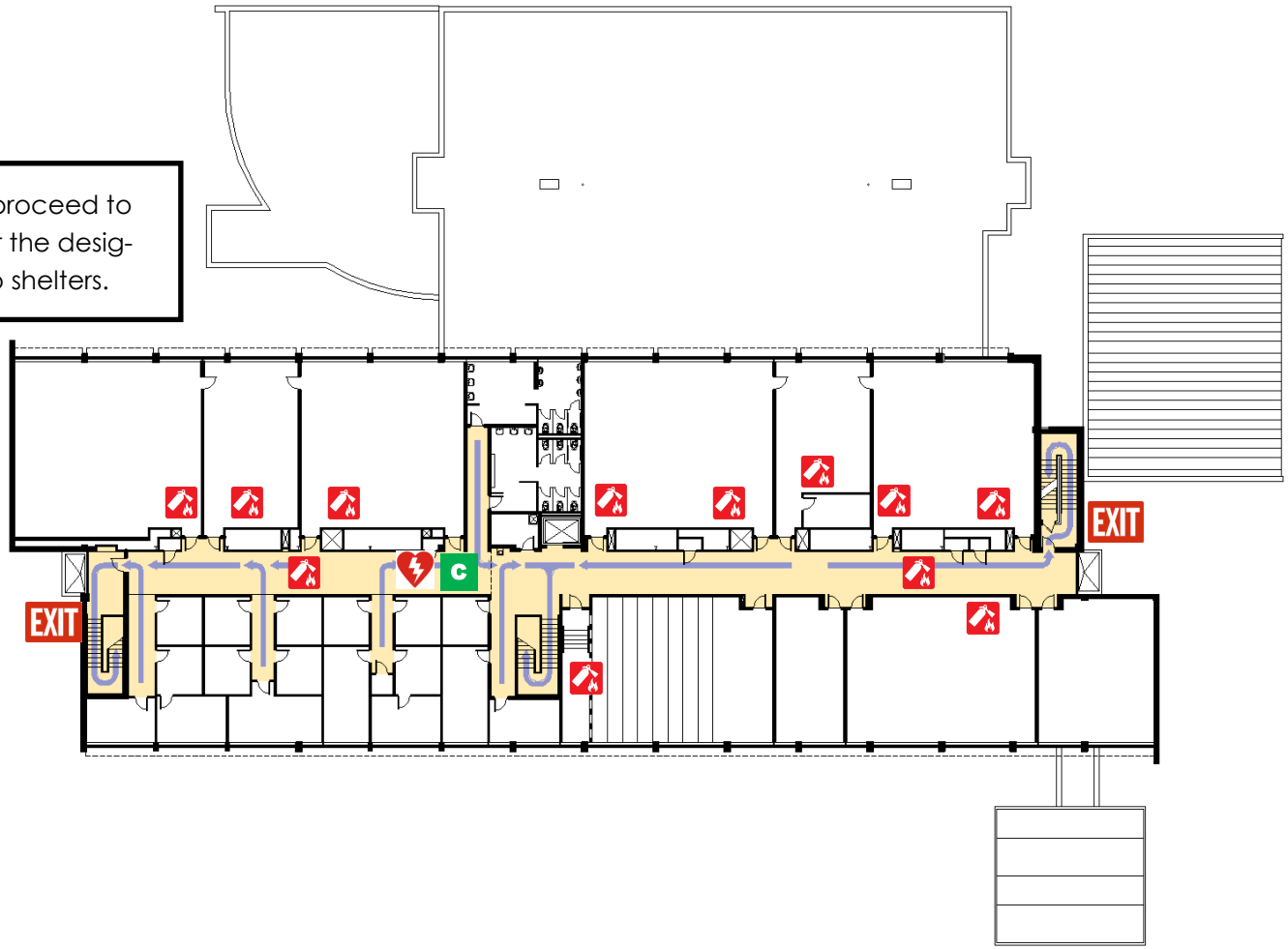
Tornado Shelter

Circulation & Shelter Route

Life Sciences Building

Emergency Plan | 2nd floor

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



Fire extinguisher

Emergency Cot

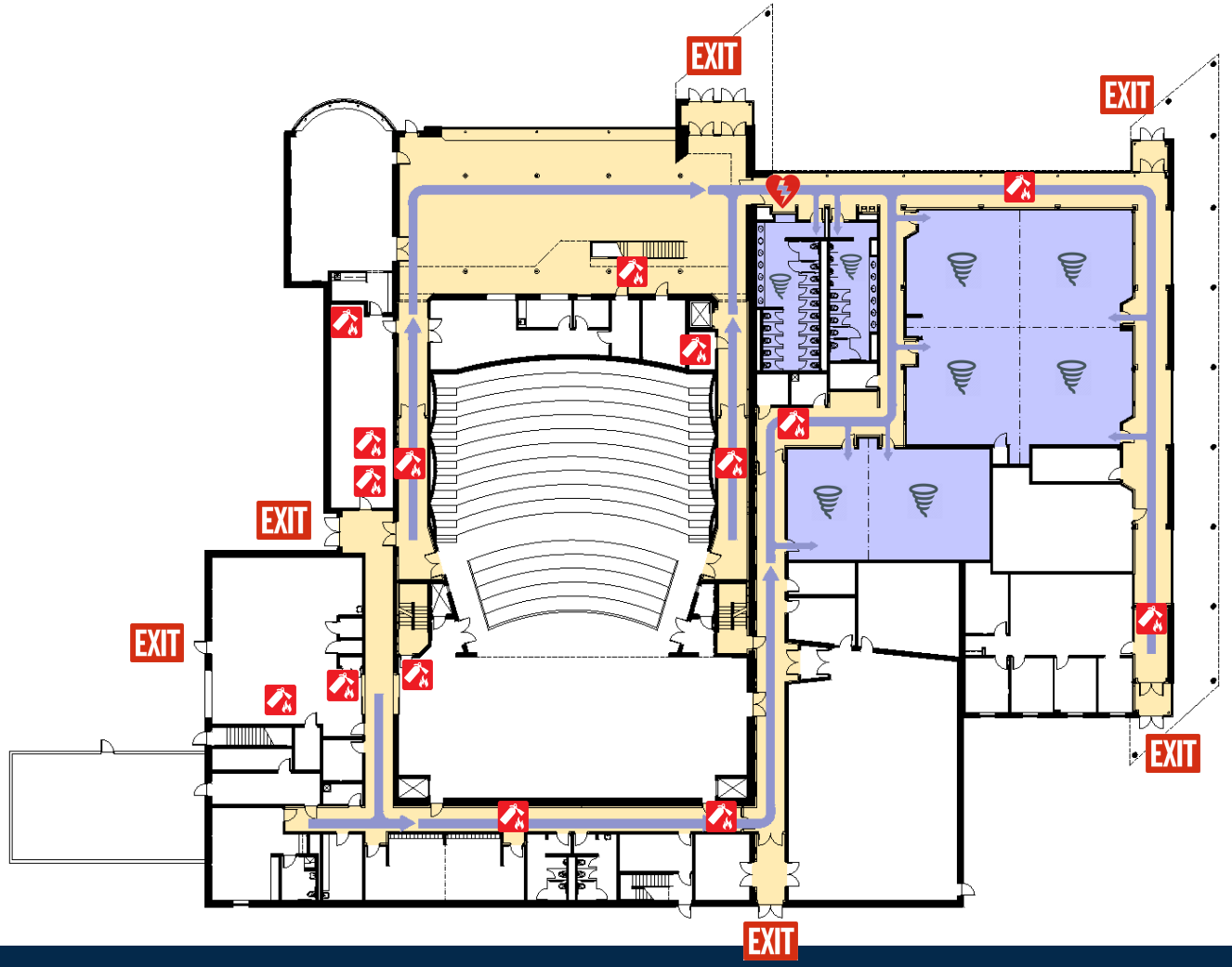
AED Cabinet

Tornado Shelter

Circulation & Shelter Route

La-Z-Boy Center

Emergency Plan



Fire extinguisher

Emergency Exit

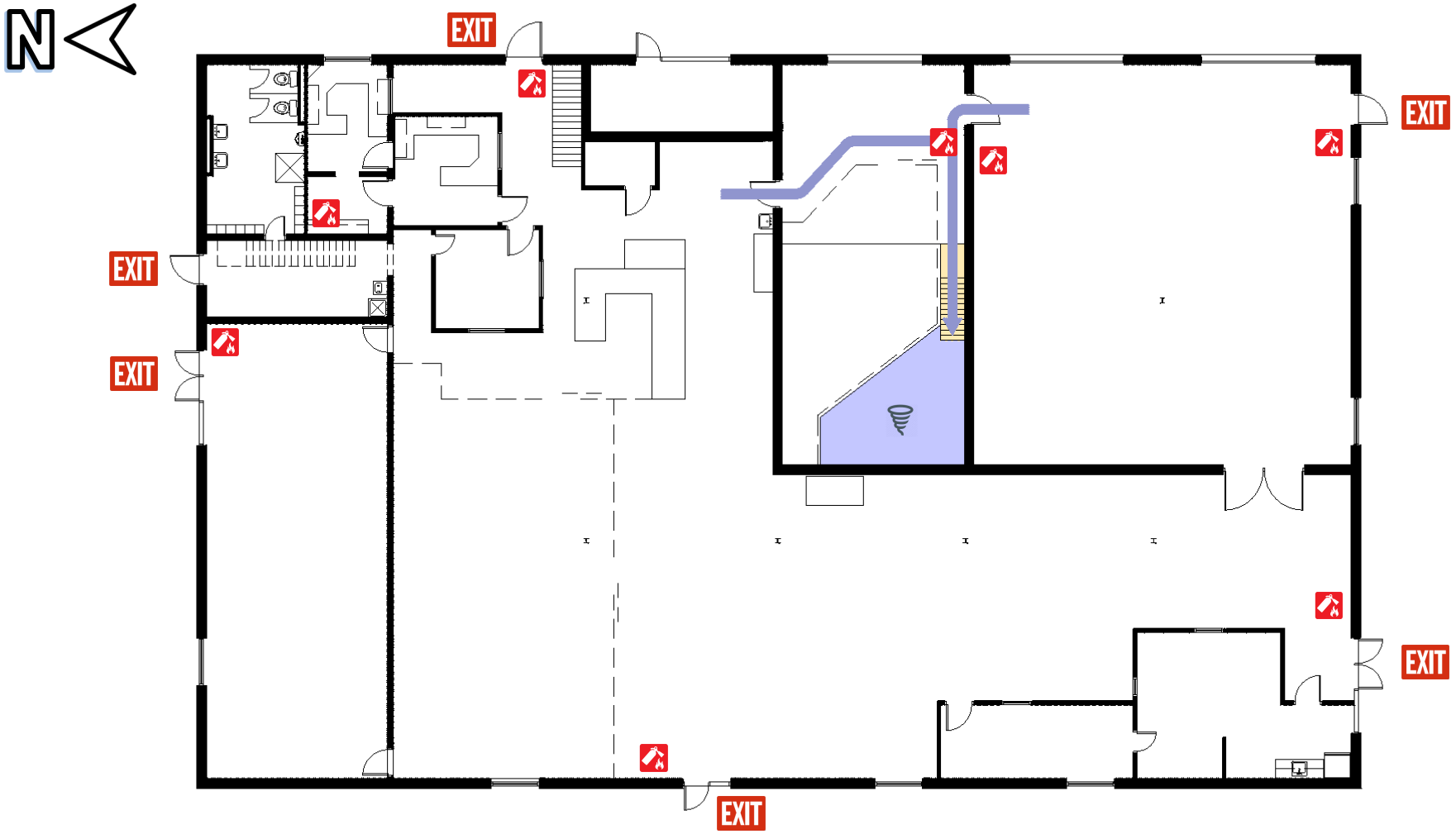
AED Cabinet

Tornado Shelter

Circulation & Shelter Route

Physical Plant

Emergency Plan



Fire extinguisher

EXIT Emergency Exit

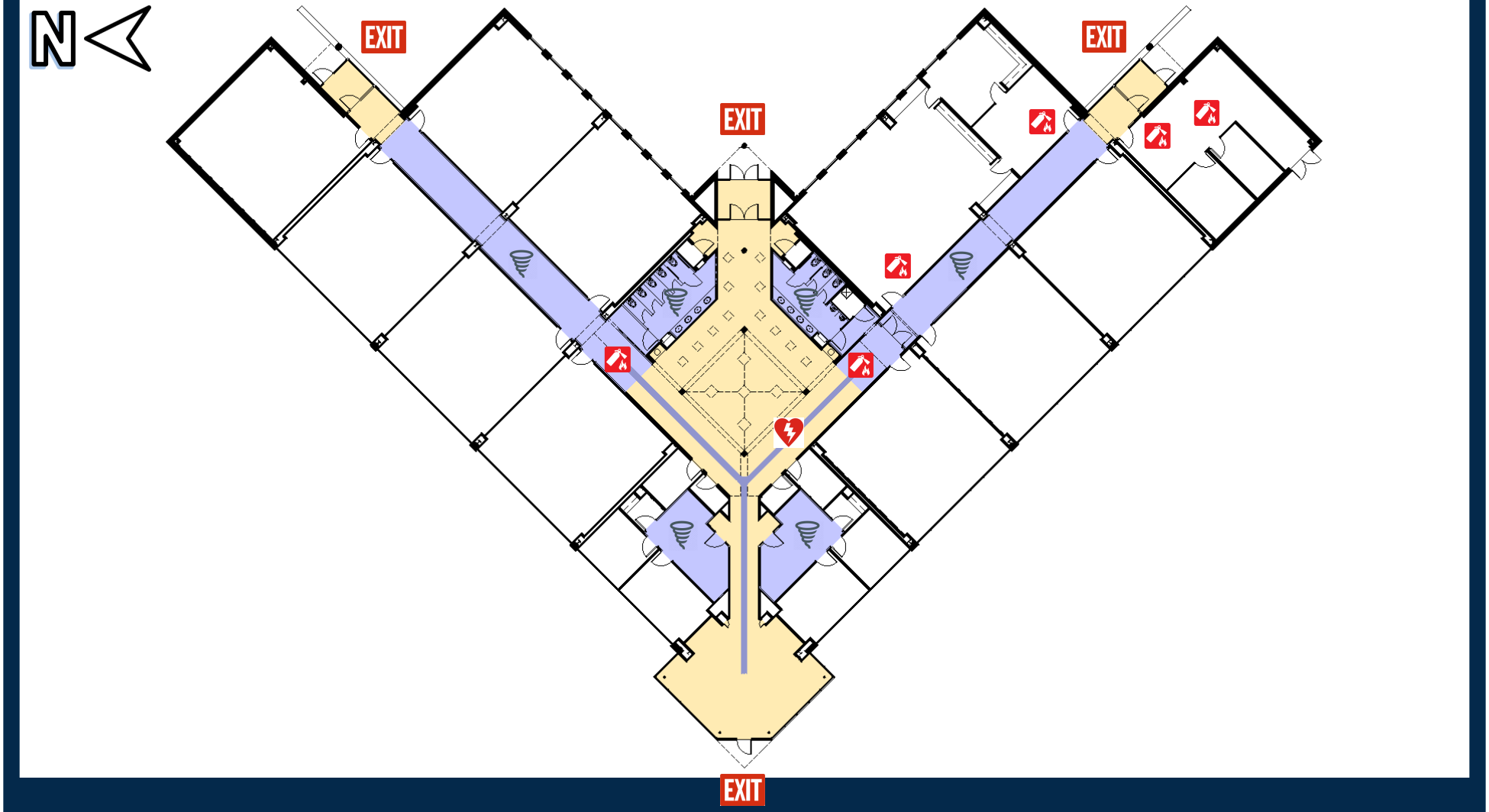
AED Cabinet

Tornado Shelter

Circulation & Shelter Route

Whitman Center

Emergency Plan



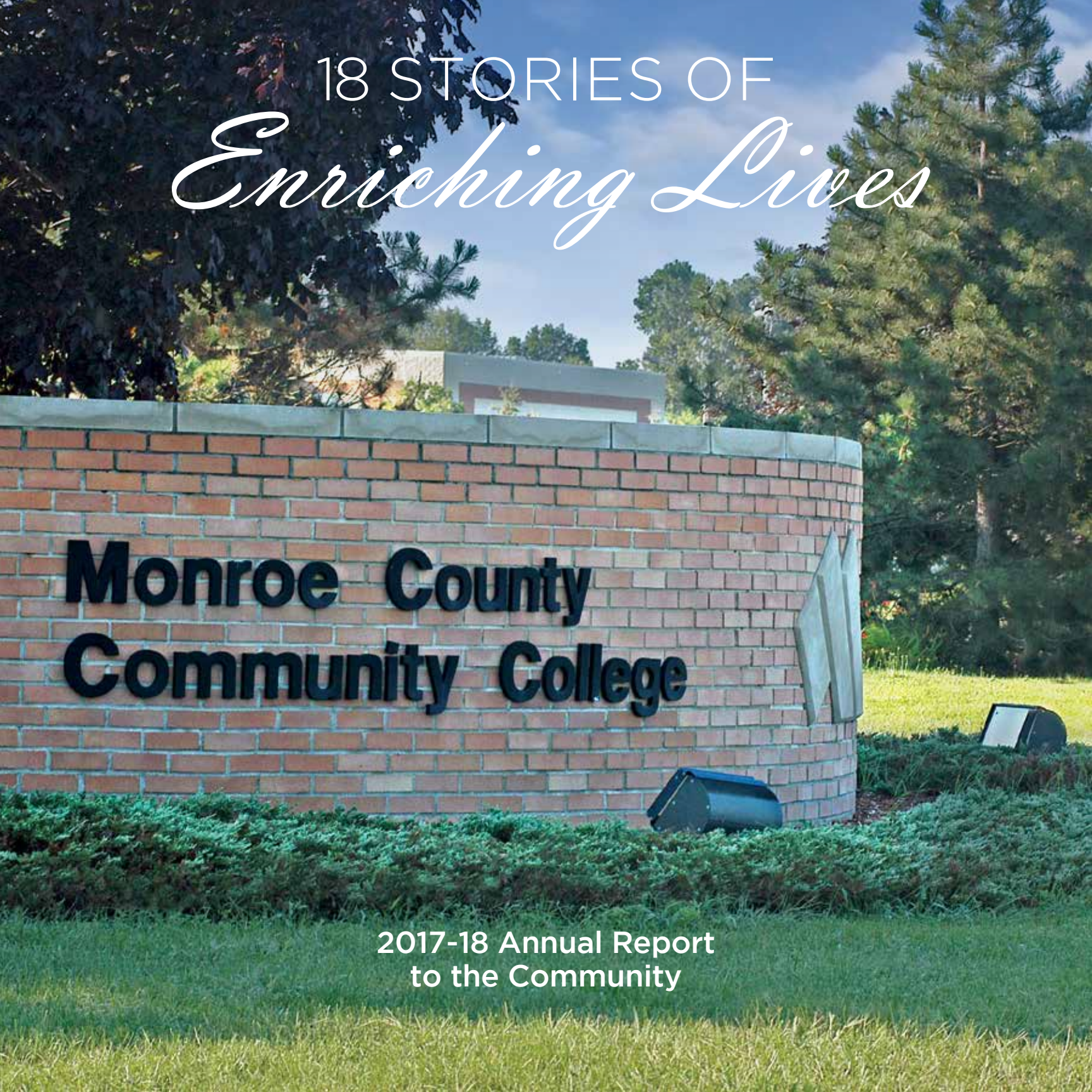
Fire extinguisher

EXIT Emergency Exit

AED Cabinet

Tornado Shelter

Circulation & Shelter Route



18 STORIES OF *Enriching Lives*

2017-18 Annual Report
to the Community

MISSION:

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

CORE VALUES:

Student-focus: Execute student-centered decision making

Excellence: Offer high-quality educational opportunities, programs and services

Accessibility: Offer ease of access to educational opportunities, programs and services

Affordability: Provide affordable educational opportunities, programs and services

Diversity and Inclusion: Celebrate the individuality and diversity of our students, community, nation and world

Respect: Practice equity and mutual respect

Stewardship: Manage our resources with efficiency and integrity to ensure the long-term health of the college and infuse responsible, sustainable and transparent practices throughout all operations and programs

Outreach and Engagement: Advance a culture of engagement and collaboration

Relevance: Offer relevant educational programs through innovation and responsiveness

VISION:

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

A MESSAGE FROM THE PRESIDENT:

As our mission states, Monroe County Community College enriches our community by providing opportunity. We do this by being a student-centered institution that offers quality programs and services at an affordable price.

These programs and services include pathways for students who plan to pursue further education; occupational tracks for students preparing for immediate employment; curricula that prepare students to effectively communicate, think critically, and be socially and culturally aware; comprehensive student support services; opportunities for intellectual, cultural, personal and career enhancement; training and retraining to meet the needs of an evolving economy, and partnerships to enhance educational services and opportunities.

For our annual report, we thought it would be fitting to select 18 stories of opportunity that exemplify how the college enriched lives in our community during the fiscal year that ended June 30, 2018.

We have been working for quite a while on this list because, in full disclosure, it could have been hundreds of stories thanks to our faculty and staff, who enrich so many lives every single day.

But, we had to narrow it down because, well, we had to stop somewhere. And, 18 stories for 2018 sounded like a good number – until we actually had to buckle down and start refining our list. That was no easy task.

I invite you to turn the page and learn about MCCC's "18 Stories of Enriching Lives" last year. And, if you would like to hear more, just contact us. We love to talk about all the lives we enrich and all the opportunities we provide for those we serve.

Kojo A. Quartey, Ph.D.
President

18 Stories of Enriching Lives

1

1. STUDENT-FOCUSED FACILITIES

In winter 2018, a 2,500-square-foot addition to the Life Sciences Building designed to foster student collaboration was completed. Major exterior structural repairs were also made to the building as part of a $1.25 million renovation that included the installation of a modern exterior facade system. Throughout 2017-18, the design and development phase of an upcoming renovation to the East and West Technology buildings took place. The twin buildings will be combined into one to house numerous services geared toward student success, state-of-the-art classrooms and computer labs, an abundance of adaptable student lounge areas and work spaces, and several college departments.

2. HELPING MORE AT-RISK STUDENTS

In October 2017, MCCC was awarded nearly $4 million in grants from the federal government to help more area high school students transition into college students. The U.S. Department of Education renewed funding for existing MCCC Upward Bound programs at Airport High School and Monroe High School and added additional funding to establish a program at Jefferson High School. Upward Bound is one of seven Federal TRIO Programs, which are outreach and student services programs designed to identify and provide services for individuals from disadvantaged backgrounds.

2

3. VISITS BY NATIONALLY KNOWN ARTISTS

Last year, MCCC hosted month-long public displays by two nationally known visiting artists: Pastel Society of America Master Pastelist Jill Stefani Wagner, whose watercolor and pastel paintings are included in numerous corporate and private collections, and sculptor Melanie Hunter, who has developed specific techniques particular to glass casting and fabrication.

4. STATE LEADER IN ENERGY EFFICIENCY

MCCC was recognized in November 2017 as one of six public entities in Michigan designated as a Leader in Energy Efficiency by the Energy Services Coalition. The college earned the award for its switchover a few months earlier from an outdated, conventional heating, ventilation and air conditioning system to a much more energy-efficient and earth-friendly geothermal-based system. The switchover was the culmination of a two-year, $16.1 million project financed by the college over 20 years, and has completely transformed the way it heats and cools most buildings on Main Campus. It also has provided major cost and environmental benefits. The system is expected to result in an annual savings of $275,000, and its geothermal wells are expected to last 50 years – twice the life of a conventional system.

4

3

4

5

5. WELDING PROGRAM OUTFITTED WITH NEW EQUIPMENT

Welding technology students are benefiting from equipment purchased with a $50,000 donation from Nexus Gas Transmission last year. The donation paid for the purchase of equipment for the college's welding lab that has resulted in more efficient use of class time by easing limitations on equipment access and improving the overall quality of instruction. The equipment includes an augmented arc welding simulation system, pipe bevellers, a saddle-miter pipe cutter and modular stand kits, and various pieces to enable the holding and positioning of work pieces in the welding booths.

6

6. CELEBRATING DIVERSITY

In February, MCCC hosted numerous events in honor of Black History Month, including a "Demystifying Africa" presentation by MCCC President Dr. Kojo Quartey, several panel discussions, Monroe County's 31st Annual Black History Month Blues Concert and a film titled "Get in the Way: The Journey of John Lewis." The college hosted an events series in March in honor of Women's History Month, including presentations offering insights into the #MeToo movement, the status of women in the Middle East and the lineage of women leaders, as well as a documentary film titled "Women's March." Also in March, MCCC hosted a who's who of Michigan immigrants affected by changes in U.S. immigration policy.

