



MONROE COUNTY
COMMUNITY COLLEGE

enriching lives

5-Year Master Plan

October | 2021



1555 South Raisinville Road • Monroe, Michigan 48161-9746

Monroe County Community College

5-Year Master Plan

October 2021

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INTRODUCTION

Executive Summary

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

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

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

As stated, this plan is a living document. It is the twenty-sixth year that such a plan has been submitted to the State Budget Office and each year it has undergone review, resulting in revisions and changes to reflect current information, projections, and needs. Twenty 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- **Facilities Condition** – Outdated classrooms and labs.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, the renovation and addition to the East and West Technology Buildings (renamed Founders Hall), renovation and addition to the Life Sciences Building, and the current renovation and expansion to the Campbell Learning Resources Center.
- Updating of existing classrooms and instructional laboratories to provide a model space for traditional learning, distance learning and conferencing, in a computer intensive environment.
- A plan to address deferred maintenance issues throughout all campus facilities, continuing College efforts to properly maintain building systems in order to reverse or avoid deterioration.
- Reconfiguration of existing buildings to accommodate growth and simplify student interaction with College departments.

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

Planning Process

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

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

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

interviews with key members of the College. The physical analysis includes the collection of existing documentation, confirmation of physical conditions and an overall review of the adequacy of existing facilities in supporting the Master Plan.

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

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

History

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

The original four academic buildings on the 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 454,958 square feet, including seven academic buildings, four physical plant buildings and two maintenance/storage buildings at the main campus. Also part of this total is the 17,650 square foot Whitman Center and garage (540 square feet), opened in 1991 and located on 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 2019. The College will undergo its next Reaffirmation of Accreditation in 2029-30.

Mission Documents

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

Mission

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

MCCC accomplishes its mission through:

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

Vision

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

Core Values

These core values form our attitudes and guide our behavior:

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

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

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

Strategic Plan

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

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

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

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

Although the document is developed every five years, addenda may be included whenever appropriate, as this document is a work in progress. The annual assessment of the plan and progress being made in support of the priorities and strategies may serve as the catalyst for additions or changes to the plan. The 2020-2025 Strategic Plan addresses student access and success, relevant and innovative education, and creating a student-focused environment. The

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

Following is the 2020-2025 Strategic Plan:

GOAL 1: STUDENT ACCESS AND SUCCESS

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

Objective 1.1 – Improve Academic Advising

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

Objective 1.2 – Student Driven Scheduling

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

Objective 1.3 – Improve Academic and Non-academic Support Services

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

GOAL 2: RELEVANT AND INNOVATIVE EDUCATION

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

Objective 2.1 – Relevant Programming

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

Objective 2.2 – Experiential Learning

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

Objective 2.3 – Collaboration and Civility

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

Objective 2.4 – Shared Governance

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

Objective 2.5 – Portability of Courses

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

Objective 2.6 – Coordinated Partnerships

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

GOAL 3: CREATE A STUDENT-FOCUSED ENVIRONMENT

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

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

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

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

Objective 3.2 – Align Organizational Structure

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

Objective 3.3 – Develop New Training and Professional Development Practices

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

Objective 3.4 – Adapt the Physical Environment

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

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

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

ANALYSIS OF EXISTING CONDITIONS

Summary

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

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

Site Analysis

Main Campus

The main campus comprises 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 | ADA Compliant | Staff | Safety Services | Other |
|--------------------------------|--------------|----------------------------|--------------------------|--------------|----------------------------|--------------|
| Lot 1 | 148 | 123 | 8 | 17 | | |
| Lot 2 | 528 | 496 | 12 | 20 | | |
| Lot 3 | 163 | 139 | 8 | 16 | | |
| Lot 4 | 203 | 195 | 8 | 0 | | |
| Lot 5 | 66 | 62 | 4 | 0 | | |
| Lot 6 | 64 | 58 | 3 | 0 | | 3 |
| Student Success Center (Lot 6) | 6 | 0 | 0 | 0 | | 6 |
| Lot 7 | 144 | 139 | 5 | 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 | ADA Compliant | Staff | Safety Services | Other |
|------------------------------------|--------------|----------------------------|--------------------------|--------------|----------------------------|--------------|
| Total Main Campus | 1,355 | 1,218 | 50 | 70 | 1 | 16 |
| Whitman Center | 252 | 244 | 8 | 0 | | |
| Hurd Road (Leased Property) | 28 | 26 | 2 | 0 | | |
| Grand Total | 1,635 | 1,488 | 60 | 70 | 1 | 16 |

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

| | |
|--|--------------|
| Number of staff..... | 337 |
| Less number of designated staff spaces | <u>70</u> |
| Number of staff needing to park in “student/public” areas..... | 267 |
| Number of students (2,570 credit hour + 1,000 non-credit) | 3,570 |
| Add the number of staff needing to park in “student/public” areas..... | <u>267</u> |
| | 3,303 |
| Less number of “student/public” spaces | <u>1,488</u> |
| Need number of spaces | 1,815 |

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

A third inaccuracy is that the total number of spaces includes parking lots at 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:

| | <u>Headcount</u> | <u>Ratio</u> | <u>Needed Spaces</u> |
|--|------------------|--------------|----------------------|
| Credit hour students (fall 2020 headcount) | 2,570 | x 0.2 | = 514 |
| Non-credit hour students | 1,000 | x 0.2 | = 200 |
| FTE staff * | 218 | x 0.9 | = <u>196</u> |
| | | | 910 |
| *155 Full-time staff | | ÷ 1 | = 155.00 |
| 69 Part-time staff | | ÷ 2 | = 34.50 |
| <u>113</u> Adjunct faculty | | ÷ 4 | = <u>28.25</u> |
| 337 | | | 217.75 |

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

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

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

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

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

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

Site and directional signage for vehicular and pedestrian traffic is under constant review. When all exterior signage was replaced several years ago, large building letter signs were added to each building to assist visitors and students with building identification. Also, at that time, two kiosks identifying the location of all campus building were added. A third directional kiosk was added with the construction of Lot 7. Campus wayfinding continues to be a concern, however, and signage remains a topic of review and improvement. It is the College's intent to upgrade its wayfinding system in the spring of 2021.

Whitman Center

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

Parking is provided for 252 vehicles. The purchase of an additional 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 thirteen 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 and renewal in November 2020, the college has the following projects either underway or completed:

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

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, Career Technology Center, and Founders Hall are obligated to the State Building Authority as part of this construction and renovation work. Once the bonds are paid, all property will revert to full ownership by the College.

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

| FACILITY | Area (Sq. Ft.) | Year Built | Replacement Value |
|--|-----------------------|-------------------|--------------------------|
| Main Campus | | | |
| Campbell Learning Resources Center | 52,369 | 1968 | \$ 14,850,900 |
| Warrick Student Services/Administration Building | 72,219 | 1968 | \$ 22,641,900 |
| Life Sciences Building | 63,488 | 1972 | \$ 20,990,500 |
| Founders Hall (formerly East/West Technology) | 66,700 | 1968 | \$ 16,282,200 |
| Welch Health Education Building | 50,700 | 1997 | \$ 13,951,300 |
| La-Z-Boy Center | 53,329 | 2004 | \$ 20,288,300 |
| Career Technology Center | 60,377 | 2012 | \$ 17,195,200 |
| Power Plant | 9,394 | 1968 | \$ 1,891,900 |
| Boiler House 100 | 2,184 | 1978 | \$ 3,359,800 |
| Boiler House 200 | 2,184 | 1978 | \$ 2,284,700 |
| Boiler House 300 | 1,924 | 1978 | Included in SS/A Bldg. |
| Maintenance Butler Building | 1,500 | 1980 | \$ 67,800 |
| Salt Storage | 400 | 1999 | \$ 20,600 |
| Subtotal | 436,768 | | \$ 133,825,100 |
| Whitman Center | | | |
| Whitman Center | 17,650 | 1991 | \$ 4,808,000 |
| Garage | 540 | 1991 | \$ 30,800 |
| Subtotal | 18,190 | | \$ 4,838,800 |
| GRAND TOTAL | 454,958 | | \$ 138,663,900 |

INSTRUCTIONAL PROGRAMMING

Much of the information regarding instructional programming is available in the College Annual Report. The 2018-2019 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:

| <u>Program</u> | <u>Degree</u> | <u>Certificate</u> |
|---------------------------------------|---------------|--------------------|
| Accounting | • | • |
| Agriculture - Agribusiness | • | |
| Agriculture – Agricultural Operations | • | |
| 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 | | • |
| Manufacturing Technology | • | • |
| (Formerly Product and Process Technology) | | |
| CNC Technician | | • |
| CAD/CAM Technician | | • |
| Metrology Technology | | • |
| 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 | • |
| 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. Such agreement exist in the following areas:

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

Dual Enrollment Programs

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

Monroe County Middle College

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

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

Distance Learning Initiatives

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

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

Corporate and Community Services Programs

The basic mission of the Corporate and Community Services Division is to provide a variety of educational opportunities to adults within the College service area. Courses and programs are designed in response to expressed community needs, interest of individuals and groups, needs of business and industry, as well as demands for enrichment and recreational activities. The CCS Division serves about 4,000 non-credit students annually.