7. ACCOUNTING STUDENTS HELP WITH TAX PREP

In the spring, the accounting program partnered with the Internal Revenue Service to provide income tax assistance for low- to moderate-income taxpayers. IRS-certified student volunteers set up an office on campus and provided free, basic income tax return preparation with electronic filing to qualified individuals.

8. SKILLED TRADES READINESS

MCCC launched a pre-apprenticeship and skilled-trades readiness program in June that was free to those who qualified. The program was made possible through the Advance Michigan Catalyst, a grant provided by the U.S. Department of Labor to train Michigan workers in robotics and automation. Two tracks are offered: the pre-apprenticeship manufacturing trades track (noncredit) and the welder training certification track (credit).

9. BEST-SELLING AUTHOR COMES TO MCCC

In March, Jamie Ford, author of "Hotel on the Corner of Bitter and Sweet," which spent two years on the New York Times bestseller list, visited MCCC as part of One Book, One Community of Monroe County, a six-week community read initiative modeled after a program developed by the American Library Association.

10. STUDENT NEWSPAPER STAFF BEST IN STATE

Eleven members of the staff of the Agora, MCCC's student newspaper, combined to win a total of 24 awards at the Michigan Community College Press Association annual conference in April at Central Michigan University. Among the eight first-place awards were General Excellence, awarded to the newspaper staff, and Student Journalist of the Year, won by Agora Editor Vanessa Ray, who took home a total of seven awards.

11. TOP MARKS ON NURSING LICENSURE EXAMS

As of the last reporting, MCCC's practical nursing class of 2016 (testing in 2017) earned a 100 percent first-time pass rate on the National Council Licensure Exam for Practical Nurses. First-time NCLEX pass rates for registered nursing program students were also well above the national average. The most recent annual pass rate (2016) was 97 percent, while the national average was 81 percent.

12. CONNECTING STUDENTS WITH EMPLOYERS

MCCC hosted a Career and Opportunity Expo in April that brought together students, colleges, employers, veterans and community members. More than 70 employers were represented at the event. The college put on the event in conjunction with Siena Heights University and the Southeast Michigan Community Alliance (a Michigan Works! agency).

13

13. WELDING STUDENTS RECOGNIZED STATEWIDE

Five MCCC welding students took home medals at the SkillsUSA State Leadership and Skills Conference in April, including a gold, three silvers and a bronze. Tony Simko took home a gold in MIG welding; Hunter Chandler, a silver in MIG welding; Brandon Turner, a silver in overall welding; Wyatt Liedel, a silver in stick welding, and Cameron Jones, a bronze in stick welding.

14. NATIONAL SCIENCE FOUNDATION GRANT

In May, MCCC received a $224,906 grant from the National Science Foundation for a project titled "Advanced Welder Education," with the goal of increasing the region's supply of qualified welders with advanced levels of education who can further research, development and innovation in the field. The three-year project started June 1 and ends May 31, 2021. MCCC is using the NSF grant to transition the offering of entry-level welding instruction, known as AWS-QC-10, to area high schools. While the college will still offer some entry-level welding classes, its focus will be on teaching advanced-level welding standards (AWS-QC-11) and incorporating the latest additions to these standards recently set forth by the American Welding Society.

15. AN INVOLVED STUDENT BODY

Student Government members presented or participated in more than 50 events last year, such as promotional events, social gatherings, fundraisers, college strategy sessions and more. Some examples included the Welcome Back BBQ for students and employees, Furry Finals (therapy dogs during final exam breaks), decorating Downtown Monroe for fall, the college Diversity Fair, participation in college mission and vision planning, the Sweetheart Ball and accompanying MCCC President Dr. Kojo Quartey to Legislation Day at the state capital. SG also has representation on MCCC's Presidential Advisory Group and in other aspects of college decision making. Its mission is to provide an opportunity for students to have their voices heard around the campus. By supporting student organizations and planning exciting campus activities, SG works to create a fun atmosphere that fosters a community feeling among students.

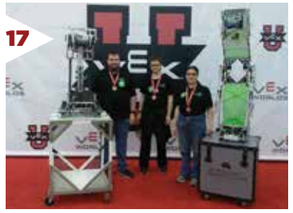
15

16

16. A FOCUS ON AGRICULTURE EDUCATION AND INNOVATION

MCCC introduced a new agriculture program last year in conjunction with Michigan State University. A total of 12 students enrolled, and expectations are the program will grow to 20 or more per year. Students were busy in 2017-18 with classes covering topics such as entomology, farm management, crop science and water resource management. A new collegiate Agriculture Club was formed at MCCC, and agriculture students were part of a community farm opportunity through an Urban Farm Grant awarded to MCCC and the planting and cultivation of agricultural test plots.

17



17. SERVING MORE NONCREDIT STUDENTS

In 2018, the Office of Lifelong Learning reinstituted an all-county mailing of the Lifelong Learning schedules twice per year. The schedule highlights noncredit offerings at the college for both work and leisure. MCCC experienced an increase in noncredit enrollment of 6 percent as a result of this expanded outreach, and continued growth in the coming semesters is expected.

18. EARLY CHILDHOOD EDUCATION PROGRAM ACHIEVES GOLD STANDARD

In May, MCCC announced that its associate of applied science in early childhood education program earned accreditation from the National Association for the Education of Young Children, which is considered the gold standard for early childhood programs across the country. NAEYC is the foremost professional association for the early childhood field, and families of young children who attend NAEYC-accredited programs can be confident they deliver the highest quality early care and education.

18

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In Memoriam: Dr. James E. DeVries

Dr. James E. DeVries, who served on the MCCC Board of Trustee since 2012, died on September 13.

DeVries was a longtime educator, author and historian for Monroe County Community College, and a father and grandparent.

He was 76.

DeVries, a retired MCCC professor, was diagnosed with chronic myelogenous leukemia more than 15 years ago and was later diagnosed with cholangiocarcinoma, a bile duct cancer.

He taught history and sociology at the college from 1970-2010 and was considered an "extraordinary professor" by his colleagues and students, as indicated by numerous nominations for the "Outstanding Faculty Award." He received the award in 1984.

He was the author of several books, including "Opportunity: The First Twenty Years, Monroe County Community College 1964-1984," and a sought after presenter, panelist and expert in numerous areas, including history, social science, race relations, current affairs and other subjects.

DeVries was a member of the Retired Senior Volunteers Program (RSVP), where he read to and mentored students at the Juvenile Center and Manor Elementary School.

A native of Indiana, he earned a bachelor's degree from Hope College in 1964 and then served in the U.S. Army from 1964 to 1966 in Korea. After his military service, he received a master's degree in history and a doctorate from Ball State University, Muncie, Indiana.

Giving to The Foundation

Listed here are the individuals, corporations and organizations who have given annual gifts to The Foundation at Monroe County Community College between July 1, 2017 and June 30, 2018.

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

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

2017-2018 Cumulative Donors

PLATINUM $1,000,000+

DTE Energy Foundation
La-Z-Boy Foundation
Mrs. Shirley A. Meyer

GOLD $500,000+

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Continued on next page

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2017-2018 Annual Donors

PLATINUM $1,000,000+

La-Z-Boy Foundation

SILVER $100,000+

Fluid Equipment Development Co. (FEDCO)
Nexus Gas Transmission, LLC

MILLENNIUM SOCIETY $30,000+

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LEGACY $20,000+

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Biggby Coffee
Blu Water Medi Spanish Salon
Book Nook
Cadillac Ink
CDWG
Chaos Salon - Trenton
Clamdigger Lounge & Pizzeria
Danny's Fine Foods
Deb's Flowers & Gifts
Dena's Family Restaurant
Detroit Red Wings
Detroit Tigers
Dolce Vita Italian Restaurants
English Gardens
Family Farm and Home
Flat Rock Hardware Do It Center
Forest View Lanes
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Tres Chic Spanish and Salon
Victoria Day Spa
Richard Walker, D. D. S.
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MEMORIAL GIFTS

In 2017-18, memorial gifts to The Foundation at MCCC were made in recognition of:

Marjorie Abel
Lois Bondy
Ray L. Kessler
Lonnie Kinkead, Jr.
Fort Lidia
Ralph Mahalak Sr.
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Jim Nocella
William Pacitti
George Rhodes
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Amara, Sophie and Cecelia Schaffhausen
Marilyn Schroeder
Betty Swartout
Stacy Wain
Ryan Werner
Carl and Nancy Werstein
Arden Westover
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GIFTS TO HONOR INDIVIDUALS

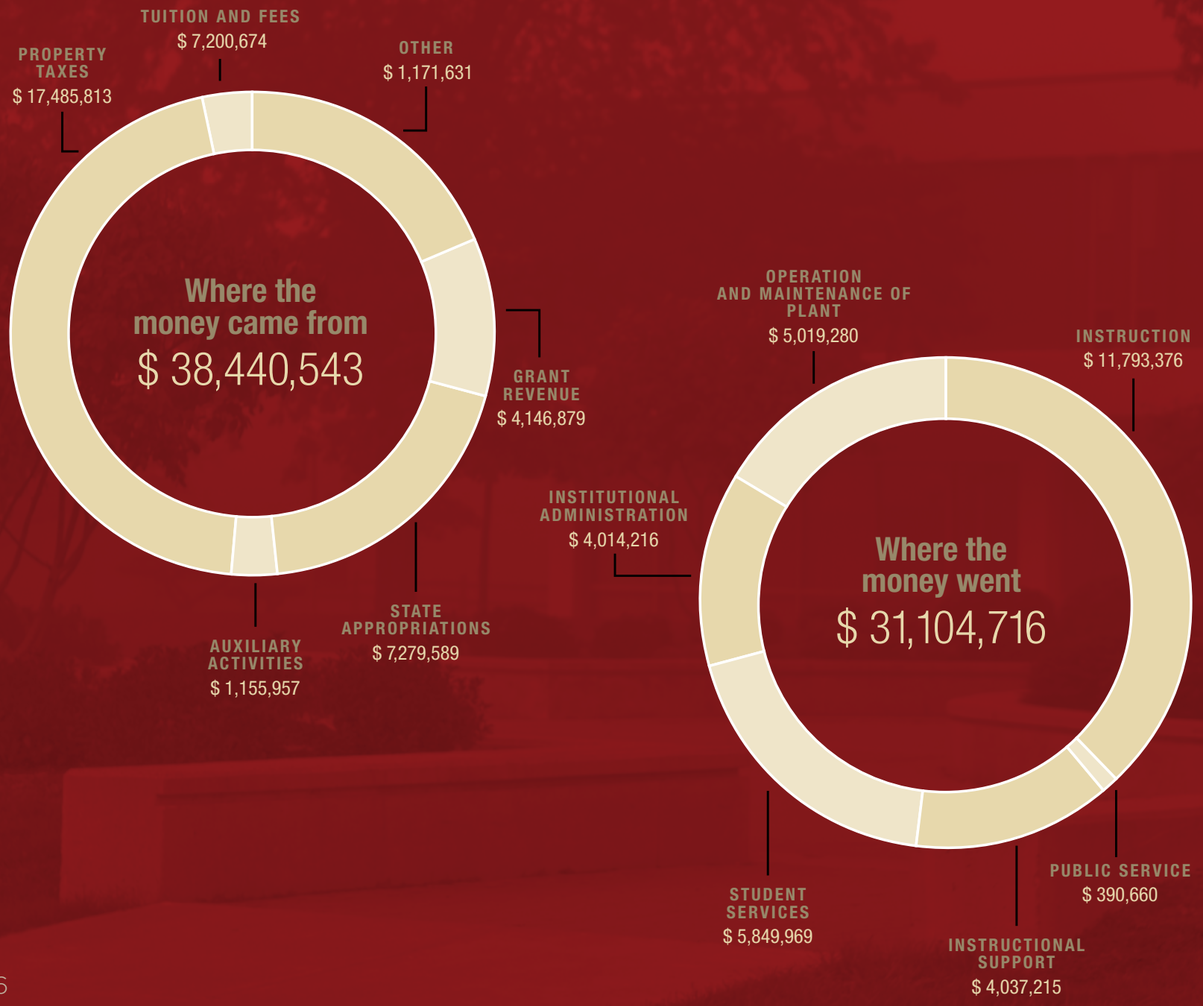
The following individuals were honored by gifts to The Foundation at MCCC in 2017-18:

Emerson Bolt
Jean Ford
Cindy Green
Cheryl and Jack Johnston
Janet Taylor

Revenues and Expenditures

MCCC Revenues and Expenditures

Fiscal Year Ended June 30, 2018



The Foundation at MCCC

Fiscal Year Ended June 30, 2018

DURING THE FISCAL YEAR ENDED JUNE 30, 2018

We received contributions totaling	$1,094,204
Investment gains of	$349,832
Special event revenues of	$33,375
We received in-kind contributions for administrative services from MCCC and other in-kind support of	$237,252
Federal funds	$0
Which resulted in total revenues of	**$1,714,663**
We distributed to MCCC for scholarships and program funds	($786,562)
And had administrative and fund raising expenses of	($237,252)
And had other expenses of	($7,486)
Which resulted in total expenditures of	($1,031,300)
Resulting in a total net asset increase of	$683,363
When combined with our net assets at June 30, 2017 of	$6,077,026
Resulted in new net assets at June 30, 2018	**$6,760,389**
The June 30, 2018 net assets are represented by	
Cash of	$751,598
Investments of	$5,190,599
Accounts and pledges receivable of	$850,853
Our total assets as of June 30, 2018 were	$6,793,050
Our total liabilities as of June 30, 2018 were	$32,661
Our net assets, therefore, as of June 30, 2018 were	**$6,760,389**

Monroe County Community College is accredited by the Higher Learning Commission.
For more information, visit or call 800-621-7440.

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

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

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

MONROE COUNTY
COMMUNITY COLLEGE
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www.monroeccc.edu

Monroe County Community College

Enrollment Statistics

Fall 1998-2019

Semester	Headcount	Credit Hours	Billable Hours	Career	Transfer	Mean Age	% PT	% FT	% M	% F	% County	% Out of County In State	% Out of State
Fall 1998	3,629	27,988		1,551	2,078	25.7	71	29	40	60	84.5	11.6	3.9
Fall 1999	3,568	27,873		1,487	2,081	25.7	71	29	40	60	85.3	10.5	4.2
Fall 2000	3,555	27,501		1,421	2,134	25.9	71	29	39	61	86.4	9.7	3.9
Fall 2001	3,649	29,190		1,553	2,096	25.4	67	33	39	61	87.7	9	3.3
Fall 2002	3,828	32,056		1,702	2,126	25.2	64	36	40	60	87.1	10	2.9
Fall 2003	3,943	33,743		1,788	2,155	24.9	62	38	41	59	85	11	4
Fall 2004	4,177	36,509		1,960	2,217	24.8	59	41	41	59	84.5	11.6	3.9
Fall 2005	4,193	37,137		1,906	2,287	24.4	58	42	42	58	86.2	10.4	3.4
Fall 2006	4,368	37,527		1,928	2,440	24.5	61	39	41	59	86.5	10.1	3.4
Fall 2007	4,433	38,123		2,144	2,289	24.9	61	39	41	59	85.6	10.4	4
Fall 2008	4,514	39,225		2,139	2,375	25.2	60	40	41	59	88	9	3
Fall 2009	4,624	41,839	46,866	2,244	2,380	25	56	44	42	58	87	9	4
Fall 2010	4,723	42,809	47,804	2,317	2,406	26	57	43	40	60	85	11	4
Fall 2011	4,440	39,621	44,205	2,210	2,230	25	61	39	40	60	84	12	4
Fall 2012	4,071	35,574	40,006	1,928	2,143	24.9	65	35	41	59	82	13	5
Fall 2013	3,777	32,814	36,982	1,777	2,000	24.6	65	35	43	57	82	14	4
Fall 2014	3,482	29,571	33,555	1,601	1,881	23.8	67	33	44	56	84	12	4
Fall 2015	3,192	27,011	30,957	1,508	1,684	23.4	68	32	43	57	85	12	3
Fall 2016	3,144	26,005	29,798	1,405	1,739	23.0	70	30	43	57	85	12	3
Fall 2017	3,122	25,404	29,033	1,240	1,882	22.9	73	27	42	58	86	11	3
Fall 2018	2,943	23,942	27,715	1,201	1,742	22.9	72	28	41	59	87	11	2
Fall 2019	2,630	21,853	25,368	1,110	1,520	22.7	71	29	42	58	88	10	2

MONROE COUNTY
COMMUNITY COLLEGE

enriching lives

STUDENT PROFILE DATA
FALL 2018

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Summary

Over the past two years, MCCC has experienced a decrease in total enrollment by 5.7% (3,122 students in Fall 2017 to 2,943 students in Fall 2018). The greatest drivers of this decrease are among First Time In Any College (FTIAC) students, where enrollment declined 10.9% (827 students in Fall 2017 to 737 students in Fall 2018) and currently enrolled students, where enrollment declined 6.0% (1861 students in Fall 2017 to 1749 students in Fall 2018).

Conversely, the number of students re-enrolling at MCCC increased by 9.2% from Fall 2017 (316 students) to Fall 2018 (345 students). One other area of decline in enrollment is represented by a 27.8% decrease in the number of students from out of state (79 students in Fall 2017 to 57 students in Fall 2018). Note, there has been a decrease in several enrollment areas due to the total enrollment decrease from Fall 2017 to Fall 2018.

Ida, Summerfield, Monroe, Jefferson, and Airport High School graduates continue to represent the greatest percent of enrollment at MCCC, compared to other Monroe County High School graduates. Despite the decrease in overall enrollment, the Dual Enrollment program enrollment at MCCC continues to increase from Fall 2017 (711 students) to Fall 2018 (724 students). Currently, dual enrollment students comprise 25% of total enrollment at MCCC.

Notable statistics highlighted in the Fall 2018 report are as following:

Dual Enrollment: +1.8%

Re-Enrolling Enrollment: +9.2%

31-40 Age Group Enrollment: +1.7%

41-50 Age Group Enrollment: +1.4%

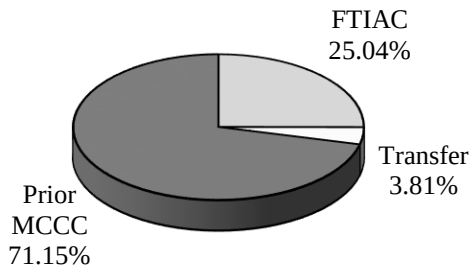
Airport High School Graduating Class Enrollment: +4.0%

Total Applied Science and Engineering Technology Division Program Enrollment: +7.4%

Nursing Program Enrollment: +5.7%

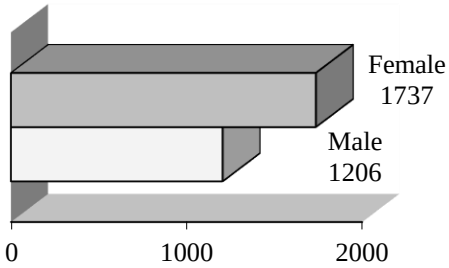
Monroe County Community College
Fall 2018 Student Profile

Enrollment
2943

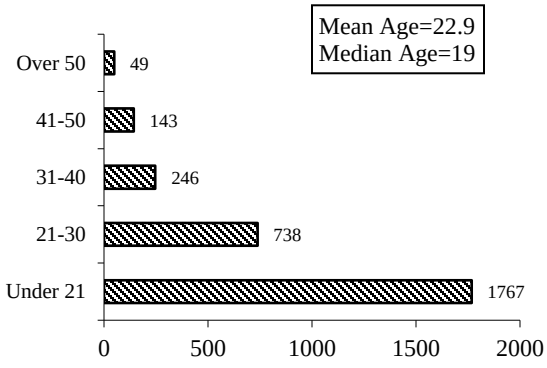


FTIAC=First Time In Any College

Gender

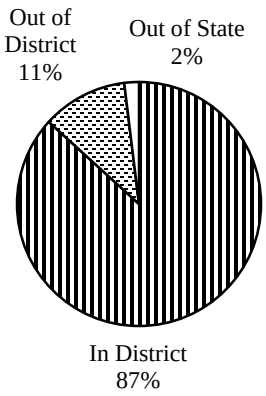


Age

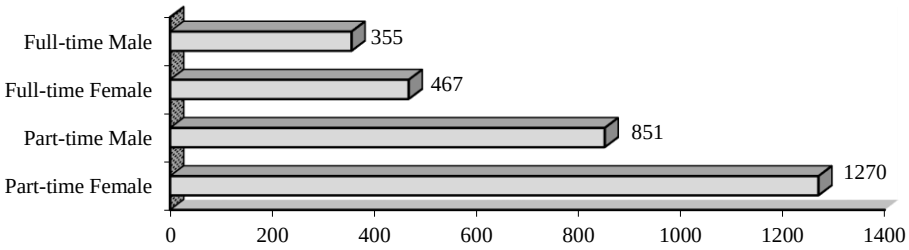


Ethnicity		
White	2473	84.0%
Black or African American	98	3.3%
Hispanic/Latino	104	3.5%
Asian	23	0.8%
American Indian/Alaska Nat.	13	0.4%
International	2	0.07%
Hawaiian/Pacific Islander	3	0.10%
Two or More Races	31	1.05%
Not Reported	196	6.7%
Total	2943	

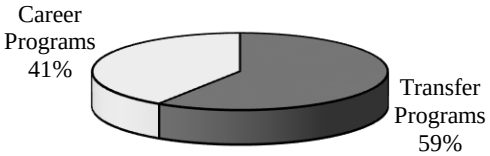
District Status



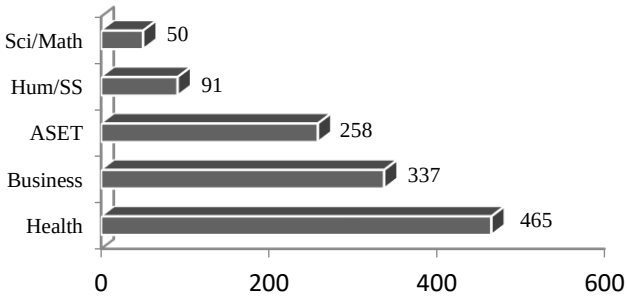
Gender and Status



Transfer & Career Programs



Career Program Division Totals



Monroe County Community College
Fall Term Student Profile Comparison
2017/2018

	Fall 2017	Fall 2018	+/- 2017	+/- 2017 Percent
Enrollment by Key Group				
*FTIAC	827	737	-90	-10.9%
Transfer	118	112	-6	-5.1%
Current	1861	1749	-112	-6.0%
Re-enrolling	316	345	29	+9.2%
Total	3122	2943	-179	-5.7%
Enrollment by Credit Status				
Part-time	2270	2121	-149	-6.6%
Full-time	852	822	-30	-3.5%
Gender				
Female	1812	1737	-75	-4.1%
Male	1310	1206	-104	-7.9%
Gender and Credit Status				
Part-time Female	1344	1270	-74	-5.5%
Full-time Female	468	467	-1	-0.2%
Part-time Male	926	851	-75	-8.1%
Full-time Male	384	355	-29	-7.6%
Age				
Under 21	1802	1767	-35	-1.9%
21-30	877	738	-139	-15.8%
31-40	242	246	4	+1.7%
41-50	141	143	2	+1.4%
Over 50	60	49	-11	-18.3%
District Status				
In District	2687	2553	-134	-5.0%
Out of District	356	333	-23	-6.5%
Out of State	79	57	-22	-27.8%

*FTIAC=First Time In Any College

Enrollment By Monroe County High School Graduates
Fall 2018

High School	Total 2018 Graduating Class	2018 Grads Enrolled at MCCC	% of Class Enrolled at MCCC
Airport	184	38	21%
Bedford	347	42	12%
Dundee	110	21	19%
Ida	117	42	36%
Jefferson	145	37	26%
Mason	78	14	18%
Monroe	406	97	24%
St. Mary Catholic Central	73	10	14%
Summerfield	57	16	28%
Whiteford	68	8	12%
Total	**1585**	**325**	**21%**

Fall 2018

Cities with Enrollment 10+

Alpha Sort	
City	***Total***
Belleville	12
Brownstown	34
Carleton	146
Deerfield	11
Dundee	155
Erie	84
Flat Rock	60
Grosse Ile	11
Ida	105
La Salle	65
Lambertville	100
Luna Pier	23
Maybee	38
Milan	13
Monroe	1117
New Boston	16
Newport	244
Ottawa Lake	43
Petersburg	112
Riverview	10
Rockwood	29
South Rockwood	45
Taylor	10
Temperance	247
Toledo	44
Trenton	39
Woodhaven	16

Numeric Sort	
City	***Total***
Monroe	1117
Temperance	247
Newport	244
Dundee	155
Carleton	146
Petersburg	112
Ida	105
Lambertville	100
Erie	84
La Salle	65
Flat Rock	60
South Rockwood	45
Toledo	44
Ottawa Lake	43
Trenton	39
Maybee	38
Brownstown	34
Rockwood	29
Luna Pier	23
New Boston	16
Woodhaven	16
Milan	13
Belleville	12
Deerfield	11
Grosse Ile	11
Riverview	10
Taylor	10

Transfer Programs, Fall 2018	**Full-time**			**Part-time**			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Associate of Arts				2		2	2
Associate of Science	207	135	342	208	143	351	693
Dual Enrollment	27	18	45	427	252	679	724
Guest Enrollment	1		1	10	3	13	14
Liberal Arts	20	24	44	96	80	176	220
Post Graduate Enrollment		1	1	28	25	53	54
Pre Allied Health				2		2	2
Pre Biology					1	1	1
Pre Business Administration				1	2	3	3
Pre Communications		1	1		1	1	2
Pre Dentistry				1		1	1
Pre Elementary Education				2	3	5	5
Pre Engineering		3	3		6	6	9
Pre English Language Literature					1	1	1
Pre Law					1	1	1
Pre Medicine	1		1				1
Pre Physical Therapy				1		1	1
Pre Psychology					1	1	1
Pre Secondary Education					1	1	1
Pre Social Work	1		1				1
Pre Special Education	1		1				1
Pre Veterinary Medicine				2		2	2
Undecided					2	2	2
Grand Total	**258**	**182**	**440**	**780**	**522**	**1302**	**1742**

Applied Science and Engineering Technology Division, Fall 2018	**Full-time**			**Part-time**			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Associate of Applied Science	1		1	7	5	12	13
Automotive Engineering Technology		5	5		4	4	9
Automotive Engineering Technology Certificate					1	1	1
Automotive Service Technology		1	1		7	7	8
Construction Management Technology		9	9		11	11	20
Electrical Engineering Technology	1	8	9		13	13	22
Electronics and Computer Technology					2	2	2
General Technology	1	7	8	1	24	25	33
Industrial Electricity/Electronics Tech				1	1	2	2
Manufacturing Technology					3	3	3
Mechanical Design Technology		7	7	1	23	24	31
Mechanical Design Technology Certificate	1	1	2	1		1	3
Mechanical Engineering Technology	2	9	11		10	10	21
Metrology and Quality Technology					1	1	1
Metrology Technology					1	1	1
Nuclear Engineering Technology		6	6	2	4	6	12
Prod & Proc Tech: CNC Certificate		1	1		2	2	3
Product and Process Technology		1	1		5	5	6
Quality Systems Technology				2	1	3	3
Quality Systems Technology Certificate					1	1	1
Solar Photovoltaic Energy Certificate				1		1	1
Welding Grant CBJT					1	1	1
Welding Technology	4	22	26	1	28	29	55
Welding Technology: Advanced Certificate					2	2	2
Welding Technology: Basic Certificate		1	1		3	3	4
Grand Total	**10**	**78**	**88**	**17**	**153**	**170**	**258**

Business Division, Fall 2018	**Full-time**			**Part-time**			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Accounting	11	5	16	20	5	25	41
Accounting Certificate				1		1	1
Administrative Office Assistant Certificate				1		1	1
Administrative Office Specialist Certificate				1		1	1
Administrative Professional-Administrative	2		2	8	1	9	11
Agriculture				3	9	12	12
AP: Medical Office Coordinator				1		1	1
Business Management	27	19	46	46	45	91	137
Business Management (AC)					1	1	1
CIS: Application Development		1	1	1	1	2	3
CIS: Computer Programming					2	2	2
CIS: Computer Science	5	5	10	4	11	15	25
CIS: Cybersecurity and Information Assurance	1	12	13	4	10	14	27
CIS: PC Support Technician		1	1		4	4	5
CIS: System Administration Specialist				2	3	5	5
Culinary Skills and Management	4	8	12	1	5	6	18
Entrepreneurship Certificate					1	1	1
Graphic Design - Digital Media	3	7	10	9	6	15	25
Graphic Design - Digital Media Certificate				2		2	2
Graphic Design - Illustration	2		2	4	2	6	8
Graphic Design-Web Design		2	2	1	2	3	5
Liberal Arts-Pre-Culinary Skills and Management				3	1	4	4
Web Design Certificate					1	1	1
Grand Total	**55**	**60**	**115**	**112**	**110**	**222**	**337**

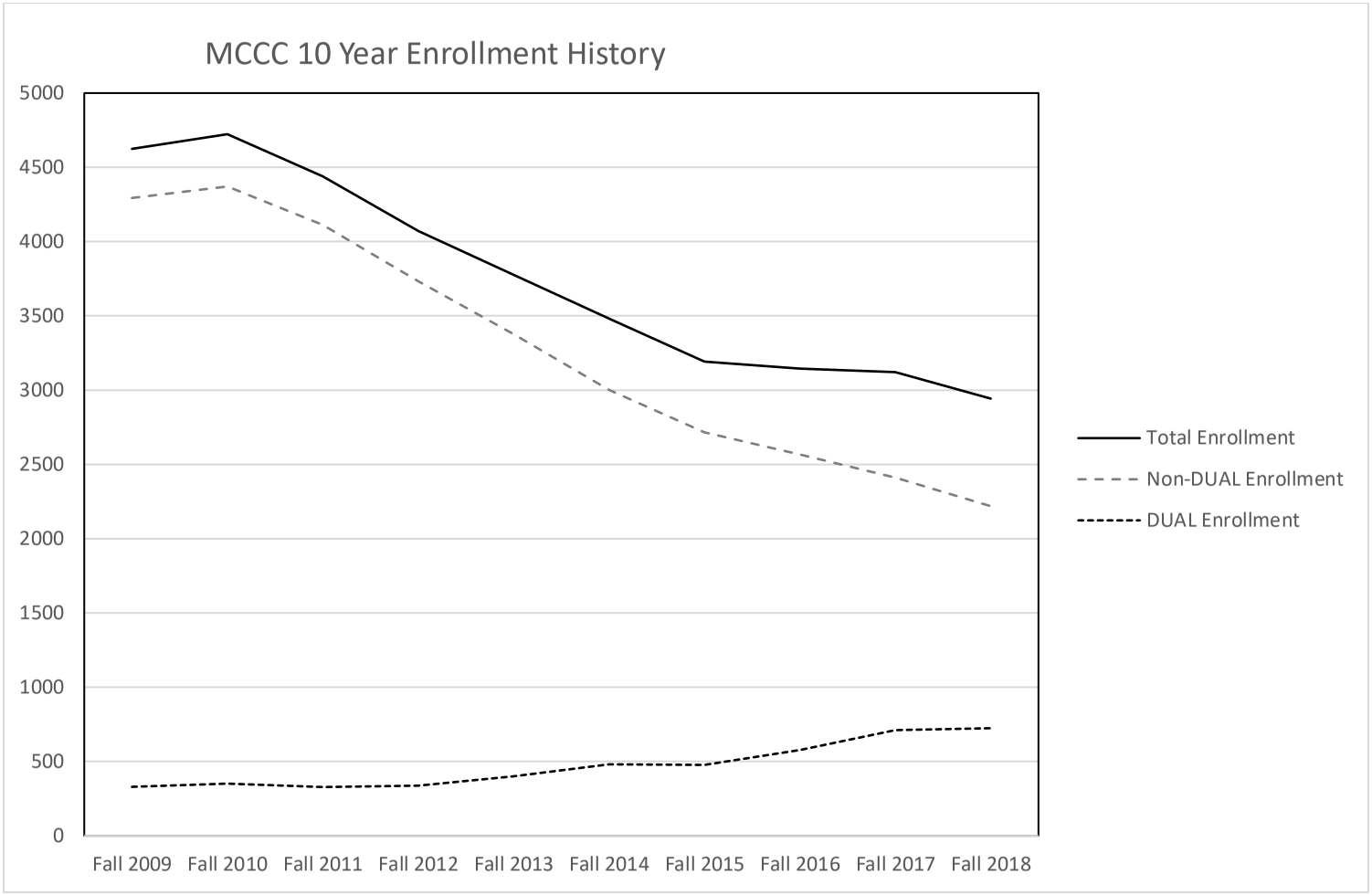
Health Sciences Division, Fall 2018	**Full-time**			**Part-time**			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Nursing	20	1	21	116	20	136	157
Phlebotomy Technician Certificate				1		1	1
Practical Nursing Certificate				14		14	14
Pre Nursing	56	12	68	120	14	134	202
Pre Nursing Bridge LPN to RN	2		2	11	1	12	14
Pre Practical Nursing	3		3	9		9	12
Pre Respiratory Therapy	2	2	4	8	3	11	15
Respiratory Therapy	29	7	36	13	1	14	50
Grand Total	**112**	**22**	**134**	**292**	**39**	**331**	**465**

Humanities/Social Sciences Division, Fall 2018	**Full-time**			**Part-time**			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Associate of Fine Arts	5	1	6	8	1	9	15
Criminal Justice	12	8	20	19	24	43	63
Law Enforcement		3	3	1		1	4
*Teacher Paraprofessional	2		2	6	1	7	9
Grand Total	**19**	**12**	**31**	**34**	**26**	**60**	**91**

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

Science Mathematics Division, Fall 2018	**Full-time**			**Part-time**			
Program Name	**Female**	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Early Childhood Development	13		13	33	1	34	47
Early Childhood Development Certificate		1	1	2		2	3
Grand Total	**13**	**1**	**14**	**35**	**1**	**36**	**50**

Career/Transfer Totals, Fall 2018	**Full-time**			**Part-time**			
	Female	**Male**	**Total**	**Female**	**Male**	**Total**	**Totals**
Career Programs	209	173	382	490	329	819	1201
Transfer Programs	258	182	440	780	522	1302	1742
Grand Total	**467**	**355**	**822**	**1270**	**851**	**2121**	**2943**


MCCC 10 Year Enrollment History
5000
4500
4000
3500
3000
2500
2000
1500
1000
500
0
Fall 2009
Fall 2010
Fall 2011
Fall 2012
Fall 2013
Fall 2014
Fall 2015
Fall 2016
Fall 2017
Fall 2018
Total Enrollment
Non-DUAL Enrollment
DUAL Enrollment

APPRAISAL OF

MONROE COUNTY COMMUNITY COLLEGE

1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

R.A. Schettler, Inc.

Certified
Appraisal Service

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

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2018

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

TO WHOM IT MAY CONCERN:

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

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

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

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

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

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

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

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

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

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

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

VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/RMK

R.A. Schettler, Inc.

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NOVEMBER 1, 2018

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

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VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/RMK

R.A SCHETTLER, INC.

REGISTERED APPRAISERS

-CERTIFY-

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

MONROE COUNTY COMMUNITY COLLEGE

LOCATED AT 1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

WAS WELL AND REASONABLY WORTH:

- ONE HUNDRED TWENTY-FIVE MILLION, FOUR HUNDRED FIFTY-NINE THOUSAND AND TWO HUNDRED DOLLARS.

ON THE BASIS OF ITS REPLACEMENT VALUE NEW

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS $125,459,200.00

DATE: NOVEMBER FIRST, TWO THOUSAND EIGHTEEN R.A. SCHETTLER, INC.

PROJECT NO: 2180 BY _____

R.A SCHETTLER, INC.

REGISTERED APPRAISERS

-CERTIFY-

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

MONROE COUNTY COMMUNITY COLLEGE

LOCATED AT 1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

WAS WELL AND REASONABLY WORTH:

- NINTY MILLION, NINE HUNDRED SIXTY-NINE THOUSAND DOLLARS

ON THE BASIS OF ITS SOUND VALUATION

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS $90,969,000.00

DATE: NOVEMBER FIRST, TWO THOUSAND EIGHTEEN R.A. SCHETTLER, INC.

PROJECT NO: 2180 BY _____

R.A. SCHETTLER, INC
SUMMATION

Asset Acct: MONROE COUNTY COMMUNITY COLLEGE — As of 11/1/18
REAL ESTATE - BUILDING -

Summary by:	Replacement Value New	Sound or Depr. Value
HEALTH EDUCATION BUILDING	12,727,800.00	10,054,900.00
CAMPBELL LEARNING RESOURCES CTR.	13,731,800.00	7,552,500.00
EAST TECHNOLOGY BUILDING	6,449,000.00	3,482,500.00
LIBRARY/TECHNOLOGY BOILER HOUSE	2,909,700.00	2,618,700.00
LIFE SCIENCE BUILDING	19,457,600.00	12,452,900.00
LIFE SCIENCE BOILER	1,994,800.00	1,775,400.00
MAINTENANCE BUTLER BUILDING	63,300.00	31,000.00
POWER PLANT	1,637,100.00	900,400.00
STUDENT SERVICES/ADMINISTRATION	20,560,400.00	13,569,900.00
TECHNICAL BUTLER BUILDING	77,600.00	38,000.00
WEST TECHNOLOGY BUILDING	6,752,400.00	4,119,000.00
WHITMAN CENTER	4,276,100.00	3,164,300.00
WHITMAN CENTER GARAGE	28,800.00	21,300.00
SALT STORAGE	19,200.00	15,400.00
SAE/CONSTRUCTION LAB	193,700.00	162,700.00
LA-Z-BOY CENTER	18,687,700.00	16,071,400.00
CAREER TECHNOLOGY CENTER	15,892,200.00	14,938,700.00
ASSET ACCOUNT GRAND TOTAL	125,459,200.00	90,969,000.00
PERCENT DEPRECIATION	X	

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
FOUNDATION:	311,500.00
SUPERSTRUCTURE:	
FRAME	743,000.00
FLOORS	463,700.00
FLOOR COVERINGS	367,600.00
CEILINGS	105,300.00
ROOF STRUCTURE	734,800.00
ROOF COVER	503,300.00
INTERIOR CONSTRUCTION	2,285,300.00
BUILT-IN FIXTURES	349,700.00
ELECTRICAL	1,148,400.00
PLUMBING	832,400.00
HEATING AND AIR CONDITIONING	1,777,300.00
MISCELLANEOUS	645,000.00
EXTERIOR WALLS	1,627,800.00
TOTAL LABOR AND MATERIALS	11,895,100.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	12,727,800.00
Depreciation %	21%
Sound Valuation	10,054,900.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: HEALTH EDUCATION BUILDING

QUALITY OF CONSTRUCTION: VERY GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE, WITH MECHANICAL PENTHOUSE

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

TOTAL SQUARE FEET - 50,700

FOUNDATION: POURED REINFORCED CONCRETE

SUPERSTRUCTURE:

FRAME - STRUCTURAL STEEL

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

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

CEILINGS - SUSPENDED ACOUSTICAL THROUGHOUT EXCEPT GYM

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

ROOF COVER - SINGLE PLY MEMBRANE ROOF WITH INSULATION
THERMOPLASTIC POLYOLEFIN (T.P.O.) WITH INSULATION

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

BUILT-IN FIXTURES - CHALKBOARDS, TACKBOARDS, AS REQUIRED.
- METAL TOILET PARTITIONS
6 - BASKETBALL BACKSTOPS - MOTORIZED
2 - TELESCOPING BLEACHERS, HUSSEY - 35' LENGTH
118 - MEDART METAL LOCKERS, SINGLE TIER
2 - STEEL STAIRWAYS TO PENTHOUSE

HEALTH EDUCATION BUILDING: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

- LAMINATED CLASSROOM CABINETRY INCLUDING:
  NURSING LAB COUNTER WITH STAINLESS STEEL SINK
  CHILD CARE KITCHENETT COUNTER WITH SINK
- CASEWORK IN ROOMS 157 - 159 INCLUDING OXYGEN LINES, STATIONS
- CASEWORK IN ROOMS 164 AND 165

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

PLUMBING - AN APPROVED SYSTEM OF MODERN SANITARY FIXTURES CONSISTING OF:
27 - LAVATORIES
26 - WATER CLOSETS
10 - URINALS
6 - STALL SHOWERS
4 - COLUMN SHOWERS
6 - DRINKING FOUNTAINS
1 - JANITORS SINK
4 - HANDICAPPED STALL SHOWERS

HEATING AND AIR CONDITIONING -
1 - MCQUAY MODEL LSL150DH AIR HANDLER, #35M0075304
1 - MCQUAY MODEL LSL141DH AIR HANDLER, #35M0075404
1 - MCQUAY MODEL LSL122DH AIR HANDLER, #35M0122904
2 - COOK MODEL 225 CPV FAN UNITS
3 - COOK MODEL 445 CA-SWSI RETURN FAN UNITS
2 - STERLING MODEL HS-118A HOT WATER UNIT HEATERS
1 - STERLING MODEL HS-72 HOT WATER UNIT HEATER
1 - STERLING MODEL HS-36 HOT WATER UNIT HEATER
1 - PATTERSON-KELLY MODEL PK404-20 DOMESTIC WATER HEATER
3 - ARMSTRONG KELLY MODEL HEM 93 STEAM HUMIDIFIER
1 - ENERGY MANAGEMENT SYSTEM
1 - CHILLER STANDBY PUMP
1 - STEAM FLOW METER
2 - WEIL-MCLANE MODEL 1078 GAS/OIL COMBINATION BOILERS
2 - LOCHINVAR MODEL 150-CHP-36 AUTOMATIC ELECTRIC STORAGE WATER HEATER, 150 GALLON CAPACITY
2 - MCQUAY AIR COMPRESSORS
1 - DAIKIN MODEL AGZ150EDSEMNN0, AIR COOLED SCROLL CHILLER #STNU170300226

HEALTH EDUCATION BUILDING: continued

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

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

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
BASEMENT:	
FRAME	415,900.00
FLOOR	140,600.00
CEILING	119,000.00
EXTERIOR WALLS	292,600.00
INTERIOR PARTITION	817,200.00
ELECTRICAL	407,600.00
FOUNDATION:	349,000.00
SUPERSTRUCTURE:	
FRAME	1,066,000.00
FLOORS	760,000.00
FLOOR COVERINGS	298,700.00
CEILINGS	323,100.00
ROOF STRUCTURE	339,300.00
ROOF COVER	210,200.00
INTERIOR CONSTRUCTION	1,877,000.00
BUILT-IN FIXTURES	198,000.00
ELECTRICAL	1,274,300.00
PLUMBING	840,700.00
HEATING AND AIR CONDITIONING	1,822,600.00
EXTERIOR WALLS	1,098,400.00
ELEVATORS	183,200.00
TOTAL LABOR AND MATERIALS	12,833,400.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	13,731,800.00
Depreciation %	45%
Sound Valuation	7,552,500.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: CAMPBELL LEARNING RESOURCES CENTER

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS B

NO. OF STORIES: TWO WITH BASEMENT

DIMENSIONS:

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

BASEMENT:

FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

CEILINGS - SUSPENDED ACOUSTICAL TILE

FLOOR COVERINGS - VINYL TILE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - CONCRETE
- STEEL, PENTHOUSE

FLOORS - PRECAST CONCRETE

FLOOR COVERINGS - VINYL TILE; CARPET; CERAMIC TILE

CEILINGS - SUSPENDED ACOUSTICAL TILE

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

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - FRAME AND MASONRY PARTITIONS

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

CAMPBELL LEARNING RESOURCES CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

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

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

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

HEATING - 1 - GREEN HECK MODEL AFDW, RETURN FAN, 10 HP
1 - GEOTHERMAL CONTROL
1 - DAIKIN MCQUAY MODEL CAC120GBAM, AIR HANDLING UNIT, #AHU-10
- GEOTHERMAL SYSTEM FROM BOILER HOUSE, #200 AND #277 WELL FIELD
1 - CARRIER EM10 CEILING MOUNT 3.5 TON AIR CONDITIONING UNIT - ROOM C12
1 - TRANE 2TTR1042 CONDENSING UNIT

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

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

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
BASEMENT:	
FLOOR	54,000.00
EXTERIOR WALLS	272,000.00
ELECTRICAL	91,000.00
FOUNDATION:	165,500.00
SUPERSTRUCTURE:	
FRAME	379,000.00
FLOORS	300,800.00
FLOOR COVERINGS	185,100.00
CEILINGS	175,600.00
ROOF STRUCTURE	393,000.00
ROOF COVER	286,500.00
INTERIOR CONSTRUCTION	1,310,600.00
BUILT-IN FIXTURES	38,600.00
ELECTRICAL	651,700.00
PLUMBING	338,300.00
HEATING AND AIR CONDITIONING	821,900.00
EXTERIOR WALLS	563,500.00
TOTAL LABOR AND MATERIALS	6,027,100.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	6,449,000.00
Depreciation %	46%
Sound Valuation	3,482,500.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: EAST TECHNOLOGY

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

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

TOTAL - 28,523 SQUARE FEET

BASEMENT:
FLOORS - CONCRETE
EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:
FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE

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

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

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

REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

SUPERSTRUCTURE: continued

EAST TECHNOLOGY: continued

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

HEATING - 1 - DAIKIN MCQUAY MODEL CAH052GDDM, AIR HANDLING UNIT #AHU-6
- GEOTHERMAL SYSTEM FROM BOILER HOUSE, #200 AND #277 WELL FIELD
1 - GEOTHERMAL CONTROL

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

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Bldg.: LIBRARY/TECHNOLOGY
BOILER HOUSE

Description	11/1/18
TUNNEL:	
FLOOR	5,500.00
EXTERIOR WALLS	63,600.00
ELECTRICAL	17,300.00
FOUNDATION:	13,600.00
SUPERSTRUCTURE:	
FRAME	32,100.00
FLOORS	21,700.00
ROOF STRUCTURE	35,600.00
ROOF COVER	58,000.00
ELECTRICAL	386,200.00
HEATING AND AIR CONDITIONING	1,907,500.00
EXTERIOR WALLS	178,200.00
TOTAL LABOR AND MATERIALS	2,719,300.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	2,909,700.00
Depreciation %	10%
Sound Valuation	2,618,700.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

PIPE TUNNEL:

FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE, 8"

ROOF STRUCTURE - REINFORCED CONCRETE, 8" WITH INSULATION

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOIST, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

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

HEATING - 7 - CLIMACOOL MODEL UCH085, HEAT RECOVERY CHILLER MODULES, #CHLR-1
2 - LIBRARY/TECH BUILDINGS CHILLED WATER PUMPS, 20 HP
2 - LIBRARY/TECH BUILDINGS HEATING HOT WATER PUMPS, 25 HP
1 - CHILLED WATER BUFFER TANK, 58" X 96"
1 - HEATING HOT WATER VERTICAL EXPANSION TANK, 24" X 78"
1 - CHILLED WATER HORIZONTAL EXPANSION TANK, 16" X 57"
- GEOTHERMAL SYSTEM FROM 277 WELL FIELD

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

BUILT: 1978

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
BASEMENT:	
FLOOR	32,200.00
EXTERIOR WALLS	116,200.00
INTERIOR PARTITION	141,400.00
ELECTRICAL	118,000.00
FOUNDATION:	429,200.00
SUPERSTRUCTURE:	
FRAME	2,205,500.00
FLOORS	826,600.00
FLOOR COVERINGS	353,100.00
CEILINGS	726,300.00
ROOF STRUCTURE	502,200.00
ROOF COVER	334,600.00
INTERIOR CONSTRUCTION	2,295,800.00
BUILT-IN FIXTURES	1,814,800.00
ELECTRICAL	2,142,200.00
PLUMBING	1,263,400.00
HEATING AND AIR CONDITIONING	2,398,600.00
EXTERIOR WALLS	2,319,400.00
ELEVATORS	165,200.00
TOTAL LABOR AND MATERIALS	18,184,700.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	19,457,600.00
Depreciation %	36%
Sound Valuation	12,452,900.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LIFE SCIENCE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS A

NO. OF STORIES: TWO WITH PARTIAL BASEMENT

SIZE: BASEMENT - 3,200 SQUARE FEET
1ST FLOOR - 32,993 SQUARE FEET
2ND FLOOR - 21,437 SQUARE FEET
PENTHOUSE - 5,776 SQUARE FEET
TOTAL 63,488 SQUARE FEET

BASEMENT:
FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE, REINFORCED PIER AND FOOTING

SUPERSTRUCTURE:

FRAME - STEEL, FIREPROOFED

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

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

CEILINGS - SUSPENDED ACOUSTICAL TILE;
- SUSPENDED METAL ACOUSTICAL TILE

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

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

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

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

LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

- WOOD WALL CABINET, OPEN, 12 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 10 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 21.5 LINEAR FT. - ROOM 208
- WOOD WALL CABINET, GLASS DOORS, 6 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 36.5 LINEAR FT. - ROOM 210
- WOOD WALL CABINET, BIFOLD DOORS, 8 LINEAR FT. - ROOM 209
- HIGH DENSITY STORAGE UNITS WITH RAIL SYSTEM INCLUDING 3 - 108 X 24 X 72" RACKS, 1 - 108 X 12 X 72" RACK - ROOM 112-1
- TALL DISPLAY CASE, WOOD, 35 X 22 X 82" - ROOM 113