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

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

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

STAFFING AND ENROLLMENT

Student Body Composition

Based on demographic data collected by the College for the fall 2021 semester, the typical Monroe County Community College student has a mean age of 24, resides in Monroe County (87.6%), attends as a part-time student (76.2%), and is enrolled in a transfer program (54.4%).

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 2021 semester produced a 11.2 percent increase in headcount (2,570) over the previous fall (2,312), and an 6.97 percent increase in credit hours (20,581 as compared to 19,240). Fall student enrollment has increased for the first time in 12 years. 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 155 full-time staff: 54 faculty, 47 support staff, 24 administrative, 12 professional and 18 maintenance. In addition, there are approximately 113 adjunct faculty, 15 part-time support staff, two part-time professional staff and 54 student assistants.

Full-time faculty teach approximately 60 percent of all sections and the fall 2021 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, renovated the East and West Technology Buildings (renamed Founders Hall), renovated the classrooms and lecture halls in the Life Sciences building and is renovating the Campbell Learning Resources Center. In addition, the College is performing major renovations to current buildings and infrastructure using funding acquired

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

Support Spaces

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

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 was accomplished in 2020. This model allows students to deal with fewer locations throughout the entire Admissions / Registration / Financial Aid / Cashier process.

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

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

The building also houses a kitchen for culinary instruction (built in 1988), a bookstore (renovated in 1990), a student activity area (renovated in 2000), and a cafeteria (kitchen and serving areas renovated in 2002). In 2005, a variety of other offices also underwent renovations, including payroll and accounting, mailroom, accounts payable, human resources, and campus security. In 2009, work was completed on renovations to the Admissions/Registrar offices as well as the adjacent entryway and hallway. In 2014 due to water remediation issues, renovation was done to a student activity area in the basement. During the 2020-2021 academic year, the Safety Services Office and the Human Resources Offices were renovated. Current renovations include the addition of a Diversity, Equity and Inclusion Room, a new Student Government Room, a single-use restroom, and a mediation room in the south end of the building.

Welch Health Education Building

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

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

La-Z-Boy Center

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

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

The building is located at the northwest corner of the Quad with the main entrance facing the existing parking lot #2 and a student entrance facing the Quad. This location was chosen to help complete the enclosure of the Quad, create a highly visible presence from Raisinville Road and to take advantage of the available 528 parking spaces in lot #2.

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

Career Technology Center

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

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

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

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

Whitman Center

The Whitman Center provides general-purpose instructional space and a multi-purpose lab in a building that was planned for expansion from the end of each wing. Current enrollment does not justify expansion of the facility. This will, however, be a topic of continued review and monitoring, possibly resulting in a recommendation of building expansion and additional parking in the future should enrollment growth dictate a need for such expansion.

Life Sciences Building

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

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

Founders Hall (formerly East and West Technology Buildings)

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

Survey Summary

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

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

Need for updates to existing classrooms and laboratories were voiced as a common concern.

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

Summary - Challenges

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

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

- **Facilities Condition**
 - Building exteriors and physical structures are an ongoing challenge as they age
 - Aged and outdated HVAC and other operational systems
 - At end of life, malfunctioning
 - Unable to meet demands, especially from computer heat loads
 - Electrical capacities
 - Outdated classrooms
 - Technology, furniture, finishes, equipment, acoustics, lighting, accessibility
- **Programs**
 - Need for modern facilities for technology programs (addressed through construction of Career Technology Center)
 - Need for additional lab and classroom space for health programs
 - 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.

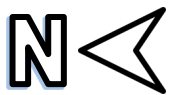
ARCHITECTURAL GUIDELINES

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.

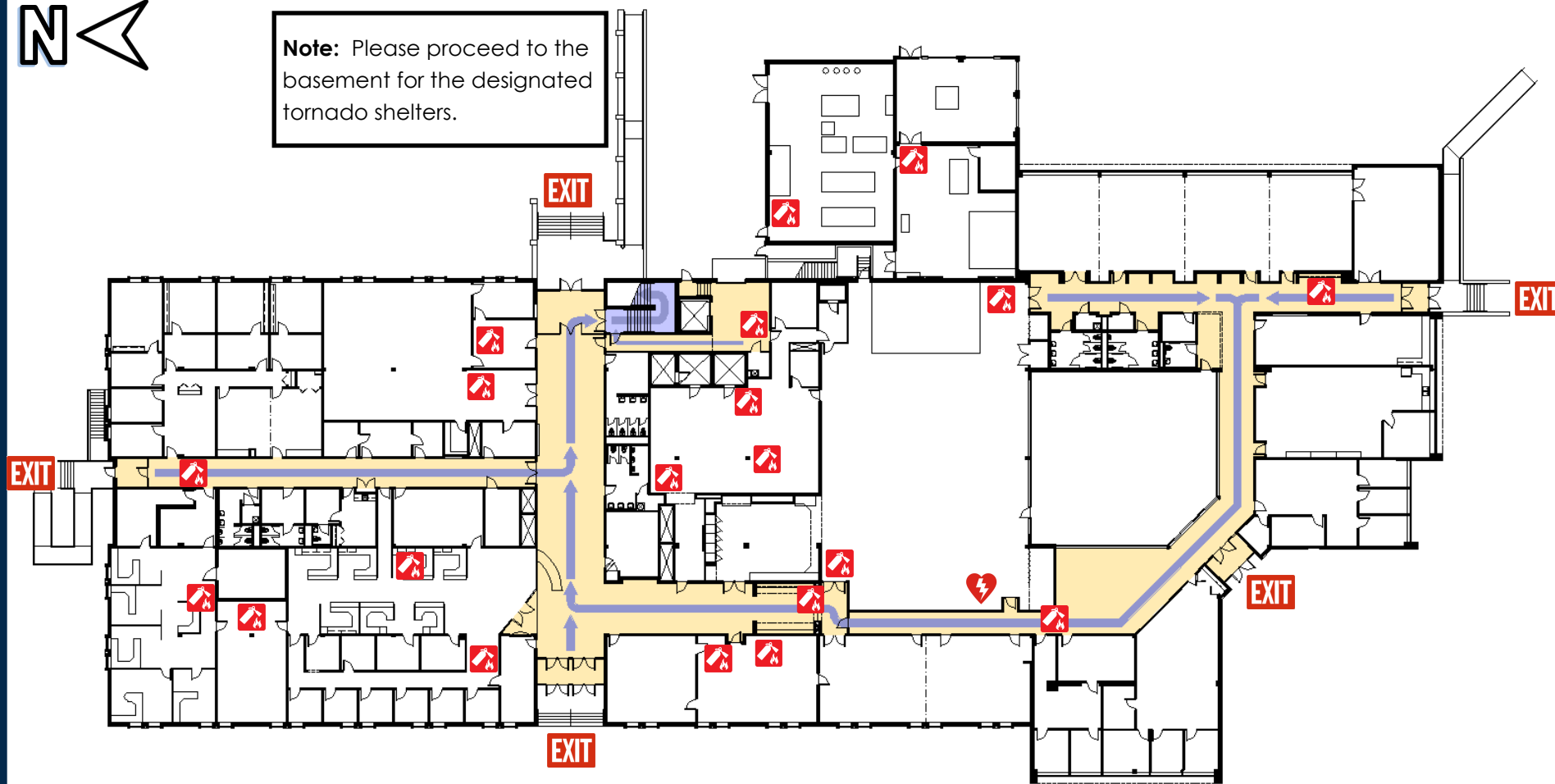
Suggested architectural guidelines are as follows:

- 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



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



Fire extinguisher



Emergency Exit



AED Cabinet

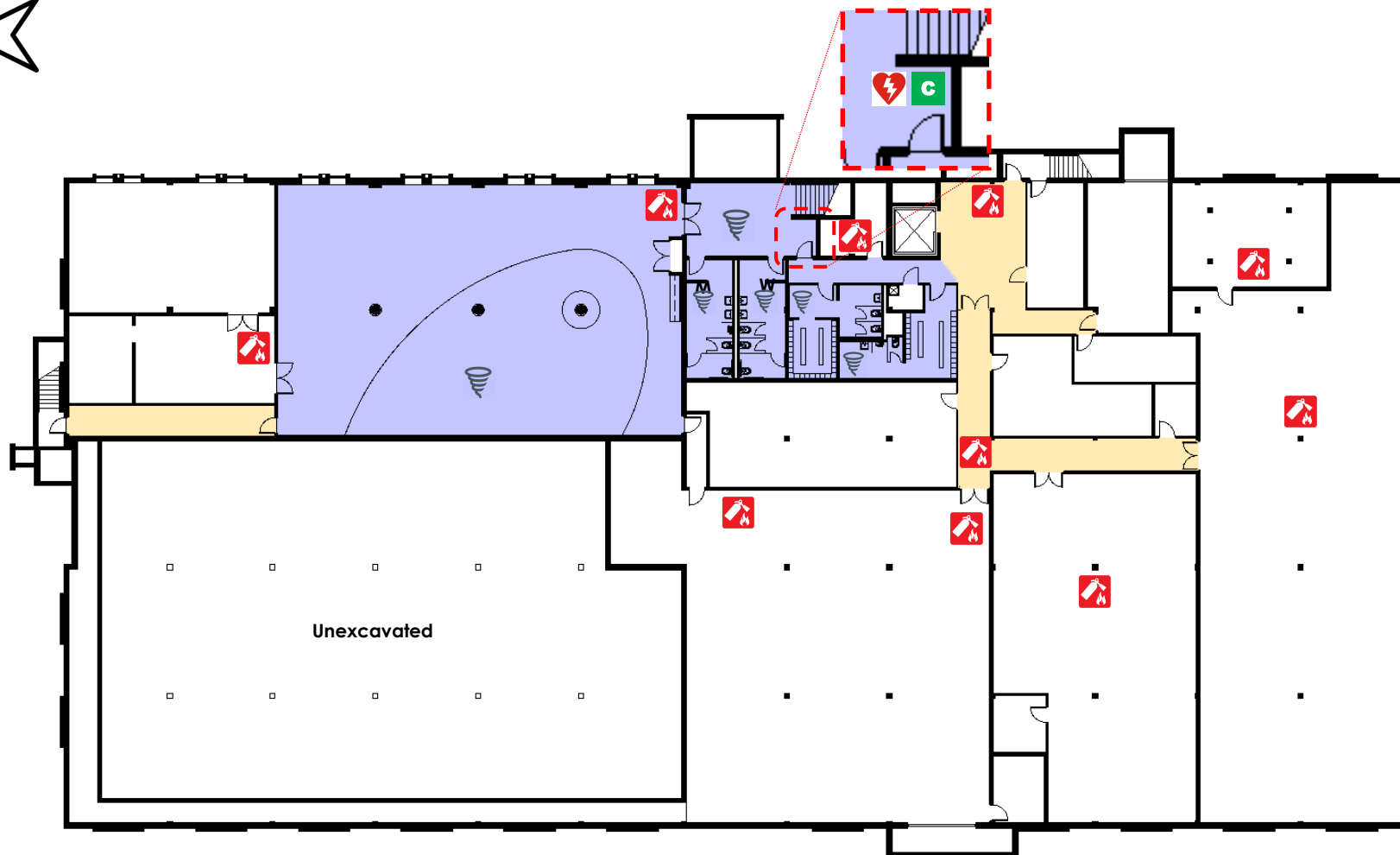


Tornado Shelter



Circulation & Shelter Route

Student Services/Administration Building Emergency Plan | Basement



Fire extinguisher



Emergency Cot



AED Cabinet



Tornado Shelter

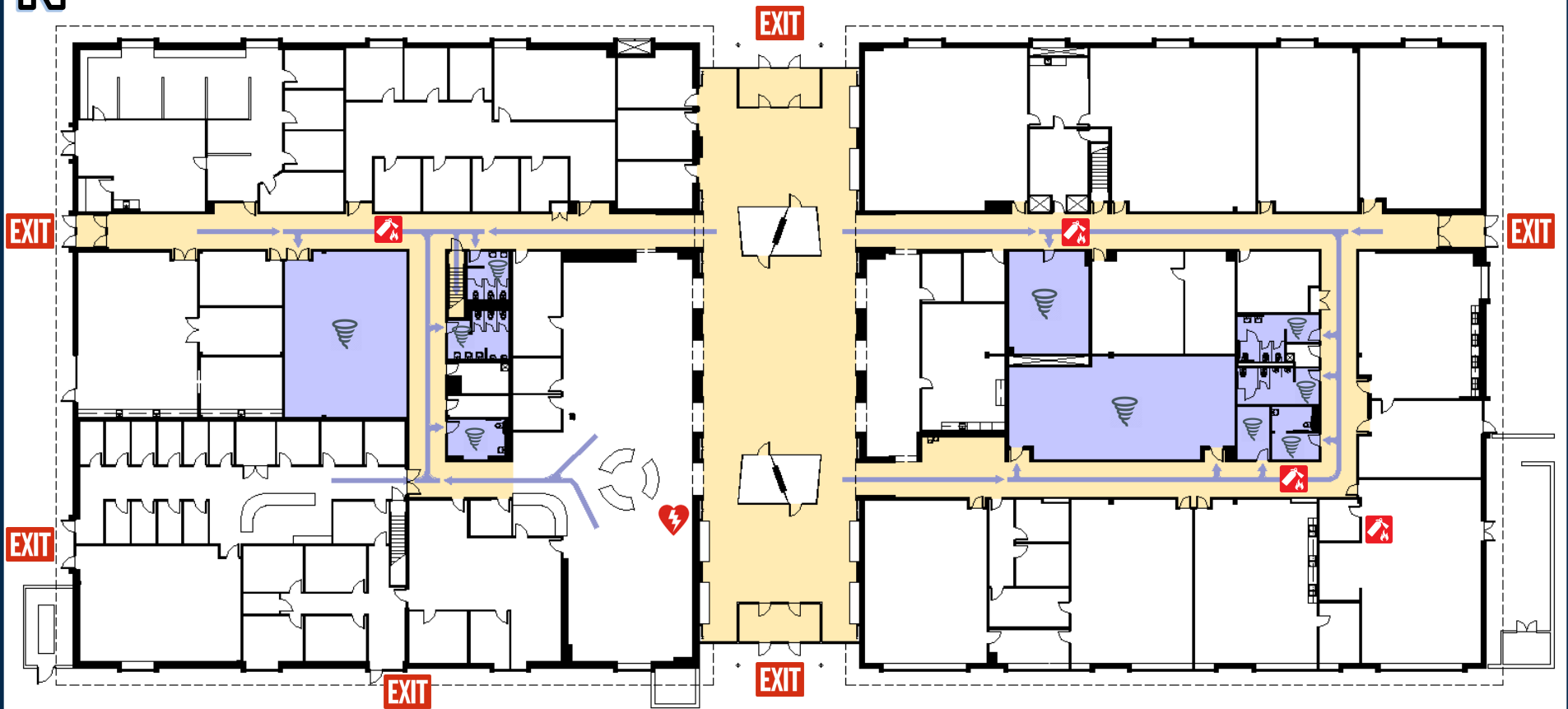


Circulation

Founders Hall Emergency Plan | 1st Floor



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



Fire extinguisher



Emergency Exit



AED Cabinet

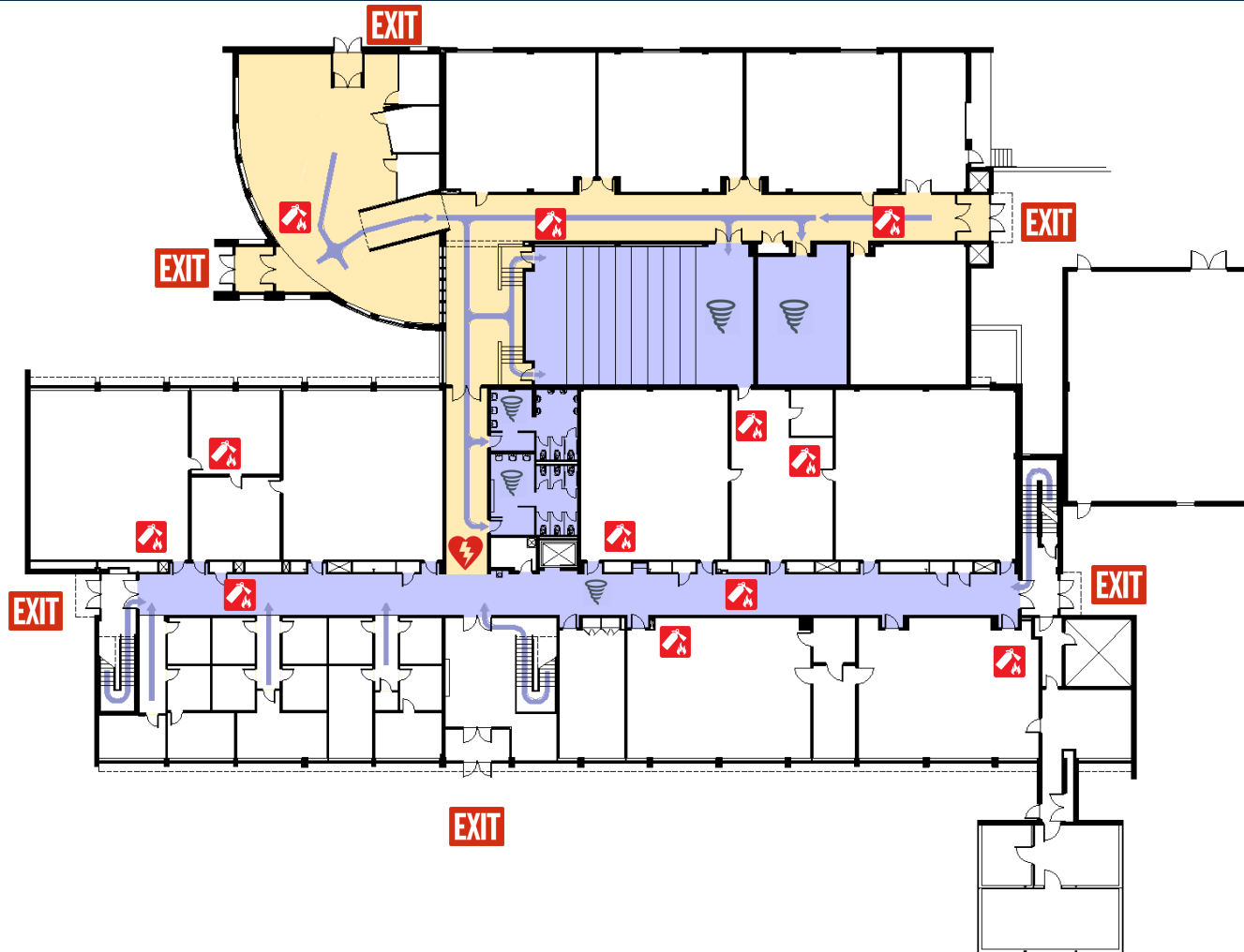


Tornado Shelter



Circulation & Shelter Route

Life Sciences Building Emergency Plan | 1st floor



Fire extinguisher



Emergency Exit



AED Cabinet



Tornado Shelter

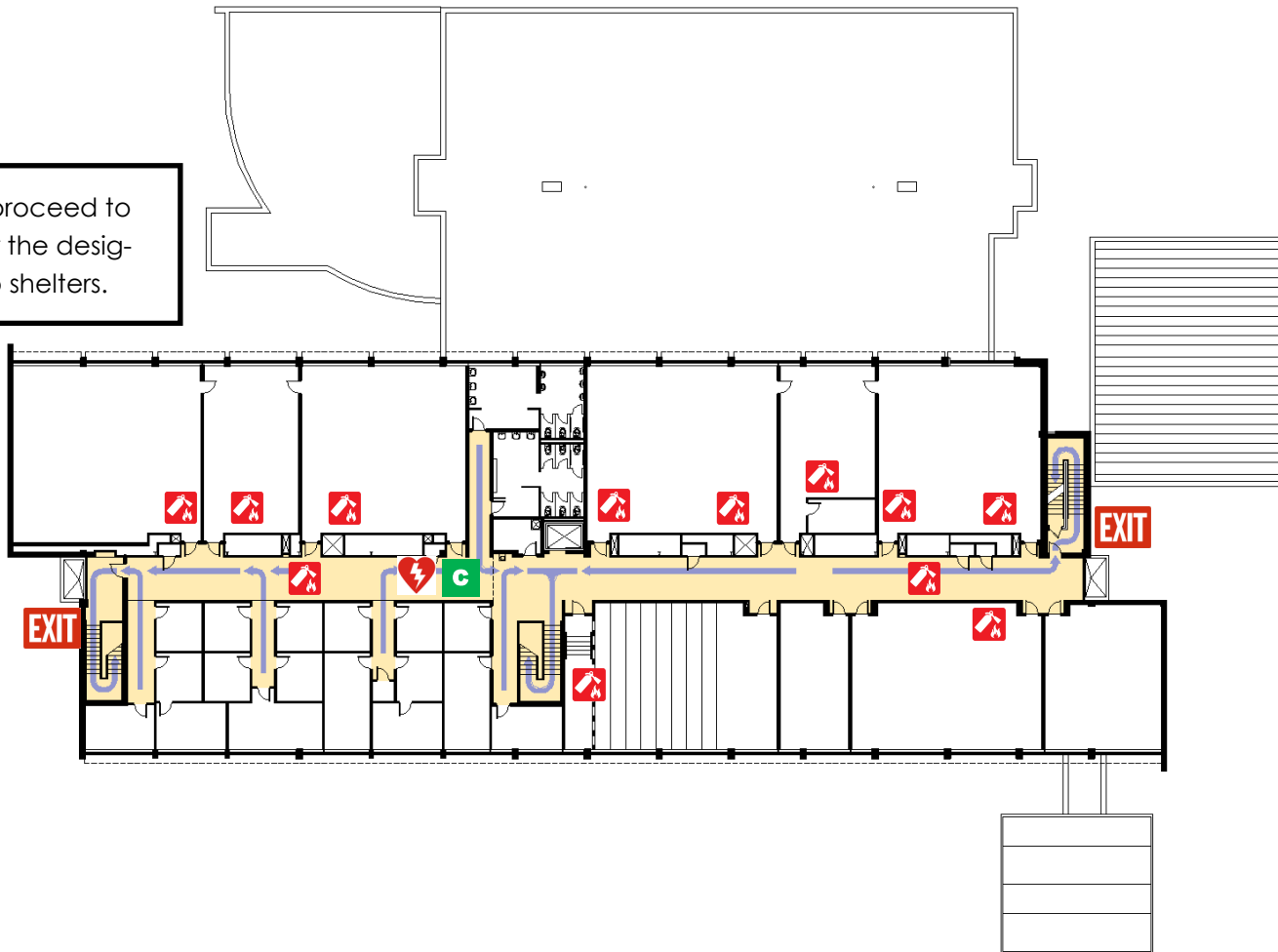


Circulation & Shelter Route

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

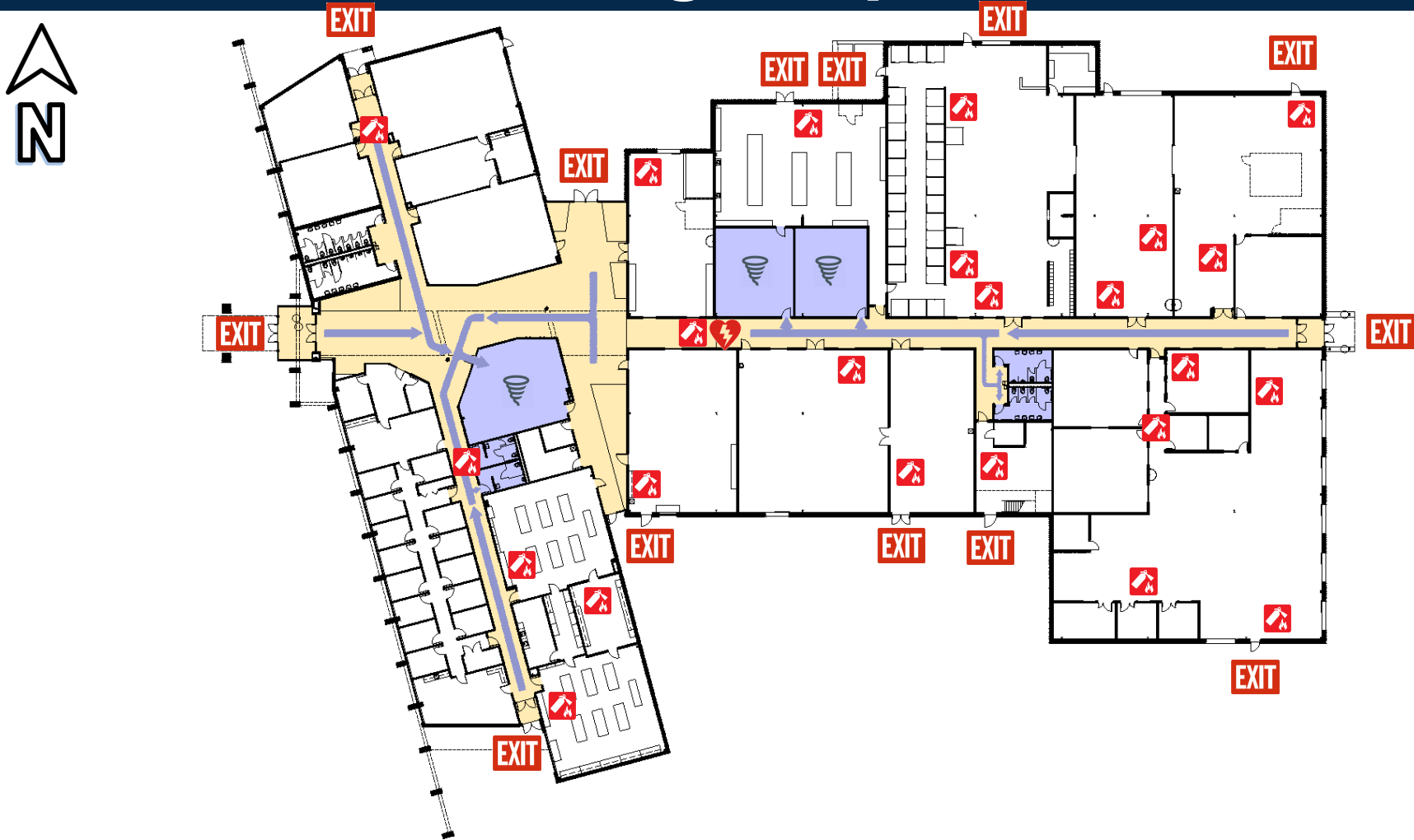


Tornado Shelter



Circulation & Shelter Route

Career Technology Center Emergency Plan



Fire extinguisher



EXIT Emergency Exit



AED Cabinet

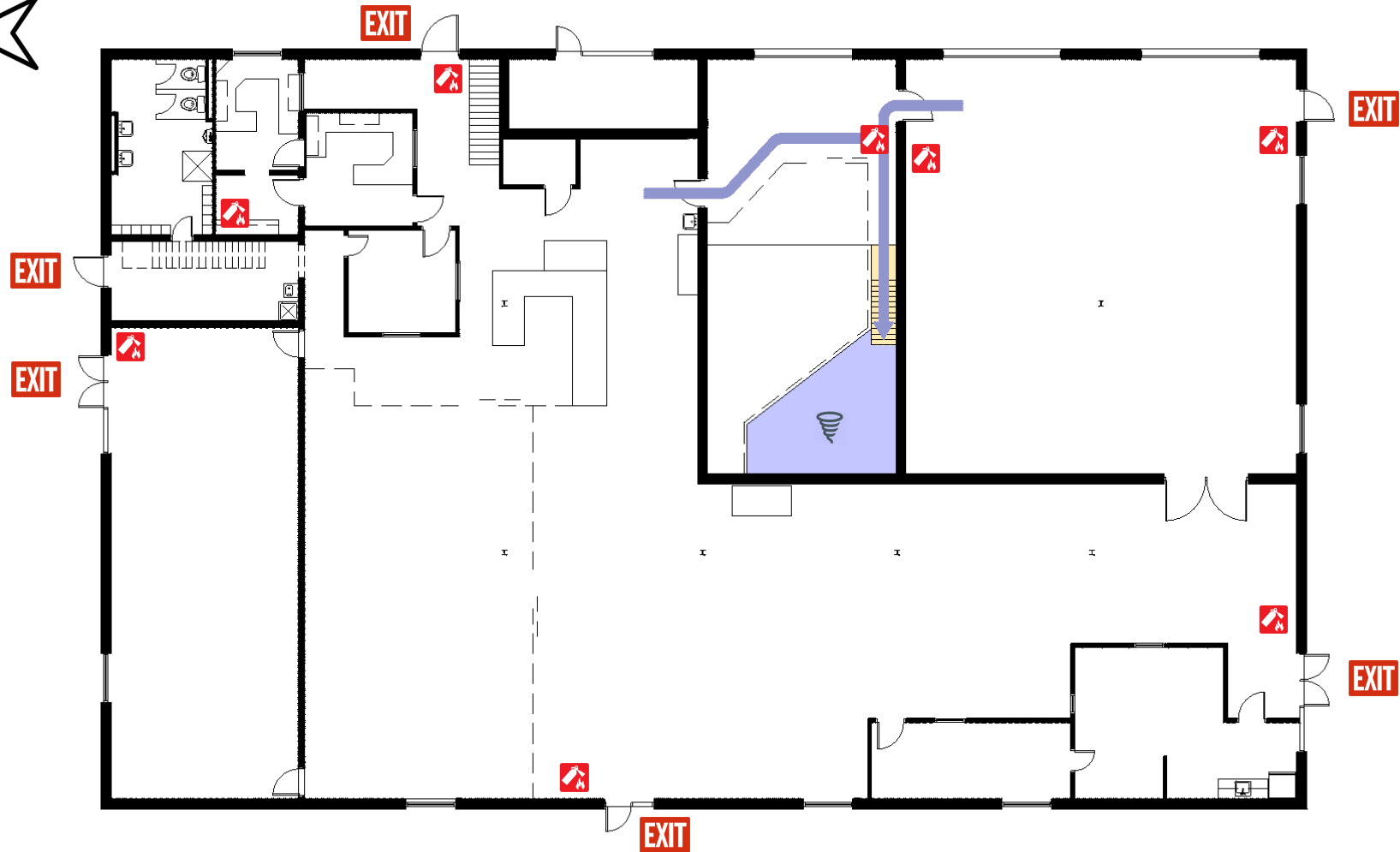


Tornado Shelter



Circulation & Shelter Route

Physical Plant Emergency Plan



Fire extinguisher



Emergency Exit



AED Cabinet