6 - STUDENT PENINSULA WORK STATIONS, WOOD PEDESTAL BASE, OCTAGON RESIN TOP - ROOM 210
6 - STUDENT LAB WORK STATIONS, WOOD BASE, RESIN TOP, 8' - ROOM 113
2 - STUDENT LAB WORK STATIONS, WOOD BASE, WITH SINK, RESIN TOP, 8' ROOM 113
1 - ISLAND LAB BENCH, WOOD BASE, RESIN TOP, 12 X 4 X 3' - ROOM 209
3 - INSTRUCTORS WORK STATIONS, WOOD, RESIN TOP, 12'
1 - BUTCHER BLOCK COUNTER WITH WOOD BASE, 14'
1 - WOOD BASE CABINETS, RESIN TOP, 32 LINEAR FT. - ROOM 210
2 - ADA WOOD BASE CABINETS, RESIN TOP, 3' - ROOM 210

- WOOD BASE CABINET, RESIN TOP, 27.5 LINEAR FT. - ROOM 208
- WOOD BASE CABINET, RESIN TOP, 31.5 LINEAR FT. - ROOM 209
- WOOD BASE CABINET, RESIN TOP, 16.5 LINEAR FT. - ROOM 113
- WOOD BASE CABINET, RESIN TOP, 13.5 LINEAR FT. - ROOM 112-1

2 - TALL CABINETS, GLASS FRONT DOORS, 47" - ROOM 113
2 - TALL CABINETS, SOLID DOORS WITH TUBS, 47" - ROOM 113
1 - TALL CABINET, UPPER/LOWER DOORS, 36" - ROOM 209
1 - TALL CABINET, SOLID DOOR, RAILS, 47" - ROOM 112-1
1 - TALL CABINET, OPEN SHELVES, 42" - ROOM 112-1
1 - TALL CABINET, SOLID DOORS, 42" - ROOM 113
2 - TALL CABINETS, SOLID DOORS, 42" - ROOM 112
4 - TALL CABINETS, SOLID DOORS, 42" - ROOM 209
7 - TALL CABINETS, SOLID DOORS, 36" - ROOM 210
3 - SINK CABINETS, 42" - ROOM 113
1 - SINK CABINET, 35" - ROOM 112-1
1 - SINK CABINET, 35" - ROOM 209
1 - SINK CABINET, 30" - ROOM 208
1 - SINK CABINET, 48" - ROOM 113
1 - SINK CABINET, 30" - ROOM 210
7 - DRAWER CABINET, RESIN TOP, 24" - ROOM 113
1 - DRAWER CABINET, RESIN TOP, 24" - ROOM 112-1
1 - STAINLESS STEEL WORK TABLE, SHELF UNDER, 2'10" - ROOM 105
1 - TALL CABINET, WOOD, 4 DOOR 1 DRAWER, GLASS UPPER, 36" - ROOM 102
1 - STAINLESS STEEL WORK TABLE, 108" - ROOM 105
7 - ADA CLASSROOM DOORS
2 - TALL CABINETS, WOOD, 4 DOOR, GLASS UPPER, 48" - ROOM 102
2 - TALL CABINETS, WOOD, 4 DOOR, GLASS UPPER, 36" - ROOM 102
4 - TALL CABINETS, WOOD, 2 DOOR, 26" - ROOM 103

LIFE SCIENCE: CONTINUED

BUILT-IN FIXTURES - CONTINUED

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

LIFE SCIENCE BUILDING: continued

SUPERSTRUCTURE: continued

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

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

HEATING - 1 - DAIKIN MCQUAY MODEL CAH025GDGM, AIR HANDLING UNIT #AHU-7
1 - DAIKIN MCQUAY MODEL CAH042GDGM, AIR HANDLING UNIT #AHU-8
1 - DAIKIN MCQUAY MODEL CAH042GDGM, AIR HANDLING UNIT #AHU-9
- GEOTHERMAL SYSTEM FROM BOILER HOUSE, #100 AND #277 WELL FIELD
- GEOTHERMAL CONTROL
1 - TRANE MODEL 4TYK1612, DUCTLESS SPLIT HEATING AND AIR CONDITIONING SYSTEM
1 - REZNOR PREEVA AIR HANDLING UNIT - GREENHOUSE

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"
- SINGLE HEAT REDUCING GLASS, ALUMINUM FRAME, BLOCK BACKUP, 12"
- CENTRIA CORRAGATED METAL PANEL
- PEWMAUFACTURED SUN SHADES

BUILT: 1972

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Bldg.: LIFE SCIENCE
BOILER HOUSE

Description	11/1/18
FOUNDATION:	13,600.00
SUPERSTRUCTURE:	
FRAME	32,100.00
FLOORS	21,700.00
ROOF STRUCTURE	35,600.00
ROOF COVER	58,100.00
ELECTRICAL	100,200.00
HEATING AND AIR CONDITIONING	1,424,800.00
EXTERIOR WALLS	178,200.00
TOTAL LABOR AND MATERIALS	1,864,300.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	1,994,800.00
Depreciation %	11%
Sound Valuation	1,775,400.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LIFE SCIENCE BOILER HOUSE #100

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOISTS, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

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

HEATING - 5 - CLIMACOOL MODEL UCH070, HEAT RECOVERY CHILLER MODULES #CHLR-3
2 - CHILLER WATER PUMPS, 15 HP
2 - HOT WATER HEATING PUMPS, 15 HP
1 - CHILLED WATER BUFFER TANK, 58" X 96"
1 - HEATING HOT WATER HORIZONTIAL EXPANSION TANK, 30" X 58"
1 - CHILLED WATER HORIZONTAL EXPANSION TANK, 16" X 57"
- GEOTHERMAL SYSTEM FROM 277 WELL FIELD

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

BUILT: 1978

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Bldg.: MAINTENANCE
BUTLER BUILDING

Description	11/1/18
FOUNDATION:	4,300.00
SUPERSTRUCTURE:	
FRAME	11,000.00
FLOORS	8,700.00
ROOF STRUCTURE	7,400.00
ROOF COVER	5,400.00
EXTERIOR WALLS	22,900.00
TOTAL LABOR AND MATERIALS	59,700.00
ARCHITECT'S PLANS AND SUPERVISION	6%

Replacement Value New	63,300.00
Depreciation %	51%
Sound Valuation	31,000.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: MAINTENANCE BUTLER BUILDING

QUALITY OF CONSTRUCTION: AVERAGE

TYPE OF BUILDING: CLASS S

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 1,500

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL

ROOF COVER - STEEL

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

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
FOUNDATION:	55,800.00
SUPERSTRUCTURE:	
FRAME	128,200.00
FLOORS	100,000.00
ROOF STRUCTURE	139,800.00
ROOF COVER	98,700.00
INTERIOR CONSTRUCTION	88,400.00
ELECTRICAL	513,900.00
PLUMBING	53,800.00
HEATING	24,400.00
EXTERIOR WALLS	312,800.00
TOTAL LABOR AND MATERIALS	1,515,800.00
ARCHITECT'S PLANS AND SUPERVISION	8%

Replacement Value New	1,637,100.00
Depreciation %	45%
Sound Valuation	900,400.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: POWER PLANT

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: PARTIAL TWO

TOTAL SQUARE FEET = 9,394

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; WOOD JOIST; WOOD DECK

ROOF STRUCTURE - STEEL JOIST, GYPSUM ON FORM BOARD

ROOF COVER - MODIFIED BITUMEN, SINGLE PLY WITH INSULATION

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY RECEPTACLES AND OUTLETS, ETC.
- I.T.E. UNIPOWER SWITCHBOARD, 1,000 AMPERE
6 - PRIMARY SWITCH UNITS, 600 AMP
- NIAGARA 500 KVA TRANSFORMER
- FIRE ALARM SYSTEM

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

HEATING - 5 - TRANE GAS FIRED UNIT HEATERS, SUSPENDED

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

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Bldg.: STUDENT SERVICES/ ADMINISTRATION/ BOILER/MECHANICAL RM

Description	11/1/18
BASEMENT:	
FRAME	332,200.00
FLOOR	240,900.00
CEILING	59,100.00
EXTERIOR WALLS	314,800.00
INTERIOR PARTITION	1,226,400.00
ELECTRICAL	752,200.00
FOUNDATION:	476,400.00
SUPERSTRUCTURE:	
FRAME	663,500.00
FLOORS	805,200.00
FLOOR COVERINGS	389,600.00
CEILINGS	399,300.00
ROOF STRUCTURE	1,068,700.00
ROOF COVER	577,400.00
INTERIOR CONSTRUCTION	2,825,500.00
BUILT-IN FIXTURES	743,800.00
ELECTRICAL	1,559,100.00
PLUMBING	1,170,400.00
HEATING AND AIR CONDITIONING	4,089,000.00
EXTERIOR WALLS	1,356,600.00
ELEVATORS	165,200.00
TOTAL LABOR AND MATERIALS	19,215,300.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	20,560,400.00
Depreciation %	34%
Sound Valuation	13,569,900.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: STUDENT SERVICES/ADMINISTRATION/BOILER 300/MECHANICAL

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH BASEMENT

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

BASEMENT:
FRAME - REINFORCED CONCRETE

FLOORS - CONCRETE

FLOOR COVERINGS - VINYL TILE, CARPET

EXTERIOR WALLS - REINFORCED CONCRETE

CEILINGS - SUSPENDED ACOUSTICAL TILE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:
FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE DECK

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

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

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

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

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

STUDENT SERVICES/ADMINISTRATION/BOILER/MECHANICAL: continued

SUPERSTRUCTURE: continued

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

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

STUDENT SERVICES/ADMINISTRATION/BOILER/MECHANICAL: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES: continued
1 - FOOD PREPARATION TABLE, STAINLESS STEEL, REFRIGERATED, 2 DOOR BASE, 132 X 33 X 36"
1 - HOBART CRS66A DISH WASHER, STAINLESS STEEL WITH DRAIN TABLE BOOSTER HEATER, DISPOSAL, RACK SHELF
1 - BOOKSTORE CHECK-OUT COUNTER, LAMINATE, 16 LINEAR FT.
- MAIL BOXES

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:
19 - LAVATORIES
24 - WATER CLOSETS
7 - URINALS
4 - SERVICE SINKS
3 - DRINKING FOUNTAINS

HEATING -

1 - DAIKIN MCQUAY MODEL CAH050GDDM, AIR HANDLING UNIT, #AHU-1
1 - DAIKIN MCQUAY MODEL CAH049GDDM, AIR HANDLING UNIT, #AHU-2
1 - DAIKIN MCQUAY MODEL CAH039GDDM, AIR HANDLING UNIT, #AHU-3
1 - LOCHINVAR MODEL FBN5000, CREST CONDENSING GAS GEOTHERMAL WATER BOILER, #1619102940713
5 - CLIMACOOL MODEL UCH070, HEAT RECOVERY CHILLER MODULES, #CHLR-2
2 - ADMINISTRATION BUILDING CHILLED WATER PUMPS, 20 HP
3 - BOREFIELD GEOTHERMAL WATER PUMPS, 25 HP
3 - CAMPUS DISTRIBUTION GEOTHERMAL WATER PUMPS, 40 HP
2 - ADMINISTRATION BUILDING HEATING HOT WATER PUMPS, 15 HP
1 - GEOTHERMAL VERTICAL EXPANSION TANK, 54" X 124"
1 - CHILLED WATER HORIZONTAL EXPANSION TANK, 16" X 57"
1 - HEATING HOT WATER VERTICAL EXPANSION TANK, 24" X 65"
- GEOTHERMAL SYSTEM FROM BOILER HOUSE, #300 AND #277 WELL FIELD
- GEOTHERMAL CONTROL
1 - LENNOX LGA-240HSIY PACKAGED ROOFTOP AIR CONDITIONING UNIT (DX COIL)
1 - STERLING RT35C3 INDIRECT GAS FIRED ROOFTOP MAKEUP AIR UNIT
1 - STERLING RT30A3 INDIRECT GAS FIRED ROOFTOP MAKEUP AIR UNIT
4 - ACME 1-1/2 HORSEPOWER EXHAUST FANS
1 - ACME 1 HORSEPOWER EXHAUST FAN
1 - ACME 1/4 HORSEPOWER EXHAUST FAN
1 - ACME 3/4 HORSEPOWER EXHAUST FAN

STUDENT SERVICES/ADMINISTRATION/BOILER/MECHANICAL: continued

SUPERSTRUCTURE: continued

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

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

BUILT: 1968 - 1978 - 1988

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Bldg.: TECHNOLOGY
BUTLER BLDG.

Description	11/1/18
FOUNDATION:	5,150.00
SUPERSTRUCTURE:	
FRAME	14,200.00
FLOORS	10,600.00
ROOF STRUCTURE	9,300.00
ROOF COVER	9,500.00
EXTERIOR WALLS	24,400.00
TOTAL LABOR AND MATERIALS	73,200.00
ARCHITECT'S PLANS AND SUPERVISION	6%

Replacement Value New	77,600.00
Depreciation %	51%
Sound Valuation	38,000.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: TECHNOLOGY BUTLER BUILDING

QUALITY OF CONSTRUCTION: AVERAGE

TYPE OF BUILDING: CLASS S

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 1,830

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL

ROOF COVER - STEEL WITH INSULATION

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

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
BASEMENT:	
FLOOR	73,700.00
EXTERIOR WALLS	321,500.00
ELECTRICAL	174,900.00
FOUNDATION:	187,400.00
SUPERSTRUCTURE:	
FRAME	427,300.00
FLOORS	325,500.00
FLOOR COVERINGS	133,100.00
CEILINGS	141,400.00
ROOF STRUCTURE	396,400.00
ROOF COVER	286,300.00
INTERIOR CONSTRUCTION	1,309,400.00
BUILT-IN FIXTURES	78,700.00
ELECTRICAL	651,700.00
PLUMBING	338,300.00
HEATING AND AIR CONDITIONING	901,600.00
EXTERIOR WALLS	563,500.00
TOTAL LABOR AND MATERIALS	6,310,700.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	6,752,400.00
Depreciation %	39%
Sound Valuation	4,119,000.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WEST TECHNOLOGY

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

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

TOTAL 32,180 SQUARE FEET

BASEMENT:
FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND;
- PRECAST CONCRETE

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

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

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

WEST TECHNOLOGY BUILDING: continued

SUPERSTRUCTURE: continued

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

HEATING -

1 - DAIKIN MCQUAY MODEL CAH039GDDM, AIR HANDLING UNIT, #AHU-4
1 - TRANE AIR HANDLING UNIT, #AHU-5
- GEOTHERMAL SYSTEM FROM BOILER HOUSE, #200 AND #277 WELL FIELD
- GEOTHERMAL CONTROL
2 - TRANE MODEL VSWE IIII VAV FAN POWERED VARIABLE VOLUME TERMINALS
4 - TRANE MODEL VSWE 2430 VAV FAN POWERED VARIABLE VOLUME TERMINALS

EXTERIOR WALLS -

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

BUILT: 1968

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
FOUNDATION:	104,000.00
SUPERSTRUCTURE:	
FRAME	309,100.00
FLOORS	178,300.00
FLOOR COVERINGS	83,600.00
CEILINGS	184,300.00
ROOF STRUCTURE	240,500.00
ROOF COVER	102,000.00
INTERIOR CONSTRUCTION	1,004,100.00
BUILT-IN FIXTURES	41,000.00
ELECTRICAL	521,100.00
PLUMBING	300,300.00
HEATING AND AIR CONDITIONING	531,200.00
EXTERIOR WALLS	397,000.00
TOTAL LABOR AND MATERIALS	3,996,400.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	4,276,100.00
Depreciation %	26%
Sound Valuation	3,164,300.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WHITMAN CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 17,650, MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; VAPOR BARRIER

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

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

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

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

INTERIOR CONSTRUCTION - MASONRY PARTITIONS
- FRAME PARTITIONS

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

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

WHITMAN CENTER: continued

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

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

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

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

MISCELLANEOUS -

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

BUILT: 1991

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
FOUNDATION:	1,300.00
SUPERSTRUCTURE:	
FLOORS	3,050.00
CEILINGS	1,800.00
ROOF STRUCTURE	3,700.00
ROOF COVER	1,700.00
ELECTRICAL	1,500.00
HEATING	1,250.00
EXTERIOR WALLS	10,300.00
MISCELLANEOUS CONSTRUCTION	4,200.00

Replacement Value New	28,800.00
Depreciation %	26%
Sound Valuation	21,300.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WHITMAN CENTER GARAGE

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 540, MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - WOOD JOISTS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - GYPSUM BOARD WITH INSULATION

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

HEATING - 2 - TPI ELECTRIC WALL HEATERS

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

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

YEAR BUILT: 1991

QUALITY OF CONSTRUCTION: AVERAGE

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
FOUNDATION:	1,100.00
SUPERSTRUCTURE:	
FLOORS	2,250.00
ROOF STRUCTURE	3,300.00
ROOF COVER	1,550.00
ELECTRICAL	1,800.00
EXTERIOR WALLS	9,200.00

Replacement Value New	19,200.00
Depreciation %	20%
Sound Valuation	15,400.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: SALT STORAGE

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

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

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - WOOD RAFTERS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - GYPSUM BOARD

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT

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

YEAR BUILT: 1999

QUALITY OF CONSTRUCTION: AVERAGE

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
FOUNDATION:	5,950.00
SUPERSTRUCTURE:	
FLOORS	10,700.00
CEILINGS	8,100.00
ROOF STRUCTURE	12,400.00
ROOF COVER	5,400.00
INTERIOR CONSTRUCTION	7,800.00
ELECTRICAL	32,450.00
HEATING	35,600.00
EXTERIOR WALLS	75,300.00

Replacement Value New	193,700.00
Depreciation %	16%
Sound Valuation	162,700.00

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: SAE/CONSTRUCTION LAB

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

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

TOTAL SQUARE FEET = 1,067

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON SAND FILL; WITH VAPOR BARRIER

ROOF STRUCTURE - WOOD TRUSSES, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - PLYWOOD WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

HEATING - 2 - REZNOR, GAS, SUSPENDED

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

YEAR BUILT: 2001

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
BASEMENT:	
FLOOR	10,600.00
EXTERIOR WALLS	68,800.00
INTERIOR PARTITION	21,200.00
FOUNDATION:	735,200.00
SUPERSTRUCTURE:	
FRAME	891,800.00
FLOORS	724,100.00
FLOOR COVERINGS	511,900.00
CEILINGS	101,000.00
ROOF STRUCTURE	710,000.00
ROOF COVER	427,600.00
INTERIOR CONSTRUCTION	3,000,000.00
BUILT-IN FIXTURES	939,700.00
ELECTRICAL	2,727,700.00
PLUMBING	920,300.00
HEATING AND AIR CONDITIONING	3,631,000.00
MISCELLANEOUS CONSTRUCTION	276,700.00
EXTERIOR WALLS	1,767,500.00
TOTAL LABOR AND MATERIALS	17,465,100.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	18,687,700.00
Depreciation %	14%
Sound Valuation	16,071,400.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LA-Z-BOY CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: TWO

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

TOTAL SQUARE FEET + 53,329

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

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

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

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

ROOF COVER - SINGLE PLY MEMBRANE ROOF WITH INSULATION

CEILINGS - LAY-IN CEILING SUSPENDED; SUSPENDED GYPSUM BOARD

INTERIOR CONSTRUCTION - MASONRY AND FRAME PARTITIONS

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

LA-Z-BOY CENTER: continued

BUILT-IN FIXTURES - continued

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:
26 - WATER CLOSETS
16 - LAVATORIES
5 - URINALS
6 - SANITARY SINKS
5 - DRINKING FOUNTAINS
1 - SHOWER
1 - WATER HEATER
1 - UTILITY SINK

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES
- THEATRICAL LIGHTING AND DIMMING
1 - KOHLER MODEL 45REZG, 48 KW NATURAL GAS GENERATOR WITH 100 AMP AUTOMATIC TRANSFER SWITCH
- GEOTHERMAL CONTROL

LA-Z-BOY CENTER: continued

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

HEATING AND AIR CONDITIONING -
1 - TRANE MODEL MCCB021 AIR HANDLING UNIT, #AHU-2
1 - TRANE MODEL MCCB050 AIR HANDLING UNIT, #AHU-1
1 - TRANE MODEL MCCB030 AIR HANDLING UNIT, #AHU-3
1 - CLEAVER BROOKS FLX-700-600-160HW GAS FIRED BOILER, SERIAL NO. BT-8798
1 - CLEAVER BROOKS FLX-700-600-160HW GAS FIRED BOILER, SERIAL NO. BT-8797
- PUMPS AS REQUIRED
1 - TRANE MODEL TSCA040 ROOFTOP AIR HANDLING UNIT, SERIAL NO. K03K52935A, RTU-2
1 - TRANE TSCA035 ROOFTOP AIR HANDLING UNIT, SERIAL NO. KO3K52949A, RTU-3
1 - TRANE RTAC1404UHON CHILLER, #UO4OO4541
1 - TRANE RTAC1404UHON 133 TON CHILLER, #U04004540
1 - LIEBERT AIR CONDITIONER WITH ROOFTOP UNIT
1 - TRANE TSCA014 ROOFTOP AIR HANDLING UNIT, SERIAL NO. K03K52921A, RTU-1

EXTERIOR WALLS - SPLIT-FACE MASONRY VENEER BLOCK BACKUP, 12″
- UTILITY BRICK, BLOCK BACKUP, 12″
- PREFINISHED ALUMINUM PANELS
- ALUMINUM AND GLASS CURTAIN WALL FRAMING
- 1″ PREFINISHED INSULATED ALUMINUM PANELS GLAZED IN ALUMINUM FRAMING
1 - ROLLING DOOR, METAL, ELECTRIC OPERATOR, 12 X 14′

MISCELLANEOUS: FULLY AUTOMATIC FIRE SUPPRESSION SPRINKLERS
- STAGE RIGGING
- CURTAINS
- ORCHESTRA ENCLOSURE

YEAR BUILT: 2004

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.
Appraisal Engineers

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

Description	11/1/18
FOUNDATION:	260,900.00
SUPERSTRUCTURE:	
FRAME	406,800.00
FLOORS	572,100.00
FLOOR COVERINGS	139,500.00
CEILINGS	302,100.00
ROOF STRUCTURE	644,000.00
ROOF COVER	696,300.00
INTERIOR CONSTRUCTION	1,696,400.00
BUILT-IN FIXTURES	604,500.00
ELECTRICAL	2,866,900.00
PLUMBING	667,000.00
HEATING AND AIR CONDITIONING	4,515,100.00
FIRE PROTECTION	149,300.00
EXTERIOR WALLS	1,285,500.00
MISCELLANEOUS CONSTRUCTION	46,100.00
TOTAL LABOR AND MATERIALS	14,852,500.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	15,892,200.00
Depreciation %	6%
Sound Valuation	14,938,700.00

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: CAREER TECHNOLOGY CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET - 60,377

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

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

FLOOR COVERINGS - SEALED CONCRETE, CARPORT, WOOD TRIM

CEILINGS - SUSPENDED ACOUSTICAL TILE, GYPSUM BOARD, ACOUSTIC CLOUDS

ROOF STRUCTURE - STEEL JOISTS, METAL DECK

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

INTERIOR CONSTRUCTION - MASONRY AND FRAME PARTITIONS

BUILT-IN FIXTURES -

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

ROOM 115 - 1 - BASE CABINET, LAMINATE WITH SINK, 9'
1 - BASE CABINET, LAMINATE, 4.5'
1 - BASE CABINET, LAMINATE, 4.5'
1 - WALL CABINET, LAMINATE, 18'

ROOM 116 - 1 - INSTRUCTORS BENCH, WOOD, 9'
1 - BENCH, WOOD, 2.5'
1 - WALL CABINET, WOOD, 6'
1 - MOTOR BENCH, 3.5'
4 - TALL CABINETS, WOOD, 3' WIDE
1 - TALL CABINET, WOOD, 4' WIDE
6 - STUDENT WORK STATIONS, WOOD, EPOXY RESIN TOP, 9'

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: continued

ROOM 210 - 1 - WALL CABINET, WOOD, 3.4'
2 - TALL CABINETS, WOOD, 30" WIDE
1 - EPOXY COUNTER TOP, 14'

ROOM 122 - 1 - INSTRUCTORS BENCH, WOOD, 9'
1 - BASE CABINET, WOOD, 12'
4 - TALL CABINETS, WOOD, 3' WIDE
1 - TALL CABINET, WOOD, 4' WIDE
6 - STUDENT WORK STATIONS, WOOD, EPOXY RESIN TOP, 9'