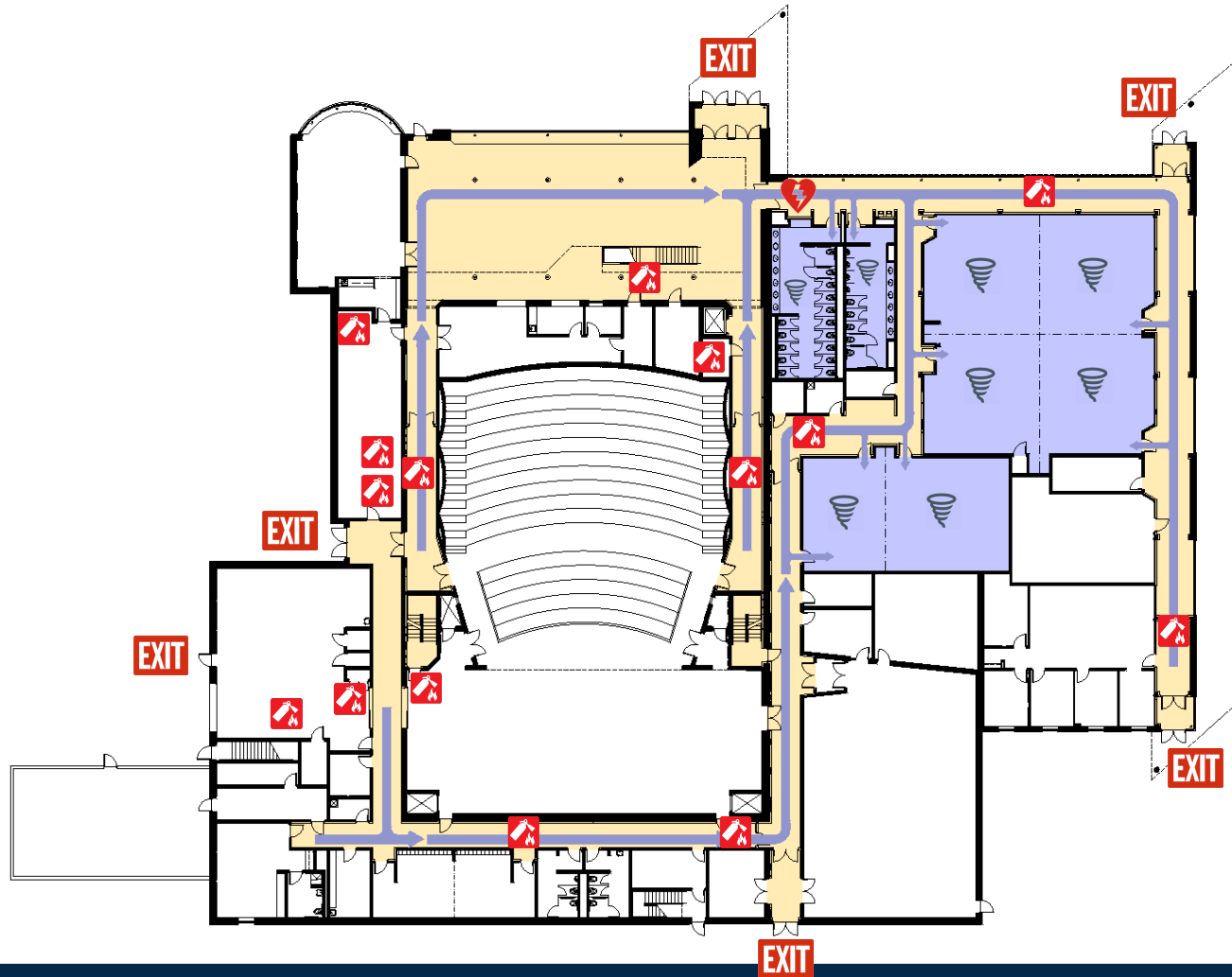


Tornado Shelter



Circulation & Shelter Route

La-Z-Boy Center Emergency Plan



Fire extinguisher



Emergency Exit



AED Cabinet

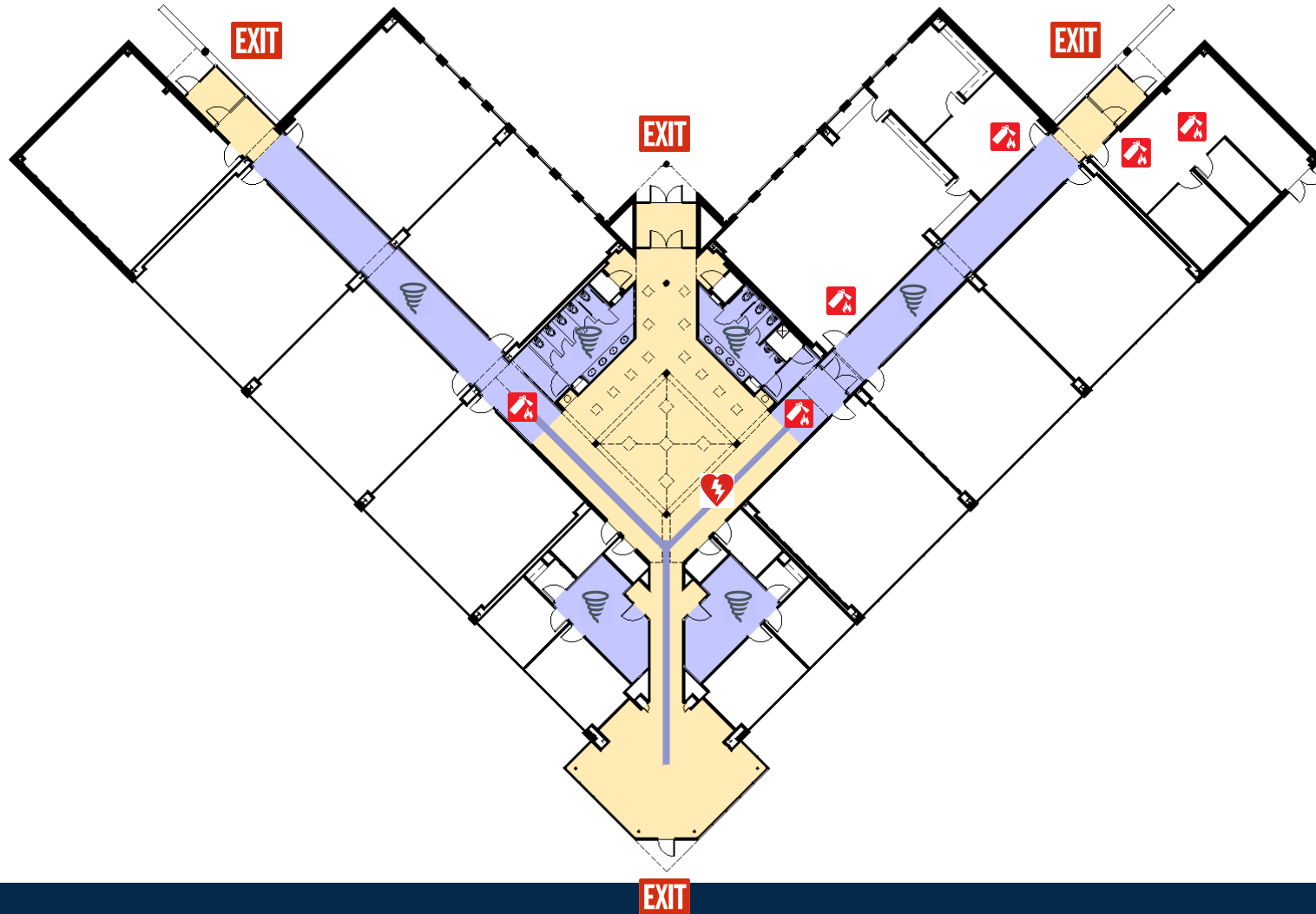


Tornado Shelter



Circulation & Shelter Route

Whitman Center Emergency Plan



Fire extinguisher



EXIT Emergency Exit



AED Cabinet



Tornado Shelter

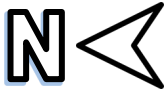


Circulation &
Shelter Route

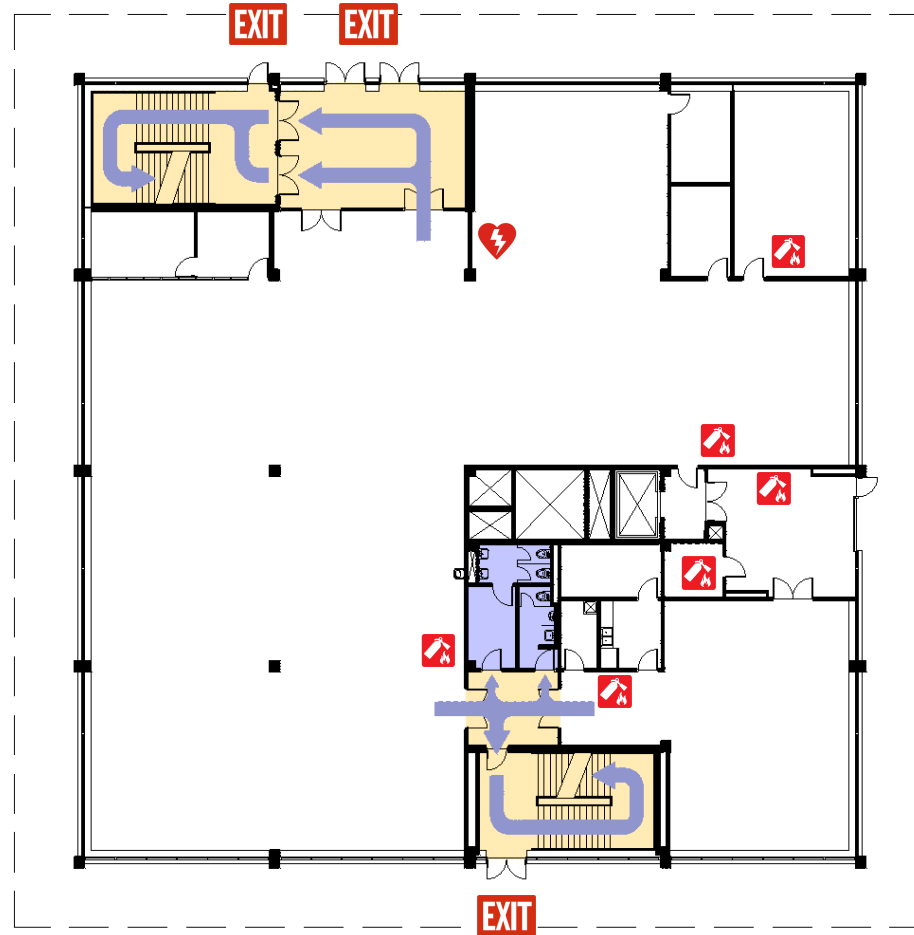
THE CLRC IS CURRENTLY CLOSED DUE TO CONSTRUCTION

Campbell Learning Resource Center

Emergency Plan | 1st Floor



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



Fire extinguisher



Emergency Exit



AED Cabinet



Tornado Shelter

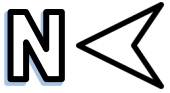


Circulation & Shelter Route

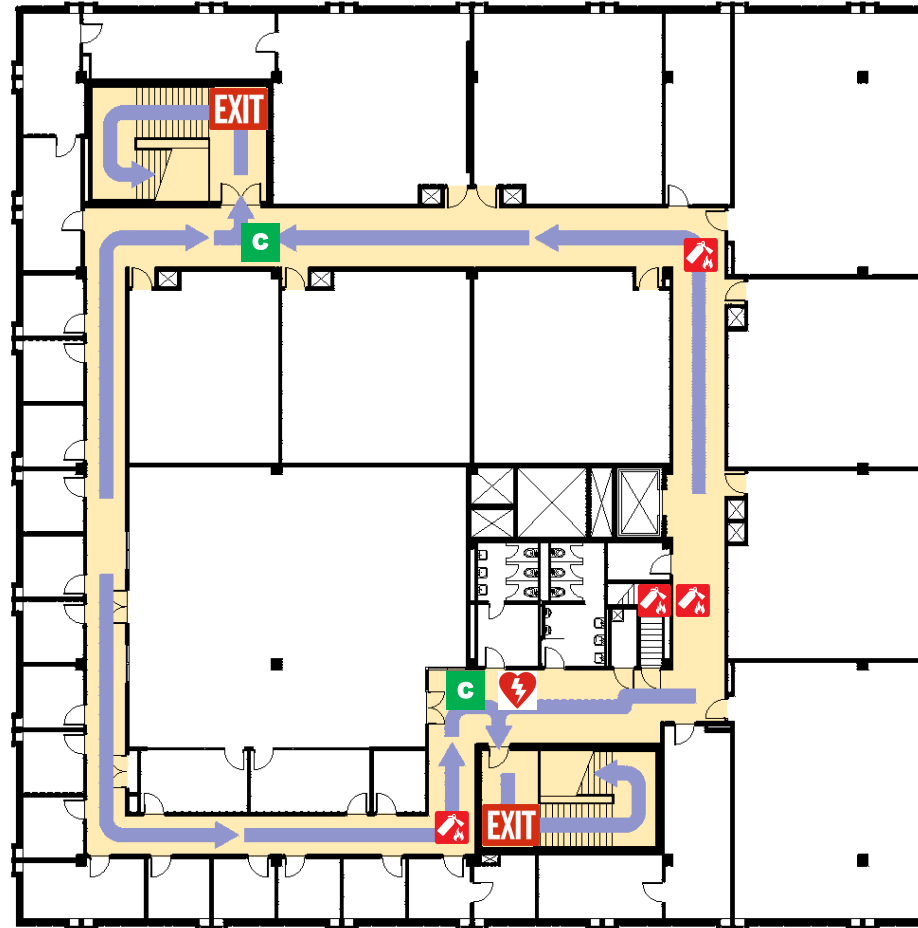
THE CLRC IS CURRENTLY CLOSED DUE TO CONSTRUCTION

Campbell Learning Resource Center

Emergency Plan | 2nd Floor



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



Fire extinguisher



Emergency Cot



AED Cabinet



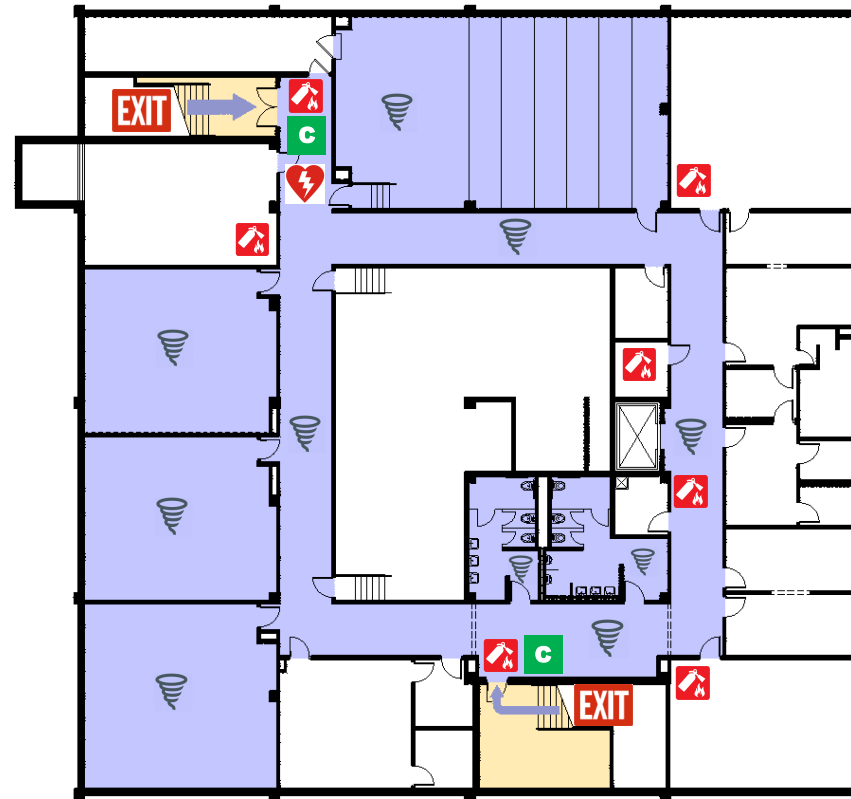
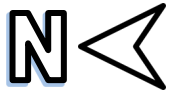
Tornado Shelter



Circulation & Shelter Route

THE CLRC IS CURRENTLY CLOSED DUE TO CONSTRUCTION

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