ROOM 145 - 1 - BASE CABINET, LAMINATE, 11'
1 - WALL CABINET, LAMINATE, 11'

ROOM 152 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"

ROOM 156A - 1 - BASE CABINET, LAMINATE WITH SINK, 12'
1 - WALL CABINET, LAMINATE, 12'

ROOM 157 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"

ROOM 158 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"

ROOM 159 - 1 - OPEN BASE CABINET, LAMINATE, 12'

ROOM 160 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"
1 - BASE CABINET, METAL, EPOXY TOP, 9'
1 - WALL CABINET, METAL
1 - BASE CABINET, METAL, EPOXY TOP, 15'
1 - BASE CABINET, METAL, EPOXY TOP, 9'
- ACOUSTIC PANELS, WALL MOUNTED

ROOM 161 - 1 - BASE CABINET, METAL, MAPLE TOP, 16.5'
1 - WIRE PARTITION WITH DOOR, 30 LINEAR FEET
1 - BASE CABINET, METAL, MAPLE TOP, 18'

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: CONTINUED

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

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

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

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

ROOM 167 - 1 - MICROSCOPE BENCH, DOUBLE FACE, METAL, EPOXY TOP, 24'
2 - MICROSCOPE BENCH, DOUBLE FACE, METAL, EPOXY TOP, 18'
1 - HARDNESS TEST BENCH, METAL, EPOXY TOP, 12'
1 - HARDNESS TEST BENCH, METAL, EPOXY TOP, 18'
1 - METAL GRAPHIC BENCH, METAL, EPOXY TOP, 19.5'
1 - SAMPLE PREP BENCH WITH 2 SINKS, METAL, EPOXY TOP, 18'
1 - SAMPLE PREP BENCH, METAL, EPOXY TOP, 15'
1 - LARKIN EXHAUST FUME HOOD, 12' X 3'

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

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

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

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

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

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: CONTINUED

RESTROOMS
16 - TOILET PARTITIONS
4 - URINAL PARTITIONS

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

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

HEATING AND AIR CONDITIONING -
1 - TRANE MODEL #RTWD080F, HELICAL ROTARY LIQUID CHILLER #U12H04407
1 - TRANE MODEL #RTWD080F, HELICAL ROTARY LIQUID CHILLER #U12H04406
- PUMPS AS REQUIRED
1 - GEOTHERMAL SYSTEM WITH 60 WELLS 400' DEEP
1 - TRANE MODEL CSAA025UBC, PERFORMANCE CLIMATE CHANGER AIR HANDLER WITH ENERGY RECOVERY WHEEL, #K12F63820, AHU-1
1 - TRANE MODEL CSAA040UBC, PERFORMANCE CLIMATE CHANGER AIR HANDLER WITH ENERGY RECOVERY WHEEL, #K12F63780, AHU-2
1 - TRANE MODEL CSA012UBC, PERFORMANCE CLIMATE CHANGER AIR HANDLER WITH ENERGY RECOVERY WHEEL, #K12F63800, AHU-3
1 - TRANE MODEL DF0118HRB, DIRECT GAS FIRED OUTDOOR MAKE-UP AIR UNIT, #F12F03263, #MUA-1

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

HEATING AND AIR CONDITIONING: continued
1 - TRANE MODEL DF0118HRB, DIRECT GAS FIRED OUTDOOR MAKE-UP AIR UNIT, #F12F03263, #MUA-2
1 - TRANE MODEL DF0118HRB, DIRECT GAS FIRED OUTDOOR MAKE-UP AIR UNIT, #F12F03264, #MUA-3
1 - TRANE MODEL DF0215HRB, DIRECT GAS FIRED OUTDOOR MAKE-UP AIR UNIT, #F12F03265, #MUA-4
1 - SOUNDEX MODEL S64-1S-149, HEAT EXCHANGER, #14742
12 - TRANE MODEL TR200, VFD
- ACOUSTIC SOUND PROOFING

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

MISCELLANEOUS CONSTRUCTION - GAS CYLINDER CANOPY, STEEL JOISTS, METAL DECK

FIRE PROTECTION - SPRINKLERS THROUGHTOUT

YEAR BUILT - 2012

QUALITY OF CONSTRUCTION - GOOD

R.A. Schettler, Inc.

Certified
Appraisal Service

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

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

DECEMBER 1, 2018

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

TO WHOM IT MAY CONCERN:

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

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

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

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

VERY TRULY YOURS,

R.A. SCHETTLER, INC.

R.A. Schettler, Inc.

Certified
Appraisal Service

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

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

DECEMBER 1, 2018

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

TO WHOM IT MAY CONCERN,

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

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

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

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

VERY TRULY YOURS,

R.A. SCHETTLER, INC.

R. A. Schettler, Inc.
Appraisal Engineers

Monroe County Community College

DATE: NOVEMBER 2018

Library Holdings by Building

Building Name	Circulating Books	Reference Books	Periodicals	Videotape	CD Rom	Sound Recordings	Other Holdings	Building Total
LRC	2,569,800	639,320	69,682	476,800	0	0	0	$3,755,602
TOTAL	$2,569,800	$639,320	$69,682	$476,800	$0	$0	$0	$3,755,602

MONROE COUNTY COMMUNITY COLLEGE

FACILITIES ASSESSMENT AND DEFERRED MAINTENANCE CAPITAL PLANNING REPORT

2011 UPDATE

SHWGROUP

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Purpose of the Study

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

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

Glossary

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

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

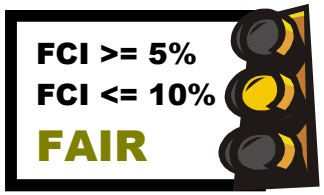
Current Replacement Value (CRV)
The CRV is the cost to construct a typical replacement building in today's dollars. The figure is based on the square footage of the current structure and the estimated current construction cost for that type of structure. Since some buildings are conglomerations of different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

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

Facilities Condition Index (FCI)

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

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



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

Priority Issues/One Year DMB Excess

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

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

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

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

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

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

Zero-Five Year DMB Excess

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

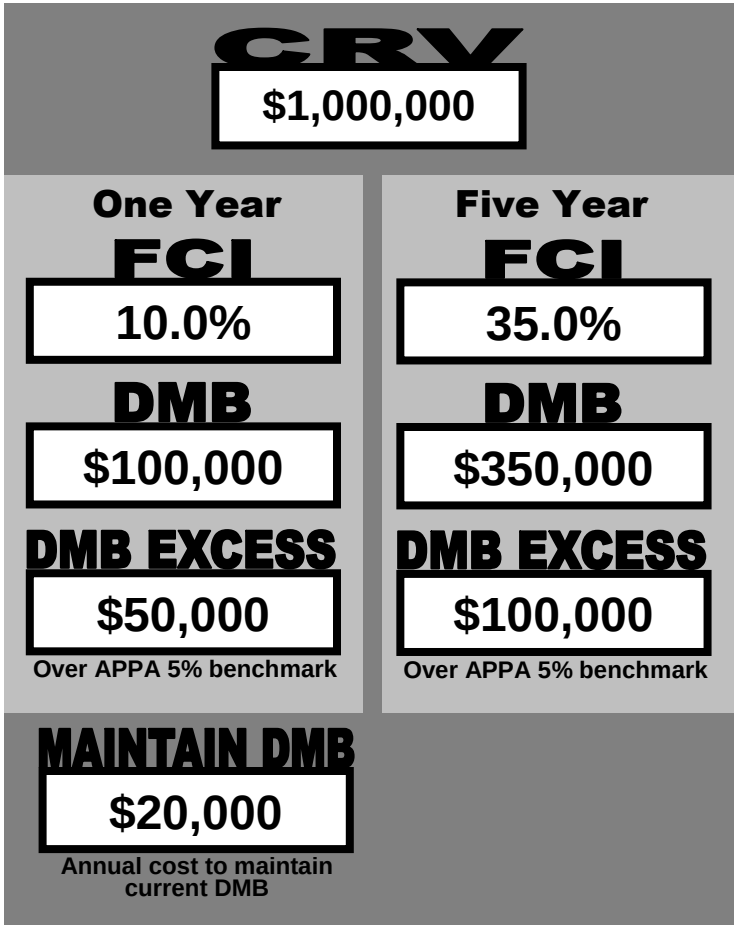
This number is a good starting point for determining budgets – it allows the college to see what to spend to bring buildings into the APPA "Good" range – with the understanding that complete elimination of the Deferred Maintenance Backlog is not a likely scenario.

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

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

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

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



Generic Example of how the aforementioned data appears in this report

Building Use Types

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

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

Building Components

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

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

Deferred Maintenance Backlog

A Brief Background

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

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

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

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

Other conclusions from the report include:

- More than 50 percent of all college types reported that deferred maintenance increased or stayed the same since 1988; only 25 percent reported decreases.
- 20 percent of the colleges in the study accounted for nearly 60 percent of the accumulated deferred maintenance.
- Public colleges typically have a greater deferred maintenance backlog than private universities, with 78 percent of the public research universities reporting an increase in deferred maintenance backlogs.
- By assuming that deferred maintenance of the infrastructure – site repairs, road and parking lot maintenance, exterior lighting, etc. – was not included in the figures provided by the campuses in the study, the estimated cost to eliminate accumulated deferred maintenance increases to $32.5 billion – with urgent needs increasing to $7.1 billion.
- When senior school administrators made deferred maintenance a priority, the institution made progress in reducing its backlog.

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

Vital Statistics:

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

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

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

Issues found across campus include:

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

Summary:

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

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

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

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

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

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

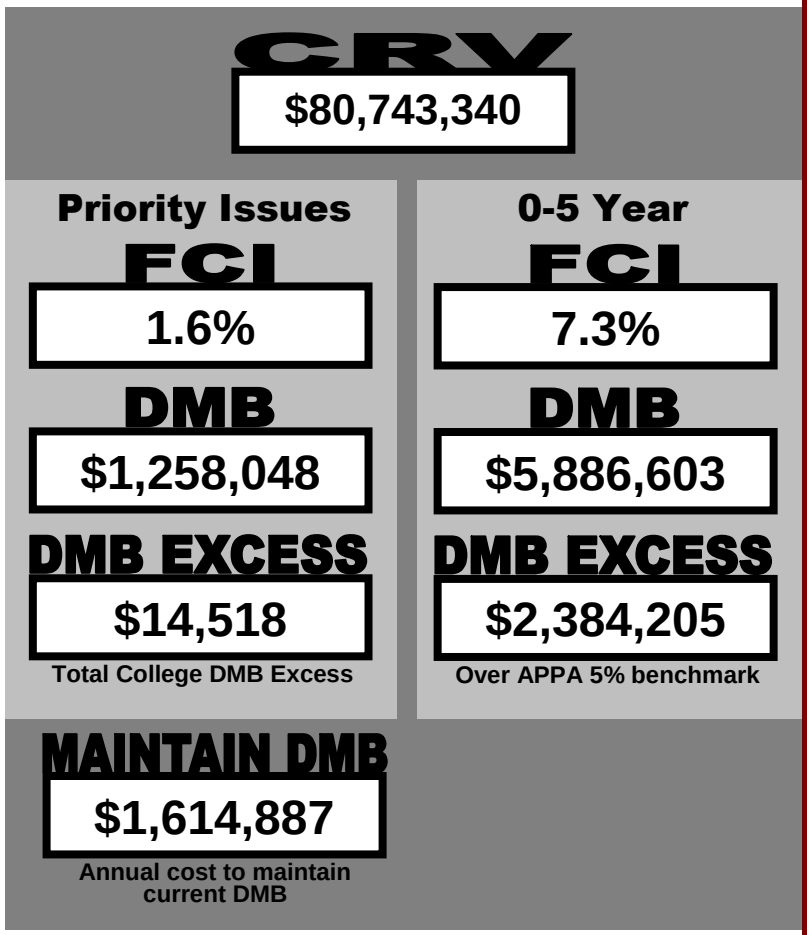
Recommendations:

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

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

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

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



Campus Condition Examples

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

Whitman Center – breach in fire-rated ceiling assembly.

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

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

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

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

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

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

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

Vital Statistics:

Campbell Learning Resources Center

Use Type(s): Library, Classroom, Lab

Built: 1968

Area: 52,369 SF

Floors: 3

Observation Highlights:

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

CRV

$9,793,003

Priority Issues	0-5 Year
FCI	**FCI**
2.3%	10.9%
DMB	**DMB**
$206,632	$1,069,396
DMB EXCESS	**DMB EXCESS**
$0	$579,746
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$195,860

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Campbell Learning Resources Ctr.

Monroe County Community College

Campbell Learning Resources Center

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

Vital Statistics:

Student Services / Administration

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

Built: 1968, additions in 1978, 1988

Area: 72,219 SF

Floors: 1

Observation Highlights:

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

CRV

$12,927,201

Priority Issues	0-5 Year
FCI	**FCI**
1.6%	6.4%
DMB	**DMB**
$204,250	$823,463
DMB EXCESS	**DMB EXCESS**
$0	$177,103
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$258,544

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Student Services / Admin.

Monroe County Community College

Vital Statistics:

Life Science

Use Type(s): Classroom, Lab

Built: 1972

Area: 54,905 SF

Floors: 2

Observation Highlights:

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

CRV

$12,134,005

Priority Issues	0-5 Year
FCI	**FCI**
1.9%	6.7%
DMB	**DMB**
$235,400	$809,338
DMB EXCESS	**DMB EXCESS**
$0	$202,638
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$242,680

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Life Science

Monroe County Community College

Vital Statistics:

East Technology

Use Type(s): Classroom, Lab

Built: 1968

Area: 28,523 SF

Floors: 1

Observation Highlights:

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

CRV

$6,303,583

Priority Issues	0-5 Year
FCI	**FCI**
2.8%	13.2%
DMB	**DMB**
$174,609	$830,182
DMB EXCESS	**DMB EXCESS**
$0	$515,003
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$126,072

Annual cost to maintain current DMB

1 YEAR

5 YEAR

East Technology

Monroe County Community College

Vital Statistics:

West Technology

Use Type(s): Classroom, Lab

Built: 1968

Area: 32,180 SF

Floors: 1

Observation Highlights:

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

CRV

$7,208,320

Priority Issues	0-5 Year
FCI	**FCI**
1.4%	11.8%
DMB	**DMB**
$101,637	$866,440
DMB EXCESS	**DMB EXCESS**
$0	$506,024
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$144,166

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Vital Statistics:

Health Education

Use Type(s): Athletic, Classroom, Lab

Built: 1997

Area: 50,700 SF

Floors: 1

Observation Highlights:

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

CRV

$10,013,250

Priority Issues	0-5 Year
FCI	**FCI**
1.3%	4.1%
DMB	**DMB**
$125,166	$412,546
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$200,265

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Health Education

Monroe County Community College

Vital Statistics:

Physical Plant

Use Type(s): Power House

Built: 1968

Area: 9,394 SF

Floors: 2 (partial basement)

Observation Highlights:

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

CRV

$2,019,710

Priority Issues	0-5 Year
FCI	**FCI**
1.0%	21.4%
DMB	**DMB**
$20,399	$431,814
DMB EXCESS	**DMB EXCESS**
$0	$330,829
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$40,394

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Vital Statistics:

Boiler House 100

Use Type(s): Power House

Built: 1978

Area: 2,184 SF

Floors: 1

Observation Highlights:

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

CRV

$469,560

Priority Issues	0-5 Year
FCI	**FCI**
0.6%	8.9%
DMB	**DMB**
$2,583	$41,744
DMB EXCESS	**DMB EXCESS**
$0	$18,266
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$9,391

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Vital Statistics:

Boiler House 200

Use Type(s): Power House

Built: 1978

Area: 2,184 SF

Floors: 1

Observation Highlights:

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

CRV

$469,560

Priority Issues	0-5 Year
FCI	**FCI**
0.8%	6.3%
DMB	**DMB**
$3,522	$29,394
DMB EXCESS	**DMB EXCESS**
$0	$5,916
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$9,391

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Boiler House 200

Monroe County Community College

Vital Statistics:

Boiler House 300

Use Type(s): Power House

Built: 1978

Area: 1,924 SF

Floors: 1

Observation Highlights:

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

CRV

$413,660

Priority Issues	0-5 Year
FCI	**FCI**
0.8%	8.9%
DMB	**DMB**
$3,102	$36,857
DMB EXCESS	**DMB EXCESS**
$0	$16,174
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$8,273

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Vital Statistics:

Maintenance Butler Building

Use Type(s): Storage

Built: 1978

Area: 1,500 SF

Floors: 1

Observation Highlights:

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

CRV
$172,500

Priority Issues	0-5 Year
FCI 2.5%	**FCI** 4.4%
DMB $4,382	**DMB** $7,504
DMB EXCESS $0	**DMB EXCESS** $0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB
$3,450
Annual cost to maintain current DMB

1 YEAR

5 YEAR

Maintenance Butler Building

Monroe County Community College

Vital Statistics:

Technology Butler Building

Use Type(s): Storage

Built: 1983

Area: 1,830 SF

Floors: 1

Observation Highlights:

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

CRV

$210,450

Priority Issues	0-5 Year
FCI	**FCI**
2.1%	6.6%
DMB	**DMB**
$4,462	$13,848
DMB EXCESS	**DMB EXCESS**
$0	$3,326
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$4,209

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Technology Butler Building

Monroe County Community College

Vital Statistics:

Salt Storage

Use Type(s): Storage

Built: 1999

Area: 400 SF

Floors: 1

Observation Highlights:

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

CRV

$46,000

Priority Issues	0-5 Year
FCI	**FCI**
14.0%	21.5%
DMB	**DMB**
$6,440	$9,890
DMB EXCESS	**DMB EXCESS**
$4,140	$7,590
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$920

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Salt Storage

Monroe County Community College

Vital Statistics:

La-Z-Boy Center

Use Type(s): Auditorium, Classroom, Administration

Built: 2004

Area: 53,329 SF

Floors: 1 with mechanical mezzanine & balcony

Observation Highlights:

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

CRV

$13,732,218

Priority Issues	0-5 Year
FCI	**FCI**
0.6%	2.1%
DMB	**DMB**
$85,140	$282,884
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$274,644

Annual cost to maintain current DMB

1 YEAR

5 YEAR

La-Z-Boy Center

Monroe County Community College

Vital Statistics:

SAE Building

Use Type(s): Storage

Built: 2005

Area: 768 SF

Floors: 1

Observation Highlights:

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

CRV

$124,200

Priority Issues	0-5 Year
FCI	**FCI**
1.8%	3.0%
DMB	**DMB**
$2,236	$3,726
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$2,484

Annual cost to maintain current DMB

1 YEAR

5 YEAR

SAE Building

Monroe County Community College

Vital Statistics:

Whitman Center

Use Type(s): Lab, Classroom

Built: 1991

Area: 17,650 SF

Floors: 1

Observation Highlights:

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

CRV

$3,459,400

Priority Issues	0-5 Year
FCI	**FCI**
1.6%	6.1%
DMB	**DMB**
$62,615	$210,677
DMB EXCESS	**DMB EXCESS**
$0	$37,707
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$69,188

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Whitman Center

Monroe County Community College

Vital Statistics:

Whitman Center Garage

Use Type(s): Storage

Built: 1991

Area: 480 SF

Floors: 1

Observation Highlights:

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

CRV
$55,200

Priority Issues	0-5 Year
FCI 23.8%	**FCI** 24.8%
DMB $13,138	**DMB** $13,690
DMB EXCESS $10,378	**DMB EXCESS** $10,930
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB
$1,104
Annual cost to maintain current DMB

1 YEAR

5 YEAR

Whitman Center Garage

Monroe County Community College

Vital Statistics:

Hurd Road Center

Use Type(s): Classroom, Vocational Space

Built: 1993

Area: 6,770 SF (of renovated space)

Floors: 1

Observation Highlights:

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

CRV

$1,191,520

Priority Issues	0-5 Year
FCI	**FCI**
0.0%	0.3%
DMB	**DMB**
$0	$20,256
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$23,830

Annual cost to maintain current DMB

1 YEAR

5 YEAR

Hurd Road Center

Monroe County Community College

Appendix

Building/Campus/All Assessed Facilities Comparison Report

Monroe County Community College

Facility	Year Built	Building Area (S.F.)	Pct. of Total S.F.	CRV	Percent of Total CRV	Priority Issues Data DMB	Priority Issues Data Percent of Total DMB	Priority Issues Data FCI	Priority Issues Data Rating	0-5 Year Cumulative Data DMB	0-5 Year Cumulative Data Percent of Total DMB	0-5 Year Cumulative Data FCI	0-5 Year Cumulative Data Rating
All assessed facilities		389,621		$80,743,340		$1,272,359		**1.6%**	**GOOD**	$5,913,648		**7.3%**	**FAIR**
Hurd Road		6,770	1.7%	$1,191,520	1.5%	$0	0.0%	**0.0%**	**GOOD**	$20,256	100.0%	**1.7%**	**GOOD**
Welding Center	1993	6,770	1.7%	$1,191,520	1.5%	$0	0.0%	**0.0%**	**GOOD**	$20,256	0.3%	**1.7%**	**GOOD**
Main Campus		364,721	93.6%	$76,037,220	94.2%	$1,196,606	94.0%	**1.6%**	**GOOD**	$5,669,025	100.0%	**7.5%**	**FAIR**
Campbell Learning Resources Ctr.	1968	52,369	13.4%	$9,793,003	12.1%	$223,280	17.5%	**2.3%**	**GOOD**	$1,069,396	18.1%	**10.9%**	**POOR**
Student Services/Admin.	1968	72,219	18.5%	$12,927,201	16.0%	$204,250	16.1%	**1.6%**	**GOOD**	$823,463	13.9%	**6.4%**	**FAIR**
Life Science	1972	54,905	14.1%	$12,134,005	15.0%	$235,400	18.5%	**1.9%**	**GOOD**	$809,338	13.7%	**6.7%**	**FAIR**
East Technology	1968	28,523	7.3%	$6,303,583	7.8%	$174,609	13.7%	**2.8%**	**GOOD**	$830,182	14.0%	**13.2%**	**POOR**
West Technology	1968	32,180	8.3%	$7,208,320	8.9%	$101,637	8.0%	**1.4%**	**GOOD**	$866,440	14.7%	**12.0%**	**POOR**
Health Education	1997	50,700	13.0%	$10,013,250	12.4%	$125,166	9.8%	**1.3%**	**GOOD**	$412,546	7.0%	**4.1%**	**GOOD**
Physical Plant	1968	9,394	2.4%	$2,019,710	2.5%	$20,399	1.6%	**1.0%**	**GOOD**	$431,814	7.3%	**21.4%**	**POOR**
Boiler House 100 (Life Science)	1978	2,184	0.6%	$469,560	0.6%	$2,583	0.2%	**0.6%**	**GOOD**	$41,744	0.7%	**8.9%**	**FAIR**
Boiler House 200 (Library/Tech)	1978	2,184	0.6%	$469,560	0.6%	$3,522	0.3%	**0.8%**	**GOOD**	$29,394	0.5%	**6.3%**	**FAIR**
Boiler House 300 (SSA)	1978	1,924	0.5%	$413,660	0.5%	$3,102	0.2%	**0.8%**	**GOOD**	$36,857	0.6%	**8.9%**	**FAIR**
Maintenance Butler Bldg.	1978	1,500	0.4%	$172,500	0.2%	$4,382	0.3%	**2.5%**	**GOOD**	$7,504	0.1%	**4.4%**	**GOOD**
Technology Butler Bldg.	1983	1,830	0.5%	$210,450	0.3%	$4,462	0.4%	**2.1%**	**GOOD**	$13,848	0.2%	**6.6%**	**FAIR**
Salt Storage	1999	400	0.1%	$46,000	0.1%	$6,440	0.5%	**14.0%**	**POOR**	$9,890	0.2%	**21.5%**	**POOR**
La-Z-Boy Center	2004	53,329	13.7%	$13,732,218	17.0%	$85,140	6.7%	**0.6%**	**GOOD**	$282,884	4.8%	**2.1%**	**GOOD**
SAE Building	2001	1,080	0.3%	$124,200	0.2%	$2,236	0.2%	**1.8%**	**GOOD**	$3,726	0.1%	**3.0%**	**GOOD**
Whitman Center		18,130	4.7%	$3,514,600	4.4%	$75,753	6.0%	**2.2%**	**GOOD**	$224,367	100.0%	**6.4%**	**FAIR**
Whitman Center	1991	17,650	4.5%	$3,459,400	4.3%	$62,615	4.9%	**1.8%**	**GOOD**	$210,677	3.6%	**6.1%**	**FAIR**
Whitman Center Garage	1991	480	0.1%	$55,200	0.1%	$13,138	1.0%	**23.8%**	**POOR**	$13,690	0.2%	**24.8%**	**POOR**

Deferred Maintenance Report - All assessed facilities
Monroe County Community College

Facility Stats

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

Facilities Condition Index - All assessed facilities

	Priority Issues Data					0-5 Year Cumulative Data				
389,621	$80,743,340	$1,272,359	$14,518	1.6%	GOOD	$5,913,648	$2,411,250	7.3%	$1,614,867	FAIR
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$1,958,601	0	2	5	93	Description: Poured concrete basement with slab on grade foundation. Concrete frame with concrete masonry block infill. Priority 1: None observed / reported Priority 2: Moisture problem in basement (at room C-3) requires additional investigation and remediation 2011: It was reported that problem in Room C-3 still exists, the problem in Room C-16 appears to have been corrected. 2008: -Ongoing water / moisture infiltration through the foundation walls. The moisture appears to be the result of underground or hydrostatic sources; minimal leaking is associated with heavy rains. Efflorescence / evidence of moisture was specifically noted in the small theatre and within IT storage area. Problem is on-going. -Limited masonry cracking observed at main stairwell. The fractures appear to be stabilized. Previous Comments: -Room C-3 leaked from cracks, room C-10 leaked at roof conductor exit. In-house team excavated, waterproofed and backfilled in 2001

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

Use Types:
40 % Library
60 % Classroom

Notes: lower level below grade.

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

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

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

Use Types:
40 % Library
60 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	17	$1,664,811	2	3	20	75	Description: - 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) - Independependent split Acsystem serves IT in basement - Pneumatic terminal controls on an Apogee DDC framework Priority 1: Replace ventilation dampers in Electrical Room. Replace chilled water valves. Replace reduced voltage starter for main AHU. Priority 2: None observed / reported 2011: -Chilled water valves are due for replacement. -Reduced voltage starter for main AHU 40-HP fan motor at end of useful service life. 2008: -Building has a new condensate return system to address failing components (pumps, vacuum breaker, valves, etc.). Work completed in 2007 -Level 2 ductwork is scheduled for rework as part of 2009 classroom renovations. -Controls air compressors were rebuilt (2004); no reported problems -Perimeter FTR is set up on two centrally controlled loops; one for perimeter and one for the interior re-heat coils. Siemens controls renovation linked the two loops resulting in reduced operating efficiency. -Secondary AHU (lower capacity) maintains humidity levels during unoccupied mode; No reported problems. -A sump and pump were installed within the AHU to remove moisture correcting the problem. Correction has reduced ongoing building humidity problems. -Ductwork was cleaned following correction of AHU moisture problem. -Rolled filters were upgraded to pleated media -Chilled water valves are at end of life and are due for replacement. Previous Comments:

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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
							-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	Description: Galvanized piping throughout building. Priority 1: Electrical Room Areaway draining needs remediation. Provide PRV for City Water pressure issues. Provide domestic water piping replacement or epoxy lining. Priority 2: Domestic hot water piping is assumed to be fouled and nearing end of life. 2011: -Electrical Room Areaway floor drain is allowing water to corrode and damage ventilation damper. -PRV for city water pressure issue noted in 2008 is not installed. -Domestic water piping will need epoxy lining or replacement. 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) Previous Comments: Original fixtures, newer faucets (10 years)

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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	6	$587,580	0	5	10	85	Description: Main distribution is from the power house. Power is distributed via a loop system at 13,200V. CLRC is stepped down to 208 / 240 V Priority 1: None observed / reported Priority 2: None observed / reported 2011: -During interview and walk-through inspection, no significant issues were noted. -Building is below capacity. No reported problems. -Secondary: Building is below capacity. No reported problems. Previous Comments: -Newer transformer - installed in the 1980's. -At maximum capacity, due to equipment load.
Distribution	4	$391,720	0	10	20	70	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -MCCC conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. Demand for additional capacity is handled through the installation of new panels. Previous Comments: At maximum capacity

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

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

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

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

Use Types:
40 % Library
60 % Classroom

Notes: lower level below grade.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	4	$391,720	10	15	5	70	Description: Aluminum exterior doors and frames Priority 1: No reported problems Priority 2: Aluminum doors and frames original. Doors cleaned and thresholds repaired, but doors and hardware nearing end of life. Stair tower doors - wood is in poor condition and at end of life-Double doors at Learning Assistance Lab - hinges damaged, doors stick, doors swing too far into corridor for safety. 2011: No changes reported. 2008: -Exterior door threshold heaved and cracked. Previous Comments: -Second floor/basement are original, hardware not ADA compliant. -Interior library doors new in 2001.

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

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

Use Types:
40 % Library
60 % Classroom

Notes: lower level below grade.

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

Campus: Main Campus
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	$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	$846,115	$1,091,920	$7,631,687	

Priority Issues Data

$9,793,003	$223,280	$0	2.3%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$1,069,396	$579,746	10.9%	$195,860	POOR
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$2,585,440	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$646,360	2	5	8	85	Description: Anodized aluminum window framing with non-insulated glazing. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: -Original single pane; no reported problems. -Double paned glazing (primarily located within the addition) was resealed along the south wall.
Cladding	6	$775,632	0	0	5	95	Description: Brick with concrete panel fascia panels; No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$12,927,201	$204,250	$619,213	$1,641,755	$10,461,984	

Priority Issues Data

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

0-5 Year Cumulative Data

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

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

Use Types:
40 % Classroom
60 % Lab

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	19	$2,305,461	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$606,700	2	5	5	88	Description: Window system replaced - 2010 Priority 1: No reported problems Priority 2: New window system (2010) has some water leak issues which are in the process of being corrected. 2011: Window system replaced in 2010. Minor water leaks are in the process of being corrected. Greenhouse louvers were replaced in 2009. 2008: -Window framing system is original to the building is at end of life. Evidence of moisture infiltration was observed at a number of locations. College has recently resealed the windows limiting the amount of water infiltration. Despite these efforts, evidence of moisture is still present. -Windows (glazing units) were replaced within the science lab areas. -Greenhouse glazing is in acceptable condition. Motorized operators have failed since their replacement as part of the Apogee controls update.

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

Use Types:
40 % Classroom
60 % Lab

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	17	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	11	$1,334,741	3	2	5	90	Description: Priority 1: Provide City Water PRV for pressure issues. Cold domestic water piping needs epoxy lining or replacement. Priority 2: No reported problems 2011: PRV for city water pressure issue noted in 2008 is not installed. Cold domestic water piping needs epoxy lining or replacement. HW is done. 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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	6	$728,040	0	5	5	90	Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site. No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Secondary: No reported problems, adequate. Transformer replaced recently
Distribution	3	$364,020	0	5	5	90	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments:

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

Use Types:
40 % Classroom
60 % Lab

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	4	$485,360	0	10	10	80	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: Metal ceiling tiles within classrooms and 12 x 12 ceiling tile system within the main corridor, have been replaced. 2008: Minimal remaining metal ceiling tiles in classrooms and side corridors due for replacement. Main corridors - 12x12 tiles on gypsum board backer in fair condition, but discolored. Previous Comments: Ceilings in labs replaced as part of renovations.
Walls	5	$606,700	0	10	10	80	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	2	$242,680	5	10	15	70	Description: Exterior: Doors in fair condition, but original hardware wearing out. Interior Doors in good condition, but hardware wearing out. Priority 1: No reported problems Priority 2: Doors in fair condition, but original hardware wearing out. Doors in good condition, but hardware wearing out. 2011: Exterior door hardware was replaced in 2010.
Floors	4	$485,360	0	5	10	85	Description: Terrazzo in halls and vestibules VAT in classrooms Office carpet Priority 1: No reported problems Priority 2: Replace office carpet. 2011: No changes reported. 2008: Terrazzo in halls and vestibules - cracking, worn, recently refinished. VAT in classrooms OK Office carpet at end of life

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

Use Types:
40 % Classroom
60 % Lab

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

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

Campus: Main Campus
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$12,134,005	$235,400	$573,938	$1,219,468	$10,105,199	

Priority Issues Data

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

0-5 Year Cumulative Data

$809,338	$202,638	6.7%	$242,680	FAIR
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$1,260,717	0	5	5	90	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2011: It is reported that the previous leak above E125 has been repaired, but may need further work. 2008: Building structure leaks at room E-125, not traced to roof, may be from newer canopy connection. Previous Comments: Canopy between East and West Tech buildings leaked, repaired.
Roof	4	$252,143	2	80	2	16	Description: Built-up roof; replaced in 1997. Priority 1: Sealant joints failing, flashings are nearing end of life and due for replacement Priority 2: Replace failing sealant joints, and flashings. 2011: Reported - sealant joints failing, flashing near end of life, repairs needed. Areas of wet insulation have been identified. Partial repair work has been completed 2010. 2008: Structure Tek rating is 50 out of 100 for the roof. Previous Comments: 1997 built up roof, no reported problems Roof regularly inspected

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$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
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	16	$1,008,573	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$504,287	10	5	15	70	Description: Galvanized supply piping; Cast iron waste piping Priority 1: Provide PRV for City Water pressure issues. Domestic water piping needs epoxy lining or replacement. Priority 2: -Domestic hot water lines are fouled and near end of life. 2011: -PRV for city water pressure issue noted in 2008 is not installed. -Domestic water piping needs epoxy lining or replacement. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Toilet Rooms - upgraded in 2007. -Clay traps are now maintained on an on-going basis to address long-term concerns Previous Comments: -Toilet rooms - plumbing fixtures in fair condition -Ceramics Lab - Clay traps not working , floor drawings plug often, drain lines cleaned annually, but problem getting worse.

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	6	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	4	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	2	$126,072	10	15	5	70	Description: Exterior: Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement. Doors and frames non-ADA compliant - east vestibule too shallow. Interior Doors in good condition, but hardware not ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Floors	5	$315,179	0	5	5	90	Description: Terrazzo in public areas Ceramic tile in toilets Carpet in computer labs Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Toilet room floors replaced as part of renovations.

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

Use Types:
40 % Classroom
60 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	4	$252,143	5	5	10	80	Description: -Fire alarm upgraded to include horns and strobes -Toilet rooms - minor ADA upgrades 1990 +/-. Toilet rooms are not ADA adaptable, but wider entry and removal of one stall required. -Emergency lighting and exit signs on battery backup, no reported problems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No changes reported.
Immed. Site, Ext. Ltg., etc	3	$189,107	5	5	10	80	-Walk between East and West Tech buildings heaving, potential trip hazard. -Masonry screen wall on east side of building requires tuck-pointing on cap. -See Student Services/Admin. building for notes about glass covered walkway. - Parking lot replaced (2006) -Lighting on exterior is functioning with no reported problems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Walk between East and West Tech Buildings has been replaced in 2010.
CRV Totals:		$6,303,583	$174,609	$655,573	$1,186,965	$4,286,436	

Priority Issues Data

$6,303,583	$174,609	$0	2.8%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$830,182	$515,003	13.2%	$126,072	POOR
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$1,441,664	0	5	5	90	Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: No reported problems 2011: Water/moisture infiltration at basement wall penetrations have been repaired. At the North elevation, (Room No. 169) a hairline crack was observed from the foundation to the underside of the soffit. Note, at the same location on the inside of the building there is a building control joint. 2008: Minor water / moisture infiltration within basement at wall penetrations. Previous Comments: Canopy between East and West Tech buildings leaked, repaired.

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

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

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$576,666	1	14	15	70	Description: Galvanized supply piping. Priority 1: Provide PRV for City Water pressure issue. Priority 2: -Galvanized piping throughout is near or at end of life. Water is fouled when first used. MCCC anticipates ongoing maintenance issues. 2011: -PRV for city water pressure issue noted in 2008 is not installed. -Domestic water piping needs epoxy lining or replacement. 2008: -Toilet rooms are upgraded in 2007 -Copper domestic hot water lines are replaced as leaks are found. MCCC anticipates ongoing maintenance issues. -One lift station was recently replaced (sanitary?) and has no reported problems for either unit. Previous Comments: Fixtures - no reported problems Toilet partitions pulling off wall repaired in 2001

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	6	$432,499	0	5	10	85	Description: Transformer supplies 208V to the building from campus loop power. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Reaching maximum capacity (comment was refuted in 2008 walk-through) Secondary: Switchgear has blanks available for expansion.
Distribution	4	$288,333	0	5	10	85	Description: 120/208V Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power. Previous Comments: At maximum capacity

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$288,333	0	5	10	85	Description: -Original fixtures with T8 lamps; no reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. Previous Comments: T-8 Upgraded
Voice/Data	3	$216,250	5	0	5	90	Description: Priority 1: Provide replace wireless equipment. Priority 2: No reported problems. 2011: -Wireless systems is failing and replacements are not obtainable. -Current phone lines are all being used.

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	4	$288,333	0	5	15	80	Description: Corridors - 12 x 12 spline tiles adhered to gypsum supply air plenum, air leaks at fixtures and perimeter repaired in 2001. 2x4 ceilings in non-technical classrooms, no reported problems. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Walls	5	$360,416	0	5	10	85	Description: -Brick and block original partition construction -Gypsum board on metal studs at areas of new construction Priority 1: No reported problems Priority 2: Annually monitor wall cracking in room 164. 2011: No changes reported. 2008: -Extensive cracking was observed in an exterior wall within room 164. The cause of the cracking is unknown; source could be vibration from the adjacent AHU.

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	2	$144,166	10	15	5	70	Description: Exterior: Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement. Doors and frames non-ADA compliant - east vestibule too shallow. Interior Doors in good condition, but hardware not ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Floors	5	$360,416	0	10	5	85	Description: Terrazzo flooring within public areas, VAT within classrooms, and Ceramic Tile Priority 1: No reported problems Priority 2: Floor in hydraulics lab is cracked, damaged, and due for replacement. 2011: No changes reported. 2008: -Cracked terrazzo throughout, appears stabilized. -Ceramic tile - some replacement work completed -New CT installed in toilet rooms -VAT within classrooms; noted slab cracking in Hydraulics Lab resulting in VAT failure.

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

Use Types:
35 % Classroom
65 % Lab

Notes: with partial mechanical basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	4	$288,333	5	5	10	80	Description: -Fire alarm upgraded. -Emergency lighting and exit signs on battery backup, no reported problems. -Entry vestibules are too shallow to meet current accessibility guidelines. Priority 1: Vestibules due for reconfiguration to meet current accessibility guidelines. Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted.
Immed. Site, Ext. Ltg., etc	3	$216,250	5	5	10	80	Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Previous Comments: -Concrete lot (#7) between West Tech and adjacent boiler building funded for replacement. Replace with asphalt. -Drainage not installed properly, pavement floods, new parking lot planned for 2005 to resolve problem.
CRV Totals:		$7,208,320	$101,637	$764,803	$888,786	$5,453,094	

Priority Issues Data

$7,208,320	$101,637	$0	1.4%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$866,440	$506,024	12.0%	$144,166	POOR
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$2,002,650	0	5	5	90	Description: Slab on grade foundation. Steel frame with concrete masonry block infill. Priority 1: No reported problems Priority 2: -Interior expansion joints not continuous from floor to walls, potential for future problems. 2011: No changes reported. 2008: No reported problems. Previous Comments: -Frozen pipes at entrance vestibule - repaired under warranty.

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

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

Notes: with mechanical penthouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
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 leaded in multiple spots since new. Recently repaired, still showing 2-3 leaks in 2004 (may be from intake louvers). Roof regularly inspected.

Campus: Main 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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	4	$400,530	5	5	10	80	Description: Aluminum storefront and curtain wall glazing Priority 1: No reported problems Priority 2: Minor leaking still occurring in the system. 2011: Failed flashings at storefront system and second floor level windows were replaced in 2009. Failed (fogging) glass units were replaced in 2009. 2008: -Clerestory windows have a number of failed glazing units; seals have failed trapping moisture within the unit. On-going failure may be due to excessive system deflection. -Window framing (Tubelite 1400 Series) has a number of water handling / weep problems resulting in moisture problems within the building. Structure Tek has conducted field-testing to identify sources of leaks. The College continues to address this ongoing concern. Previous Comments: Clerestory windows at entry leaked - repaired seal problem.

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

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

Notes: with mechanical penthouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	6	$600,795	5	5	10	80	Description: Concrete masonry block, composite metal panels, and aluminum framed storefront / curtain wall glazing systems. Priority 1: No reported problems Priority 2: Some building control joints and some gaskets at the metal panels are at the end of life. 2011: It has been reported that the installation of new building control joints has occurred. It was observed that some building control joints and some gaskets at the metal panels are at the end of useful life. Masonry veneer repairs have been made. 2008: -Masonry veneer was apparently installed with insufficient expansion / movement control joints. As a result the building experienced some masonry failures. The installation of movement joints have addressed the problem. Previous Comments: -Mechanical room louvers are re-sealed; minor water infiltration will require on-going monitoring. -Felt wick weeps failing, falling out of brick joints (above windows and doors and at grade) -Base course of brick adjacent to rear entry slabs cracking from foundation movement

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

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

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

Notes: with mechanical penthouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$801,060	5	0	5	90	Description: Supply piping is predominantly copper. Waste piping is cast iron and plastic Priority 1: Provide permanent solution to Electrical Vault flooding issue. Provide PRV for City Water issue. Priority 2: No reported problems 2011: -PRV for city water issue noted in 2008 is not installed. -Permanent solution to Electrical Vault flooding is needed. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Previous Comments: -Showers - mixing valves repaired. -Sanitary sewer plug was corrected.

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

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

Notes: with mechanical penthouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$500,663	1	3	5	91	Description: -Building is on the campus primary loop with an onsite transformer providing 480V and 277V to the building. Priority 1: Annually monitor water drainage issue at electrical vault. Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.
Distribution	4	$400,530	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.

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

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

Notes: with mechanical penthouse

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$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	0	0	5	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	4	$400,530	0	0	5	95	Description: Fire Alarm system recently upgraded. Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems.. 2008:
Immed. Site, Ext. Ltg., etc	3	$300,398	2	3	5	90	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: Entry slab has been removed and replaced. 2008: -Entry slabs are settling; up to 1". To date the settlement has been even and has not resulted in trip hazards. Sealant line at expansion joints has failed and is due for replacement. Previous Comments: Water pools behind building after rain.
CRV Totals:		$10,013,250	$125,166	$287,380	$1,020,350	$8,580,354	

Priority Issues Data

$10,013,250	$125,166	$0	1.3%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$412,546	$0	4.1%	$200,265	GOOD
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	17	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	1	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	35	$706,899	0	50	15	35	Description: Central Plant - Steam Boiler: (1) Cleaver Brooks boiler provides steam for central absorption chiller only. No co-generation function. Boiler has newer burners and is regularly maintained. Central Plant - Absorption Chiller: No reported problems. Absorption Chiller - Cooling Tower and tank: Nearing end of life and will require replacement. Controls: Delta 21 control system obsolete and replaced with Siemens Apogee building management system. System computers malfunction, problems being resolved with manufacturer. Local Cooling: A large, portable AC unit has been retrofit to cooling offices areas. Priority 1: No reported problems Priority 2: Cooling Tower and tank: Nearing end of life and will require replacement. 2011: -During interview and walk-through inspection, no significant issues were noted. -Boiler tube repair/replacement completed. 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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	6	$121,183	2	3	10	85	Description: Mix of galvanized and copper supply piping. Cast iron waste piping. Priority 1: Provide PRV for City Water pressure issue. Priority 2: No reported problems 2011: -PRV for city water pressure issue noted in 2008 is not installed. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. Previous Comments: Fixtures not ADA Only one toilet room in locker room. No reported problems.

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

Use Types:
100% Boiler House

Notes: equipment included
partial basement

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

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

Use Types:
100% Boiler House

Notes: equipment included
partial basement

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

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

Use Types:
100% Boiler House

Notes: equipment included
partial basement

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

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

Use Types:
100% Boiler House

Notes: equipment included
partial basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	3	$60,591	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Bldg., Fire, ADA, Elevators	2	$40,394	2	3	5	90	Description: Simplex Alarm panel (upgraded) with horn and strobe. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems Previous Comments: Fire alarm upgraded. Office space and toilet room not ADA compliant.

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

Use Types:
100% Boiler House

Notes: equipment included
partial basement

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	$60,591	2	3	5	90	Description:

Priority 1:
No reported problems

Priority 2:
No reported problems

2011: No changes reported.

2008: No reported problems.

Previous Comments:
Parking lot replaced.
Walks - no reported problems.
Site lighting - no reported problems

CRV Totals:	$2,019,710	$20,399	$411,415	$242,365	$1,345,531

Priority Issues Data

$2,019,710	$20,399	$0	1.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$431,814	$330,828	21.4%	$40,394	POOR
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	18	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	8	$37,565	0	3	4	93	Description: Brick masonry. Priority 1: No reported problems Priority 2: Sealant joints at end of life and due for replacement. 2011: No changes reported. Sealant joints at end of life and are due for replacement. 2008: Brick - No reported problems
HVAC	36	$169,042	0	10	75	15	Description: (2) original boilers: 1978-79. Boilers are annually inspected and maintained: Fire tubes show pitting on exterior. Tubes will require replacement in near future (3-5 years). College anticipates full replacement by 2020. Priority 1: No reported problems Priority 2: Fire tubes will require replacement in near future (3-5 years). 2011: -During interview and walk-through inspection, no significant issues were noted. -Boiler tube repair/replacement underway. Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders, replaced as part of Apogee system upgrade.

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

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	11	$51,652	5	35	25	35	Description: Priority 1: Provide PRV for City Water pressure issue. Remediate remainder of domestic water piping issues. Priority 2: No reported problems. 2011: - PRV for city water pressure issue noted in 2008 is not installed. - Boiler make-up water piping replaced. Recommended boiler tubing cleaning/replacement is under way. - Galvanized piping failing, main lines replaced. Balance of piping requires replacement of long sections when failure occurs. Entire piping system due for replacement. Previous Comments: -Water pressure to campus increased to 80 psi by utility, beginning to damage backflow preventers, valves and galvanized piping. Pressure reducing valves needed for entire campus. 2 hot water tanks, one replaced in 1995 one replaced in 2000.
Primary/Secondary	3	$14,087	0	0	0	100	Description: Power from elsewhere - No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

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

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	2	$9,391	0	10	10	80	Description: (2) man doors, (1) large double door, no reported problems. Doors are beginning to age and require repainting. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Doors have been painted.
Floors	3	$14,087	0	0	10	90	Description: Sealed concrete floors. Priority 1: No reported problems. Priority 2: No reported problems. 2011: Some cracking observed.
Bldg., Fire, ADA, Elevators	3	$14,087	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted.
Immed. Site, Ext. Ltg., etc	2	$9,391	0	5	5	90	No reported problems

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

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$469,560	$2,583	$39,161	$153,875	$273,941	

Priority Issues Data

$469,560	$2,583	$0	0.6%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$41,744	$18,266	8.9%	$9,391	FAIR
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	18	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	8	$37,565	0	2	5	93	Description: Brick Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Masonry was recently tuck-pointed correcting previously noted damage. Previous Comments: Salt damage and deterioration of brick abutting sidewalk, needs tuck pointing
HVAC	36	$169,042	0	10	75	15	Description: (2) original Cleaver Brooks boilers - 1978-79. Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted. -Tube maintenance/replacement underway. 2008: -Boilers are annually inspected and maintained: Fire tubes show pitting on exterior. Tubes will require replacement in near future (3-5 years) College anticipates replacement by 2020. Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders replaced as part of Apogee system upgrade.

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

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	11	$51,652	5	10	20	65	Description: Priority 1: Provide PRV for city water issue. Priority 2: Galvanized piping, no serious problems, but condition should be monitored. 2011: PRV for city water issue noted in 2008 is not installed. 2008: Previous Comments: Water pressure to campus increased to 80 psi by utility, beginning to damage backflow preventers, valves and galvanized piping. Pressure reducing valves needed for entire campus. (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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	5	$23,478	0	0	5	95	No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.
Lighting	2	$9,391	0	0	5	95	Description: T8 lamps - No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008:
Voice/Data	0	$0	0	0	0	100	Description: N/A Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted.