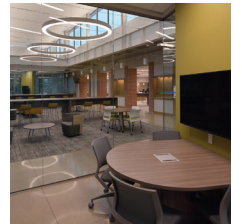


Circulation & Shelter Route

MONROE COUNTY COMMUNITY COLLEGE

Accessible Flexible & Responsive

2019-2020 ANNUAL REPORT TO THE COMMUNITY



**MONROE COUNTY
COMMUNITY COLLEGE**

enriching lives

Accessible Flexible & Responsive



Note: All photographs of individuals without masks or who are not maintaining social distancing were taken prior to COVID-19.

A MESSAGE FROM THE PRESIDENT



Monroe County Community College's mission states that we enrich lives in our community by "providing opportunity through student-focused, affordable, quality higher education and other learning experiences."

We meet our mission by ensuring that our attitudes and behavior are guided by our core values of Student-focus, Educational Excellence, Accessibility, Affordability, Diversity and Inclusion, Respect, Stewardship, Outreach and Engagement, and Relevance.

Despite the unprecedented challenges presented by the global pandemic in 2020, we continued to uphold our mission and live by our core values. We enriched lives in our community last year by being extremely flexible, accessible and responsive to the needs of the community and the individual student.

As I reflect on last year, my thoughts turn to what we told our students in one of many email and text messages we sent them as COVID-19 began to impact their educational plans:

"We will be here to help you every step of the way toward completing your education in the safest and least-disruptive manner possible. And we will continue to deliver the academic rigor you expect and deserve."

And that's exactly what we did.

Not only did we help our students navigate academically through a pandemic, we continued to improve our campus infrastructure to better serve students and the community now and in the future. In addition, we found innovative ways to continue to fulfill our role as the intellectual and cultural hub of our community.

We are so very appreciative of the great work of our dedicated faculty and staff and the patience and resilience of our students this past year.

For this annual report, we thought it would be fitting to tell some of the many stories from last year that highlight the accessibility, flexibility and responsiveness of Monroe County Community College during a year that was so challenging for so many.

I invite you to turn the page to learn more.

Kojo A. Quartey, Ph.D.
President



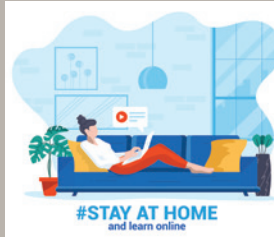
COVID-19: Helping Our Students and the Community Navigate the Crisis

COVID-19 CRISIS RESPONSE TEAM ASSEMBLED

MCCC's COVID-19 Crisis Response Team was assembled, often meeting multiple times per day through the initial stages of the crisis and beyond to direct the college's response.

FULLY ONLINE SUMMER SEMESTER ANNOUNCED

To best serve students and the community amid concerns about COVID-19, MCCC announced that Summer Semester 2020 would be offered fully online and all student and academic support services would be provided remotely.



\$50,000 IN EMERGENCY SCHOLARSHIPS MADE AVAILABLE

The Foundation at MCCC made \$50,000 in scholarship support immediately available for students who needed financial assistance to complete the Winter Semester due to COVID-19.



MARCH 9

MARCH 20

MARCH 25

MARCH 27

MARCH 27

CAMPUS CLOSED; WINTER CLASSES AND SERVICES MOVED TO REMOTE FORMATS

Due to concerns about COVID-19 and an executive order from the governor, MCCC officials closed the campus to all external individuals effective March 20 through April 13. For the remainder of the Winter Semester, MCCC continued to deliver classes via remote formats. All student services and academic support offices were moved to remote operations during the closure.



MCCC PROVIDES VITAL MEDICAL EQUIPMENT TO LOCAL HOSPITALS

To assist local medical providers in the fight against COVID-19, MCCC donated or loaned important preventive supplies and life-saving medical equipment to area hospitals.