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

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	0	$0	0	0	0	100	Description: N/A
Walls	0	$0	0	0	0	100	Description: N/A
Doors	2	$9,391	10	10	10	70	Description: (1) man door, OK (1) Large double door - original, rusting at bottom and hinges . Due for clean and repaint. Priority 1: Prep and re-paint large double door Priority 2: No reported problems. 2011: Large double door requires to be prepped and re-painted.
Floors	3	$14,087	0	0	10	90	Description: Sealed concrete: Some cracking - does not appear to be a problem 2011: No reported problems.
Bldg., Fire, ADA, Elevators	3	$14,087	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: -Boiler 200: Fire alarm is pull station only (no detection)

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

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	2	$9,391	0	5	5	90	Description: Short brick landscape wall extending from boiler building removed (had leaked through flashing at top, leaning 2" from vertical at building). Exterior lighting ok. Paved walks in fair condition, grass in poor condition. Priority 1: No reported problems Priority 2: No reported problems 2011: No reported problems.
CRV Totals:		$469,560	$3,522	$25,873	$151,668	$288,498	

Priority Issues Data

$469,560	$3,522	$0	0.8%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$29,394	$5,916	6.3%	$9,391	FAIR
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	18	$74,459	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	8	$33,093	0	2	5	93	Description: Brick masonry. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Brick - No reported problems
HVAC	36	$148,918	0	10	40	50	Description: -(2) Cleaver Brooks Boilers (1978-1979) utilizing a lead / lag configuration. Fire tubes are showing age are nearing end of life. Anticipated boiler replacement within 5 to 10 years. College would likely replace with hot water boilers. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. -Boiler tube repair/replacement underway. Previous Comments: Long-term tube deterioration problem resolved with new water treatment program in 2004. Steam flow recorders replaced as part of Apogee system upgrade. Trane absorption unit installed in 1989, recently repaired, no reported problems. 2 cooling tower pumps, 2 chilled water pumps, no reported problems. Cooling tower motors repaired 2004.

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

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	11	$45,503	5	35	25	35	Description: Galvanized domestic piping Priority 1: Provide PRV for city water pressure issue. Priority 2: -Galvanized piping failing, requires replacement of long sections when failure occurs. Entire piping system due for replacement. 2011: -PRV for city water pressure issue noted in 2008 is not installed. 2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -2 hot water tanks - 1 replaced in 1999, other replaced in 2002. -New hot water tank added for kitchen in 2003.
Primary/Secondary	3	$12,410	0	0	0	100	Description: Power from elsewhere - No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted.

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

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	2	$8,273	10	10	10	70	Description: (1) man door, (1) large double door, no reported problems. Doors are beginning to age and require repainting. Priority 1: Prep and repaint large double door. Priority 2: No reported problems. 2011: Large double door requires to be prepped and repainted.
Floors	3	$12,410	0	0	10	90	Description: Sealed concrete: Some cracking - does not appear to be a problem Priority 1: No reported problems Priority 2 No reported problems 2011: No reported problems
Bldg., Fire, ADA, Elevators	3	$12,410	0	0	5	95	Description: Upgraded fire system Priority 1: No reported problems Priority 2: No reported problems Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2011: No change reported.

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

Use Types:
100% Boiler House

Notes: equipment included

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
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	$33,755	$83,766	$293,037	

Priority Issues Data

$413,660	$3,102	$0	0.8%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$36,857	$16,174	8.9%	$8,273	FAIR
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:

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

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

Use Types:
100% Storage/Maintenance

Notes:

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

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

Use Types:
100% Storage/Maintenance

Notes:

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

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

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	$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

$172,500	$4,382	$0	2.5%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$7,504	$0	4.4%	$3,450	GOOD
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:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	37	$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:

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

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

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

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	1	$2,105	0	0	5	95	Description: Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: Previous Comments: Minimal
Voice/Data	0	$0	0	0	0	100	Description: N/A
Ceilings	0	$0	0	0	0	100	Description: N/A
Walls	0	$0	0	0	0	100	Description: N/A
Doors	15	$31,568	2	3	5	90	Description: (1) exterior man door and (1) overhead door Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Rusted manual overhead door replaced with power operated unit.
Floors	10	$21,045	0	0	5	95	No reported problems

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

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$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

$210,450	$4,462	$0	2.1%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$13,848	$3,325	6.6%	$4,209	FAIR
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	40	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	20	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Doors	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

$46,000	$6,440	$4,140	14.0%	POOR
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$9,890	$7,590	21.5%	$920	POOR
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 penthouses

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

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

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Roof	3	$411,967	3	5	70	22	Description: EPDM (Fully-adhered) - 2004 EPDM (Ballasted) - 2007 Priority 1: A majority of the roof to wall transitions are not yet repaired and will require corrective action. Priority 2: -Coping metal at metal panel system does not properly slope back to the roof. A line of sealant was added to keep water from streaking the visible face of the metal panels. This corrective action results in small areas of ponding water. Condition should be carefully monitored for evidence of water infiltration into and behind the metal panel system 2011: No changes reported. 2008: -Structure Tek rating is 85 out of 100 score -Previously identified leaks have been repaired -Masonry removed, original failed flashing was removed and replaced with new work. Previous Comments: Original EPDM roof Multiple roof leaks since new, all repaired under warranty,. Currently 6 known leaks, condition requires continued monitoring.

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

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

Notes: plus lobby with mezzanine access, mechanical penthouses

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

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

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

Notes: plus lobby with mezzanine access, mechanical penthouses

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

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

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	15	$2,059,833	1	2	2	95	Description: (2) gas fired Cleaver Brooks hot water boilers (2) grade mounted, air cooled chillers Attic mounted AHU's operate with variable frequency drives. -Smaller rooftop air handling units at office areas -Theatre zone has humidification; No reported problems. -VAV boxes with terminal reheat. -Perimeter radiant heat: Belimo valves were subject to a recall and College is replacing failed units on an as-needed basis. -Controls on Trane EMS computer, connected to campus-wide Apogee system Priority 1: -IT Room H143 should have a door grille for air transfer. Priority 2: -No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: No reported problems. Previous Comments: No reported problems.

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

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	7	$961,255	1	0	4	95	Description: Priority 1: Add PRV to city water for pressure control problems. Priority 2: No reported problems 2011: PRV for city water pressure issue noted in 2008 is not installed. 2008: Previous Comments: No reported problems.
Primary/Secondary	6	$823,933	0	5	5	90	Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site. Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: -The building has experienced a number of electronic component failures including multiple fire alarm panel boards, boiler flame sensors, VFD controllers, and CW pump starters. These could be independent failures or symptoms of a larger problem. Previous Comments: No reported problems.

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

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

Notes: plus lobby with mezzanine access, mechanical penthouses

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

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	8	$1,098,577	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 penthouses

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

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

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

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

Notes: plus lobby with mezzanine access, mechanical penthouses

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$13,732,218	$85,140	$197,744	$992,839	$12,456,494	

Priority Issues Data

$13,732,218	$85,140	$0	0.6%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$282,884	$0	2.1%	$274,644	GOOD
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	35	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	14	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	0	$0	0	0	0	100	Description: Painted CMU Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.
Doors	15	$18,630	10	5	5	80	Description: (2) overhead sectional doors (4) steel man doors with integral lite Priority 1: No reported problems Priority 2: Doors and frames are protected with primer only. Doors and frames should be painted to protect them from moisture damage. 2011: No changes reported.
Floors	10	$12,420	0	0	5	95	Description: Sealed Concrete Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported.

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

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	0	$0	0	0	0	100	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

$124,200	$2,236	$0	1.8%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$3,726	$0	3.0%	$2,484	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	19	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$172,970	5	3	3	89	Description: Aluminum storefront glazing and windows throughout. Glazing is original and functional. Priority 1: No reported problems Priority 2: -Identify and correct sources of water infiltration. -Plastic laminate sills are failing and due for replacement 2011: No changes reported. Plastic laminated window sills are still failing. 2008: -Plastic laminate sills are failing and are due for replacement. Evidence of moisture infiltration at and around windows. Refer to Walls for additional information. Previous Comments: -Original - No reported problems

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

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

Notes:

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

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	14	$484,316	2	13	20	65	Description: One (1) rooftop mounted, gas-fired, AHU with on-board air-cooled DX cooling. Two (2) Weil-McLain hot water boiler supplying heating hot water to a coils for heating. Unit is original to the building and functional. Air distribution is by VAV boxes above the ceiling w/pneumatic controls. Finned-tube radiant heat under all windows. Exhaust fans with light switch control in meeting rooms. Controls: Pneumatic controls except at RTU, upgraded for remote monitoring using Siemens system. Remote access is limited to monitoring only and does not allow for remote diagnostic or operation. Priority 1: Provide ventilation for IT closet near lobby - too warm. Repair hole in other closet ceiling near Lobby; has a hole in the fire-rated ceiling gyp-board. Repair small hole through fire-rated gyp-board wall in Maintenance Office. Priority 2: No reported problems. 2011: - During interview and walk-through inspection, no significant issues were noted. - New gas-fired roof top unit installed for whole building. 2008: Previous Comments: The combination of energy inefficiency and limited capacity for expansion reduce the unit's serviceable life; the unit remains functional but is nearing end of life. Leaking condenser coil requires additional refrigerant occasionally. Previous Comments: Original rooftop unit and 2 boilers, functioning, but at capacity. No expansion capability is available. RTU operates on 208V and is inefficient. Scroll fan failed since last assessment damaging coils. Previous Comments: HVAC System at maximum capacity with computer heat loads. Fin tubes, No reported problems

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	6	$207,564	0	5	5	90	Description: Building receives 208V, 3-phase power from outside pad-mounted transformer. Transformer is owned by the power company. Priority 1: No reported problems Priority 2: No reported problems 2011: - During interview and walk-through inspection, no significant issues were noted. Power conditioning has been installed. 2008: - College has experienced on-going electrical problems with the facility. An observed power factor of .70 led the College to install a Power Conditioning Capacitors. College plans to install a new meter for monitoring and data logging to evaluate the effectiveness of the unit. Previous Comments: No reported problems.
Distribution	4	$138,376	0	0	5	95	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: - During interview and walk-through inspection, no significant issues were noted. 2008: - High ground water levels result in water / moisture infiltration at some of the cast in place electrical boxes. College is aware of the problem and monitors the condition.

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

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

Notes:

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

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

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

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	5	$172,970	0	0	5	95	Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. 2008: College has funded the replacement of the original alarm panel for FY 2008-2009. Previous Comments: Original fire alarm - No reported problems. ADA up to date
Immed. Site, Ext. Ltg., etc	2	$69,188	3	5	5	87	Priority 1: Concrete slab at main entry is a trip hazard. Priority 2: No reported problems. 2011: No changes reported. At exterior slab at Student Lounge area, joint material between slab sections needs to be replaced. 2008: Sidewalks were recently replaced addressing previously noted settlement.
CRV Totals:		$3,459,400	$62,615	$148,062	$317,227	$2,931,496	

Priority Issues Data

$3,459,400	$62,615	$0	1.8%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$210,677	$37,707	6.1%	$69,188	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

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

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	35	$19,320	0	0	5	95	Description: Wood frame. Priority 1: No reported problems Priority 2: No reported problems. 2011: No reported problems.
Roof	12	$6,624	100	0	0	0	Description: Composition shingles on plywood sheathing. Priority 1: Roofing was not replaced during the 2006 re-roof of the main building. Roofing is at end of life and due for replacement Priority 2: No reported problems. 2011: No changes reported. 2008: Shingled, at end of life, due for replacement. Roof regularly inspected.
Glazing	0	$0	0	0	0	100	Description: N/A

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

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	14	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	4	$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 %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	0	$0	0	0	0	100	Description: N/A
Doors	10	$5,520	90	0	0	10	Description: One man door and one overhead sectional door. Priority 1: Replace overhead sectional door and man door. Priority 2: No reported problems. 2011: Exterior - overhead sectional door and man door are at end of life and due for replacement.
Floors	10	$5,520	0	0	5	95	Description: Concrete Priority 1: No reported problems. Priority 2: No reported problems. 2011: - No reported problems
Bldg., Fire, ADA, Elevators	4	$2,208	0	5	10	85	Description: No fire system, security system only.
Immed. Site, Ext. Ltg., etc	2	$1,104	0	5	10	85	Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.

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

Use Types:
100% Storage/Maintenance

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$55,200	$13,138	$552	$3,064	$38,447	

Priority Issues Data

$55,200	$13,138	$10,378	23.8%	POOR
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$13,690	$10,930	24.8%	$1,104	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

Use Types:
10 % Classroom
90 % Vocational Lab

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Structure	20	$238,304	0	0	5	95	Description: Pole-barn construction. Slab-on-grade construction. Wood frame structure. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Roof	14	$166,813	0	2	3	95	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Glazing	1	$11,915	0	2	3	95	Description: Aluminum framed windows. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

Use Types:
10 % Classroom
90 % Vocational Lab

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	14	$166,813	0	2	3	95	Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
HVAC	5	$59,576	0	10	10	80	Description: Welding operations served by gas-fired unit heaters and ceiling fans. Classroom served by through-wall AC unit. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.
Plumbing	10	$119,152	0	5	5	90	Description: 1-year old gas-fired domestic water heater. Bathroom fixtures and shower are older, but in good condition. Large, duplex, air compressor with 200 gallon tank for process systems. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

Use Types:
10 % Classroom
90 % Vocational Lab

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$59,576	0	0	0	100	Description: Pole-mounted transformer for building 3-phase power @ 480 VAC. Inside transformer provides 208 VAC Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.
Distribution	13	$154,898	0	0	0	100	Description: Shunt-trip buss-duct for welding operations. Circuit breakers for lighting/receptacles. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.
Lighting	5	$59,576	0	0	0	100	Description: 4' chain-hung, exposed, T8 fixtures for welding operations. 4' surface-mounted, exposed, T8 fixtures for classroom. Battery-powered emergency lighting throughout. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

Use Types:
10 % Classroom
90 % Vocational Lab

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	3	$35,746	0	0	0	100	Description: No wireless service provided. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted.
Ceilings	1	$11,915	0	0	5	95	Description: Exposed construction at Shop Area. Gypsum board at Toilet Room, Classroom and Break Room. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
Walls	2	$23,830	0	2	3	95	Description: Gypsum board on wood studs at Toilet Room and Classroom. Corrugated metal siding on wood studs at individual welding stations. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

Use Types:
10 % Classroom
90 % Vocational Lab

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

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

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

Use Types:
10 % Classroom
90 % Vocational Lab

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	2	$23,830	0	0	5	95	Description: Exterior lighting consists of a mix of wall-mounted HID, incandescent flood lights, and some pole-mounted mercury vapor lights. Each exit door has a light. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.
CRV Totals:		$1,191,520	$0	$20,256	$38,724	$1,132,540	

Priority Issues Data

$1,191,520	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$20,256	$0	1.7%	$23,830	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf **Yr Built:** 1993 **Floors:** 1

Use Types:
10 % Classroom
90 % Vocational Lab

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

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

CHAPTER 10

MAINTENANCE AND REPLACEMENT FUND

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

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

Other than some interest earned from its fund balance and a minor endowment distribution, the fund does not generate revenue. Since the establishment of the Maintenance and Replacement Fund in the 1980-1981 fiscal year, its primary source of funding has been transfers from the College's General Fund.

The 2019-2020 budget includes funding for sidewalk repairs on Main Campus, cleaning of the drainage ditch on the east side of main campus, cleaning of the CTC welding lab, restoration of the gym and dance floors in the Welch Health Education Building and the restroom grout in the Life Sciences Building, as well as contingency funding for emergencies that may arise for a total budget of $124,485. The table below lists the projects planned for FY 2019-2020. In addition, $500,000 is being transferred from the General Fund to this fund for potential reimbursement to the DTE Electric Company should they be successful in their tax appeal. If the Michigan Tax Tribunal rules to decrease the taxable value of the Monroe Power Plant and/or Fermi 2, MCCC could be obligated to refund the taxes paid retroactive to the date of filing with interest (current interest rate is 5 percent), in accordance with the order.

2019-2020 Projects

BUILDING	REPAIR	COST
Main Campus	Sidewalk Repairs	$15,000
Main Campus	Landscaping: Drainage Ditch Cleaning	$1,200
Career Technology Center	Welding Lab Cleaning	$8,614
Health Education Building	Gym/Dance Floor Restoration	$13,145
Life Sciences Building	Restroom Grout Restoration	$6,526
	Contingency	$80,000
	TOTAL	**$124,485**

Table 10.1

BACK-UP INFORMATION

2019-2020 BUDGET

MAINTENANCE AND REPLACEMENT FUND

	Actual 2017-2018	Projected 2018-2019	Budget 2019-2020
Revenue			
Interest	$ -	$ -	$ -
CTC Pledge Payments/Donations	450,000	150,000	125,000
Insurance Proceeds	-	-	-
Total Revenue	$ 450,000	$ 150,000	$ 125,000
Expenses	$ 174,230	$ 81,183	$ 124,485
Revenues over/(under) expense	$ 275,770	$ 68,817	$ 515
Transfer from General Fund		500,000	500,000
Transfer from Technology Fund			
Transfer from Auxiliary Fund			
Transfer from Endowment Fund	13,345	13,300	14,750
Transfer from 71 Fund			
Transfer to Unexpended Fund			
Total Transfers In/(Out)	$ 13,345	$ 513,300	$ 514,750
Net Increase / (Decrease)	$ 289,115	$ 582,117	$ 515,265
Beginning Net Position	$ 531,392	$ 820,507	$ 1,402,624
Ending Net Position	$ 820,507	$ 1,402,624	$ 1,917,889
Note: 2018-2019 - $500,000 of $1,402,624 restricted for potential reimbursement of DTE tax revenue.			
2019-2020 - $1,000,000 of $1,917,889 restricted for potential reimbursement of DTE tax revenue.			

Table 10.2

CHAPTER 11

MILLAGE MAINTENANCE AND REPLACEMENT FUND

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

The objective of this fund is to account for revenue received from the 5-year .85 mill property tax levy approved by the Monroe County voters on November 8, 2016, and the expenses for the maintenance and renovation projects planned. Transfers may be made to other funds such as the DTMB Project Fund through Board approved transfers. Fund revenues may be adversely affected by the DTE Electric Company's Michigan Tax Tribunal filings (see page 29).

The projects proposed for FY 2019-2020 are listed below for a total cost of $4,460,894 in addition to the East and West Technology Buildings project.

BACK-UP INFORMATION

2019-2020 BUDGET

MILLAGE MAINTENANCE AND REPLACEMENT FUND

	Actual 2017-2018	Projected 2018-2019	Budget 2019-2020
Revenue			
Property Tax Revenue	4,906,269	5,000,000	5,350,000
Total Revenue	$ 4,906,269	$ 5,000,000	$ 5,350,000
Expenses			
Allowance	$ 2,190	$ 2,200	$ 2,500
Life Science Building			
Façade Improvements	$ 967,098	$ 38,448	
Student Collaborative Space	$ 1,252,841		
Single-user Restrooms			$ 30,000
Administration Building			
Roof Restoration		$ 398,762	
Architectual Services			$ 200,000

Continued on next page.

	Actual 2017-2018	Projected 2018-2019	Budget 2019-2020
Phones and Security			
Consulting		$ 40,432	$ 10,018
Phone System			$ 160,000
Access Control			$ 100,000
Security Cameras			$ 100,000
Technology Upgrades			
Network Electronics		$ 228,323	$ 211,677
Cell Phone Repeaters			$ 500,000
Fiber Optic Loop			$ 500,000
Fire Panel Fiber Connection			$ 2,100
Wireless Network Infrastructure Upgrades			$ 300,000
Campus IT Support Rooms Architect/Engineering		$ 11,397	$ 18,603
Campus IT Support Rooms Construction			$ 615,250
Emergency Generators Engineering Services		$ 18,750	$ 54,250
Emergency Generators Construction			$ 600,000
Parking Lots			
Parking Lots 1 & 2		$ 1,395	$ 159,846
Campbell Learning Resources Center			
Little Theater Architectual/Engineering Services			$ 30,000
Little Theater Construction			$ 250,000
Single-user Restrooms			$ 10,000
La-Z-Boy Center			
Masonry & Sealant Work			$ 107,000
East/West Technology Building			
Domestic Water Pipe Lining			$ 325,000
Whitman Center			
Roof Restoration			$ 153,200
Paint Entrance Canopy and Tower			$ 11,450
Structural Study			$ 10,000
Total Expenses	$ 2,222,130	$ 739,708	$ 4,460,894
Revenues over/(under) expense	2,684,139	4,260,292	889,106
Transfer to 72 Fund	(211,331)	(397,979)	(8,440,691)
Transfer from 72 Fund	-		3,750,000
Net Increase / (Decrease)	$ 2,472,809	$ 3,862,314	$ (3,801,584)
Beginning Net Position	4,683,844	7,156,653	11,018,967
Ending Net Position	$ 7,156,653	$ 11,018,967	$ 7,217,383

Note: $865,394 of $7,217,383 restricted for potential reimbursement of DTE tax revenue.

Table 11.1

5-Year Maintenance and Improvement Millage

Protecting Our College

On November 8, 2016, Monroe County voters approved an additional .85 mill property tax levy for a period of 5 years. The money is being used for critical maintenance and renovation projects, protecting the community's more than 50-year investment in the College's buildings and infrastructure.

The funds are being used for:

- **Safety:** Enhance and improve safety and security across campus, including a door key card system, emergency lighting, security cameras and fire sprinkler systems
- **Accessibility:** Bring facilities up to standards for people with disabilities, including the Learning Assistance Lab, accessible restrooms, proper elevator access and door hardware
- **Technology:** Upgrade technology network infrastructure, including updates to classrooms and the fiber optic network
- **Updating the Learning Environment:** Renovate specific areas to maintain and improve the academic environment. These include the Library and various classrooms.
- **Deferred Maintenance:** Ensure and maintain the quality of campus-wide facilities through roof repairs and replacement of doors, windows**,** roofs and other outdated items.

To date, the following projects have been completed with funding generated by the Maintenance and Improvement Millage:

Building	Project	Total Cost
Life Sciences Building	Façade Improvements	$1,005,546
Life Sciences Building	Student Collaborative Space	$1,252,841
Student Services/Administration Building	Roof Restoration	$398,762
	TOTAL SPENT TO DATE:	**$2,657,149**

Table 11.2

Life Sciences Building – Student Collaborative Space

FISCAL YEAR 2021
CAPITAL OUTLAY PROJECT REQUEST

Institution Name: **Monroe County Community College**

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

Project Focus: **Academic**

Type of Project: **Renovation and Addition**

Program Focus of Occupants: **Health Sciences**

Approximate Square Footage: **33,572 (Renovation 16,822 sf; Addition 16,750 sf)**

Total Estimated Cost: **$7,262,000**

Estimated Start/Completion Dates: **September 2020 – July 2022**

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

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

Is the requested project focused on a single, stand-alone facility? **Yes**

Project Purpose

The purpose of the renovation and addition to the Welch Health Education Building is to add needed classroom and laboratory spaces in support of the College's Registered Nursing, Practical Nursing, Certified Nursing Assistant (CNA), and Respiratory Therapy Programs. In addition, the project will add needed classroom and laboratory space for other health-related courses and programs including Phlebotomy Technician and health and physical education courses.

Scope of the Project

This project is a renovation to existing classrooms and laboratories (16,822 sf) as well as adding a 16,750 square foot addition to the building. The project includes parking and site improvements that will add 86 parking spaces (including two ADA compliant spaces) and window and doorframe replacements and the installation of a rain screen system to address building envelope issues.

The renovated space will include the following:

- Renovation of the existing Respiratory Therapy Skills Lab and converting the existing Respiratory Therapy classroom into a second skills lab bringing the total number of teaching/student stations to six.

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

The addition will include the following:

- Two Nursing classrooms with seating for 40 students
- Three Skills Labs equipped with six beds each (total of 18 teaching/student stations)
- A Computer Lab with seating for 50 students
- A Simulation Lab and control room
- A lecture room with seating for 30 students
- A general classroom with seating for 40 students
- Two new faculty offices and a staff lounge
- Two new unisex ADA restrooms and a lactation/meditation room

Program Focus of Occupants

The program focus for students in health sciences is Registered Nursing, Practical Nursing, Certified Nursing Assistant (CNA), Respiratory Therapy, Phlebotomy Technician, Personal Trainer Certification, and health, physical education, and dance students. Monroe County Community College offers an associate degree nursing program that was established in 1974 and is approved by the Michigan Board of Nursing and accredited by the Accreditation Commission for Education in Nursing (ACEN). The Registered Nursing Program's NCLEX-RN pass rate in 2018 was 96 percent, exceeding the national average of 88 percent. The NCLEX-PN pass rate for 2018 was 100 percent, exceeding the national average of 86 percent. The College's Respiratory Therapy Program is accredited by the Commission on Accreditation for Respiratory Care (CoARC). The program's Registered Respiratory Therapy Credential pass rate for 2017 was 92 percent, exceeding the national average of 75 percent.

The most in-demand technical skills among employers in the healthcare profession in Michigan were reported as the following in order: Nursing skills, basic life support skills, health sciences skills, nursing care skills, and intensive care unit skills. Most of these skills are core competencies within programs offered and supported out of the Health Education Building at Monroe County Community College.

Most Recent MCCC, Michigan and National Pass Rate Data for Key Health Sciences Licensures

Licensure Type	MCCC Pass Rate	MI Pass Rate	National Pass Rate
Registered Nurse	96%	88%	88%
Practical Nurse	100%	87%	86%
Nursing Assistant/Aide	82%	N/A	N/A
Phlebotomy Technician	100%	N/A	N/A
Certified Respiratory Therapist	95%	96%	93%
Registered Respiratory Therapist	92%	85%	75%

MCCC Student Profile: Fall 2019 Race/Ethnicity (Health Sciences)

Program	% White	% Two or More	% Hispanic	% Black	% Asian	% Alaska Native	% Unknown
Registered Nursing	85.50%	1.53%	1.53%	5.34%	1.53%		4.58%
Practical Nursing	81.25%		6.25%	12.50%			
Respiratory Therapy	90.48%		2.38%				7.14%
Overall Fall 2019 MCCC Race/Ethnicity	**84.79%**	**1.10%**	**3.46%**	**3.16%**	**0.76%**	**0.53%**	**6.01%**

Fall 2019 Average Age (Health Sciences)
Registered Nursing: 29 years
Practical Nursing; 32 years
Respiratory Therapy: 25 years
Overall Fall 2019 MCCC Average Age: 23 years

Fall 2019 Residence Status (Health Sciences)

Program	% In County	% Out of County	% Out of State	% No Record
Registered Nursing	77.10%	22.90%		
Practical Nursing	81.25%	18.75%		
Respiratory Therapy	69.05%	30.95%		
Overall Fall 2019 MCCC Residence Status	**88.10%**	**10.08%**	**1.71%**	**0.11%**

Additional Information:

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

   As the only higher education entity in Monroe County, MCCC plays a key role in the region's economic development. The college remains committed to providing comprehensive educational opportunities, offering transformational learning through educational excellence, and delivering entrepreneurial and responsive leadership to address community needs. Our community's ability to attract new investment and jobs, as well as retain existing employers, is dependent upon developing new pathways to certificate and degree credentials that align with emerging business and industry needs. This renovation and addition project is necessary to deliver the elemental instruction in the classrooms and labs essential to meet this need.

   The healthcare workforce has become one of the cornerstones of Michigan's economy and it is imperative that community colleges continue to provide a pipeline of new entrants into the health care workforce. The Michigan Bureau of Labor Market Information and Strategic Initiatives projected that the health care cluster would expand by 19.1 percent by 2020, with widespread growth throughout occupations reporting this cluster. The returns on investment are significant and immediate.

   The current Michigan's HOT 50 jobs listing includes Registered Nurses with an anticipated 13.5 percent, 10-year (2016-2026) job growth rate. The two-most in demand health care professions certifications in the Michigan are reported as License Practical Nurses and Certified Nursing Assistant. Wages for registered nurses range from $28 - $38 per hour and License Practical Nurses $20 - $26 (DTMB, 2018). The wage range for respiratory therapists in Michigan is $24 - $30 per hour with projected growth of 24.2 percent.

   MCCC nursing and respiratory care graduate pass rates on licensing examinations far exceed state and national averages by 12 - 15% (averaging 96% - 100% percent every semester). High pass rates are one of the reasons health care industry employers throughout the State seek MCCC graduates. One-hundred percent of MCCC Registered Nursing, Practical Nursing, Nursing Assistant, and Respiratory Therapy program graduates secure high-demand, high-wage jobs. Many MCCC health care program graduates go on to complete four-year degrees in related areas at Michigan universities, resulting in even higher earning potential.

   The Michigan Bureau of Labor Market Information and Strategic Initiatives cautions that anticipated growth in health care employment will not come to fruition unless the workforce is adequately trained (Health Care Cluster Workforce Analysis, 2013). It is essential that Monroe County Community College continue to produce highly qualified nursing and respiratory therapy professionals. With support from the State of Michigan, the College will secure the resources necessary to increase the number of exceptional health care professionals unleashed into the Michigan economy

annually, and sustain the quality that its programs are known for and on which employers rely.

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

   The renovation project aligns perfectly with the College's mission and is in support of our core values of providing relevant educational offerings, instructional excellence, accessibility, diversity and inclusion, and accountability to students and stakeholders.

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

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

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

   The project requested re-purposes and enhances existing classrooms and laboratories while also adding additional instructional spaces to support student learning in health care occupations. The Capital Outlay Project Request will provide investment in the existing facility while adding enhanced Skills Labs to assist in preparing our students for employment in these high growth, high demand fields.

   The project includes a renovation of interior spaces as well as improving the energy efficiencies of the exterior envelope of the existing building while adding additional space to meet enrollment demands. The College is committed to the goal of integrating sustainable design principles and systems throughout this project.

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

   At this point, no life/safety deficiencies/issues have been identified relative to this project.

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

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

thorough review of the teaching facilities as related to the maximum number of students that can be accommodated to meet learning outcomes. While the current classrooms have received technology upgrades, physical space limitations are effecting the College's ability to expand programmatically and meet the Skills Lab resources needed to help facilitate student learning. To accommodate limited classroom availability in the Welch Health Education Building, the Nursing Department utilizes classrooms in other buildings on campus.

Room utilization for all classrooms and labs is tracked on a semester basis and the data is used by the instructional area to determine program and course offerings. This information is used in concert with program enrollment data, economic forecasts and workforce analysis, and community interest as a benchmark by the academic disciplines to determine additional facility needs. Research has shown that expansion of technology-rich classrooms and laboratories is vital to the continuing success of our students both in the classroom and in the workforce.

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

   The College is committed to incorporating sustainable design features into all of its renovation and new construction projects as was done in the construction of the Career Technology Center and the College's current Capital Outlay Project – Renovation to the East and West Technology Buildings. All designs will include appropriate sustainable design principles to improve efficiencies.

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

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

9. **If authorization for construction, the state typically provides a maximum of 75% of the total cost for university projects and 50% of the total cost for community college projects. Does the institution intend to commit additional resources that would reduce the state share from the amounts indicated? If so, by what amount?**

   The College does not intend to add additional funds to reduce the State share. The request is for full funding of 50 percent of the project.

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

It is anticipated that the additional space added to the Welch Health Education Building will increase operating costs for utilities (electric, gas and water) by approximately $9,925 in year one (16,822 sf X $0.59/sf). The five-year projection includes a 3 percent inflation factor in years two through five resulting in increased utility costs for the first five years of operation of approximately $55,700. We do not anticipate that there will be additional staffing costs. General fund revenues will be utilized to support the additional utility costs to operate the new addition.

It is expected that the overall operating costs will be reduced in the future through College sustainability efforts. Phase 2 of the College's Maintenance and Improvement Millage Projects includes the installation of LED lighting throughout the entire building and upgrading the HVAC system to a geothermal system in keeping with the HVAC system currently operating throughout the majority of the campus.

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

There should be no impact on student tuition and fees.

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

The educational needs of students in the Health Sciences area are shifting due to the rapidly changing face of technology in clinical settings. Health Sciences programs, such as nursing and respiratory therapy, do what they can to purchase and integrate new technology into the existing skills lab settings; however, physical space is a serious challenge.

Most health occupation programs utilize and integrate simulation technology into their curricula to ensure students receive the education and training necessary to meet the skill competencies expected of today's healthcare providers. Due to space limitations, MCCC is not currently able to emulate this ongoing trend. MCCC's Health Education Building has only a 4-bed nursing skills lab that meets the needs of three programs (over 160 students): RN, CNA, and phlebotomy.

The Respiratory Therapy program uses a classroom that has a 3-bed station at the back to meet the needs of 50 – 60 RTH students. Due to space issues, the Practical Nursing program is housed in another building and delivers its entire curriculum in a combined classroom and lab with only three stations.

MCCC has done what it can to expand access to the Health Science programs. However, if the expansion/renovation is not funded, the Division will not be able to sustain the number of students that are currently enrolled in its programs. The Division will need to reconsider the number of students accepted/enrolled and contemplate converting existing classroom space into lab space in order to adequately house the technology necessary to ensure well-educated graduates

suited with the skills and competencies necessary to work in today's complex healthcare system. Hence, resulting in the exact opposite of what the College hopes to do with this project, that being, increase the number of health care professionals available to work in and contribute to Michigan's growing economy.

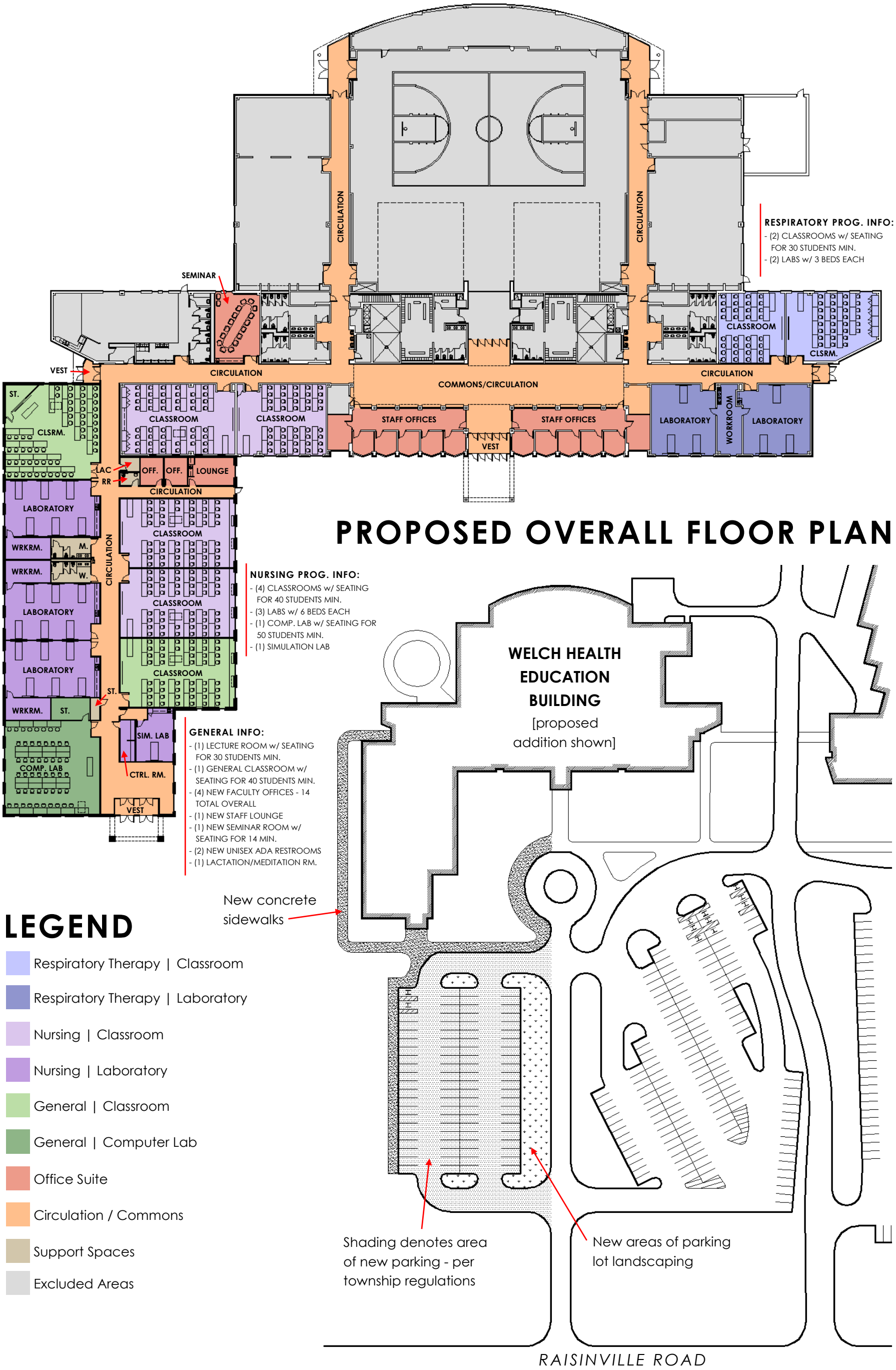
Without the State's support of this project, the College would have to limit enrollment and turn-away students, lease facilities off-campus, or reduce the scope of the project in keeping with the College's current resources.

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

The project as proposed allows the College to improve and expand the instructional resources for our health courses and programs and will result in an enhanced learning environment for our students.

The College has considered scaling down the project and using existing funding to add additional classroom and lab space for the Nursing Program; however, this alternative does not address the growing instructional needs for all of the health courses and programs nor space to launch new programs. The option chosen is the best alternative to balance investment with efficient utilization of space and capacity growth for the College's health-related courses and programs.

Health Education Building | Renovations & Addition



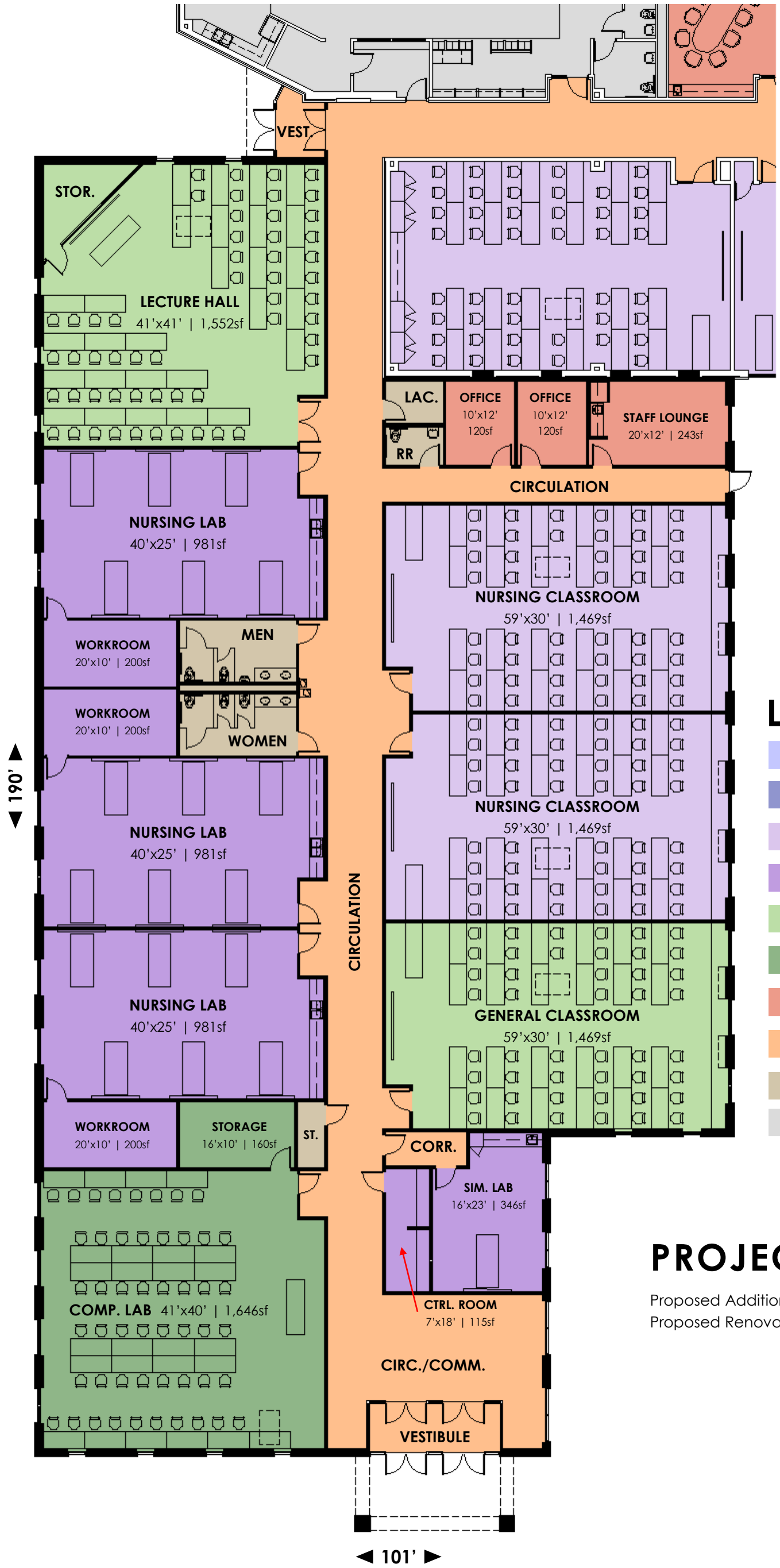
PROPOSED OVERALL FLOOR PLAN

PROPOSED PARTIAL SITE PLAN

LEGEND

- Respiratory Therapy | Classroom
- Respiratory Therapy | Laboratory
- Nursing | Classroom
- Nursing | Laboratory
- General | Classroom
- General | Computer Lab
- Office Suite
- Circulation / Commons
- Support Spaces
- Excluded Areas

Health Education Building | Renovations & Addition



LEGEND

- Respiratory Therapy | Classroom
- Respiratory Therapy | Laboratory
- Nursing | Classroom
- Nursing | Laboratory
- General | Classroom
- General | Computer Lab
- Office Suite
- Circulation / Commons
- Support Spaces
- Excluded Areas

PROJECT AREAS

Proposed Addition	16,750 sf
Proposed Renovations	16,822 sf

ENLARGED ADDITION FLOOR PLAN

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
STATE BUDGET OFFICE
LANSING

CHRIS KOLB
DIRECTOR

August 30, 2019

BUDGET LETTER -- CAPITAL OUTLAY

TO: University and Community College Presidents

Fiscal Year 2021 Capital Outlay Budget Information
Due Date: Thursday, October 31, 2019

As you know, the Legislature has not yet adopted a budget for the Fiscal Year 2020 that begins on October 1, 2019. The Governor and I are working diligently to resolve this budget impasse, and we remain hopeful that resolution can be reached in the coming weeks. Nonetheless, planning must begin for development of the Fiscal Year 2021 capital outlay budget due to statutory deadlines. We encourage your participation in the Fiscal Year 2021 budget development process, and your efforts to support the timely enactment of a budget for Fiscal Year 2020.

Michigan universities and community colleges are invited to participate in the capital outlay budget development process in preparation for the Fiscal Year 2021 Executive Budget Recommendation. There are two submissions related to this process, one statutorily-required and the other voluntary. The Management and Budget Act, Public Act 431 of 1984, as amended, requires universities and community colleges to present a Five-Year Capital Outlay Plan no later than November 1 of each year. Universities and community colleges may also elect to submit a capital outlay project request for state cost participation. No capital outlay project request will be considered for planning without its inclusion in the corresponding Five-Year Capital Outlay Plan. The details of these submissions are further outlined below.

Five-Year Capital Outlay Plan

The Five-Year Capital Outlay Plan is intended to provide state policymakers with the most current information available on institutional priorities and needs. The Five-Year Capital Outlay Plan should be revised as appropriate, and approved annually by the institution's governing body. It is to evaluate all capital priorities in light of current programming efforts, anticipated programming changes, and the current capital base. At a minimum, the Five-Year Capital Outlay Plan should cover fiscal year 2021 through fiscal year 2025. It is to include both self-funded projects and those in which future state cost participation may be requested. The Department of Technology, Management and Budget has developed a set of minimum criteria the comprehensive planning documents are to incorporate. These criteria are listed in an attachment and

remain unchanged from fiscal year 2020. Institutions may amend their Five-Year Capital Outlay Plan during the fiscal year by providing notification of the revision to the State Budget Office and other recipients.

Fiscal Year 2021 Capital Project Request

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

A university or community college request for a capital project will be carefully reviewed and evaluated, and balanced against other competing capital outlay and statewide budget priorities for potential inclusion in the Executive Budget Recommendation. A scoring panel convened by the State Budget Office will review and evaluate the top priority capital project request from each institution relative to a set of minimum statutory criteria (MCL 18.1242), which includes the following:

a. Investment in existing facilities and infrastructure.
b. Life and safety deficiencies.
c. Occupancy and utilization of existing facilities.
d. Integration of sustainable design to enhance the efficiency and operations of the facility.
e. Estimated cost.
f. Institutional support.
g. Estimated operating costs.
h. Impact on tuition, if any.
i. Impact on job creation in this state.
j. History of prior appropriations received by the institution through the capital outlay process.

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

If new capital outlay projects are included in the Fiscal Year 2021 Executive Budget Recommendation, only planning authorizations will be recommended. If planning is authorized by the Legislature in a subsequent appropriations act, the university or community college shall prepare professional preliminary design documents to secure support for construction. Once professional planning documents

have been reviewed and approved for authorized projects, state funding will provide a maximum of 75% for universities and 50% for community colleges of the total cost of each project. As in prior years, the state share of financing for recommended large-scale projects may be capped at a dollar amount less than those levels.

A planning authorization approval does not guarantee support for a future construction authorization. A full assessment of the State Building Authority bond cap and available state budget resources to fund future State Building Authority Rent costs will be completed before advancing projects beyond the planning stage. Projects for which final planning costs significantly exceed original estimates will be carefully scrutinized and may require additional program and scope refinement. Due to continued budgetary pressures, universities and community colleges may submit only their top priority capital outlay request. Institutions with a current planning authorization should continue to identify that project as their top priority request pending the enactment of a construction authorization.

Submission to the State Budget Office

Fiscal Year 2021 budget development continues with the use of the Statewide Integrated Governmental Management Applications (SIGMA) system for the collection of the university and community college capital outlay submissions.

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

We appreciate your cooperation as we continue to work diligently to make access and use of the SIGMA interface as seamless as possible for all users. Any questions regarding access to, or use of, SIGMA should be directed to the SIGMA Budget Help Desk at (517) 284-7270, Monday – Friday from 7:00 a.m. – 6:00 p.m.

Submission guidelines for the Five-Year Capital Outlay Plan and Fiscal Year 2021 Capital Outlay Project Request are as follows:

1. **Five-Year Capital Outlay Plan**: To comply with the statutory requirement, institutions are to post their Five-Year Capital Outlay Plans in a searchable electronic format (preferably PDF) on a publically viewable location on the institution's internet site. The documents are to be archived on the internet site for a period of no less than three years. Utilizing SIGMA, institutions are to submit the internet hyperlink of the posting from their institutional internet site no later than ***Thursday, October 31, 2019. The State Budget Office will subsequently report these hyperlinks to the required statutory recipients, including Joint Capital Outlay Subcommittee members and the House and Senate Fiscal Agencies.***

2. **Fiscal Year 2021 Capital Project Request:** Utilizing SIGMA, institutions may also submit a capital project request on the designated input form. The SIGMA form mirrors previous State Budget Office budget templates and is closely aligned with the statutory evaluation criteria. In addition, SIGMA allows for the upload of support documents via an attachment function, which institutions may utilize at their discretion. Institutions electing to submit a capital project request are to complete the input form in SIGMA no later than ***Thursday, October 31, 2019. The State Budget Office will subsequently report these submissions to the same statutory recipients as the Five-Year Plans.*** A blank SIGMA report that combines all of the elements of the designated SIGMA input form for the major project request is attached.

Thank you in advance for your submission. We look forward to working with you in developing the Fiscal Year 2021 Executive Budget Recommendation. Any questions regarding the capital outlay process should be directed to Ryan Fink, Capital Outlay Coordinator, at finkr@michigan.gov or (517) 335-4075.

Sincerely,

Chris Kolb
State Budget Director

Attachments

cc: Rep. Bradley Slagh, Chair, JCOS
Sen. Ken Horn, Vice-Chair, JCOS
Chief Financial Officers
Governmental Relations Officers
Michigan Association of State Universities
Michigan Community College Association
House Fiscal Agency
Senate Fiscal Agency
State Building Authority
DTMB, Facilities Administration
Office of Economic Development
SIGMA Budget Help Desk

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

I. Mission Statement

Summary description of the overall mission of the institution.

II. Instructional Programming

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

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

III. Staffing and Enrollment

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

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

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

IV. Facility Assessment

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

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

<u>In the event that comprehensive, current physical facility assessments are not available, the Five-Year Capital Outlay Plan must include data from the most recent physical facility assessment and describe the schedule by which a new assessment will be completed.</u>

V. Implementation Plan

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

a. Prioritize major capital projects requested from the State, including a brief project description and estimated cost, in the format provided. (Adjust previously developed or prior years' figures utilizing industry standard CPI indexes where appropriate).
b. If applicable, provide an estimate relative to the institution's current deferred maintenance backlog. Define the impact of addressing deferred maintenance and structural repairs, including programmatic impact, immediately versus over the next five years.
c. Include the status of on-going projects financed with State Building Authority resources and explain how completion coincides with the overall Five-Year Capital Outlay Plan.
d. Identify, to the extent possible, a rate of return on planned expenditures. This could be expressed as operational "savings" that a planned capital expenditure would yield in future years.
e. Where applicable, consider alternatives to new infrastructure, such as distance learning.
f. Identify a maintenance schedule for major maintenance items in excess of $1,000,000 for fiscal year 2021 through fiscal year 2025.
g. Identify the amount of non-routine maintenance the institution has budgeted for in its current fiscal year and relevant sources of financing.