- MCCC's Registered Nursing program supplied ProMedica Monroe Regional Hospital with more than 50 isolation gowns, 2,100 gloves, 100 facemasks, 30 facemasks with shields and 10 pairs of goggles. Dozens of personal protection kits and other items – including 10,000 pairs of gloves – were sent to Beaumont Hospital System.
- The Respiratory Therapy program loaned the Henry Ford Health System two ventilators.
- MCCC's Applied Science and Engineering Technology Division donated six dozen safety goggles, 29 regular safety glasses, 23 over-prescription safety glasses and 200 latex gloves to area hospitals and agencies.
- The MCCC Bookstore also donated safety glasses and goggles to ProMedica Monroe.



ALL ON-CAMPUS EVENTS, NONCREDIT CLASSES CANCELED

Due to continued concerns about COVID-19, all scheduled on-campus events and on-ground noncredit classes during the spring and summer were canceled until the start of the Fall Semester on August 26.



RN PROGRAM APPLICATION EXTENDED TO ACCOMMODATE PROSPECTIVE STUDENTS

MCCC moved back the application deadline for the Registered Nursing program by slightly more than a month to accommodate prospective students in light of the governor's stay-at-home order and the continued need for social distancing.

REGISTRATION SUSPENDED; COMPLETE SWITCH TO REMOTE/HYBRID FORMATS CONSIDERED FOR FALL

MCCC continued to register students for online and blended classes for Fall Semester, but suspended registration for fully on-ground classes as it announced that it was exploring the possibility of offering 100 percent of classes via remote formats or a combination of online and hybrid formats. The halt in registration was implemented so college leaders could put together a contingency plan in the case that a move to remote or remote/hybrid formats was required.



APRIL 8

APRIL 16

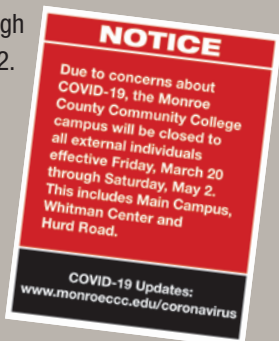
APRIL 23

APRIL 24

APRIL 29

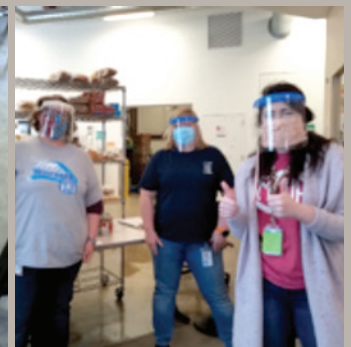
CAMPUS CLOSURE EXTENDED

The closure of the campus to all external individuals was extended through May 2.



FACULTY AND STAFF FABRICATE FACE SHIELDS AND SECURE PPE THANKS TO DONATIONS FROM PARTNERS AND EMPLOYEES

MCCC's new Makerspace facility was a hive of activity in April as Applied Science and Engineering Technology Division faculty and staff were called into action to produce face shields and other essential personal protective equipment to support the efforts to protect frontline personnel fighting COVID-19. The college's ASET Division produced and distributed more than 200 face shields and dozens of mask adjusters for those forced to wear masks for long periods of time. Several corporations and organizations and MCCC staff members made thousands of dollars in donations to make the effort possible.



COVID-19: Helping Our Students and the Community Navigate the Crisis



\$650,000 IN EMERGENCY GRANTS MADE AVAILABLE TO STUDENTS VIA CARES ACT

MCCC made emergency financial assistance via the Coronavirus Aid, Relief and Economic Security Act available to current and prospective students financially affected by the transition to online classes due to the COVID-19 pandemic. MCCC's allocation of funding through the CARES Act was \$1,300,516. Half of that – \$650,258 – was allocated for emergency grants to students. In order to apply for these funds, MCCC students needed to be Title IV eligible. This means they were approved to receive federal loans and grant program awards for pursuing post-secondary education and had a Free Application for Federal Student Aid on file with MCCC.

MCCC, BDC LAUNCH ONLINE TRAINING SERIES ON "WORKING AND MANAGING REMOTELY"

MCCC's Office of Workforce Development and the Monroe County Business Development Corporation partnered to put on an online, noncredit training series titled "Working and Managing Remotely" throughout May and June for local businesses and other organizations. The sessions covered topics such as managing remote teams, holding employees accountable in remote situations, providing feedback to remote employees, managing conflict on virtual teams, meeting effectively with remote teams and managing interruptions while working remotely. Nearly 200 individuals participated in the training.



APRIL 30

MAY 1

MAY 5

MAY 20

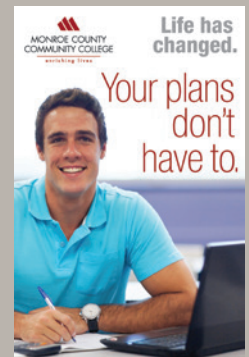
SUMMER PORTION OF PN PROGRAM POSTPONED UNTIL FALL, NO NEW COHORT FOR WINTER

Due to limitations caused by COVID-19, MCCC announced the postponement of the Summer Semester portion of its Practical Nursing certificate program curriculum until Fall 2020 Semester. The current cohort of Practical Nursing program students will graduate in May 2021, rather than December 2021, and were notified of the situation and their academic plan going forward by Dr. Kim Lindquist, dean of the Health Sciences Division and director of nursing. The college also announced that, because the current cohort will be completing delayed portions of its curriculum at the same time a new group would come into the program, it would not accept a new PN cohort for Winter Semester 2021. MCCC does not have the human and physical resources to bring in a new group while working to get the current group completed.

MCCC ANNOUNCES FALL SEMESTER PLANS TO STUDENTS: "LIFE HAS CHANGED, YOUR PLANS DON'T HAVE TO"

MCCC leaders provided a reassuring message for prospective and current MCCC students: Despite all the uncertainty created by COVID-19, they could still work toward meeting their higher educational and career goals in the fall of 2020. Registration for the Fall Semester fully reopened as the college moved about 95 percent of its courses to online and hybrid formats that could include both online and on-campus instruction in small, socially distanced groups.

The college grounds remained closed per the governor's stay-at-home order, but student services and academic support personnel continued assisting students remotely through email, phone calls, texts, social media and other means, and faculty members and deans worked directly with students to handle challenging situations.



A young Black woman with her hair in a bun and a young man with glasses are both wearing white face masks. They are looking at a smartphone held by the woman. The woman is wearing a blue denim jacket over an orange top, and the man is wearing a green and black checkered shirt. The background is a blurred indoor setting.

JUNE 16

MCCC'S MAIN CAMPUS REOPENS

After being closed for nearly three months, MCCC reopened its Main Campus with extensive COVID-19 protocols and guidelines in place, such as social distancing and face covering requirements, enhanced cleaning and disinfection regimens, installation of desktop shields for front-facing offices and services, closures of certain areas of buildings and daily employee symptom monitoring via a workplace screening tool.



Founders Hall

Making Critical Facility and Technology Improvements

MCCC has made comprehensive improvements to infrastructure and facilities to ensure an excellent environment for student learning.

The following is a synopsis of the maintenance and replacement projects covered by MCCC's Maintenance and Improvement Millage (2016-2020), many of which were completed or in-progress during 2019-20. The projects include updates to enhance student services and learning environments, safety and security across campus, accessibility for people with disabilities and other special needs, and technological and energy efficiency, as well as the completion of deferred maintenance to ensure and maintain the quality of facilities.

- Installation of a keycard door security system.
- Renovation and restoration of the former Little Theater, which was renamed the Dr. John Holladay Theater upon its reopening, was completed in January 2020, and includes new features like a state-of-the-art rear projector and screen, accessible ramps, accessible seating, A/V booth, sound and lighting board, ceiling, acoustical treatments and LED lighting.
- The addition of a single-use restroom was completed.
- Renovation of the second floor to improve the learning environment and add student study rooms and collaboration spaces, classrooms, a writing lab and a gallery for students and the public is in the planning phase, with construction planned for 2021.
- Improvement of accessibility from the first-floor elevator to other floors is in the planning phase, with construction planned for 2021; currently, one must access the elevator externally through the loading dock, as access is barred by the circulation desk and a security door. This is a major issue for those with physical disabilities.



Dr. John Holladay Theater

Audrey M. Warrick Student Services/ Administration Building

- Installation of campus-wide emergency generators.
- Overhaul and expansion of security camera systems.
- Installation of a keycard door security system.
- The roof was restored.
- Renovation of the cafeteria serving area into a new Market Twenty 4 Seven self-service dining option for students and staff was completed.
- Creation of a Diversity and Equity Center is in the architectural planning phase. It will be housed in the former art faculty office and framing/storage room adjacent to it. The art program has moved to the new Founders Hall.
- Renovation of space on the first floor to house Student Government and student clubs and organizations.

Campbell Learning Resources Center

- Installation of an emergency generator.
- Overhaul and expansion of the security camera system.

Campus-wide

- Installation of campus-wide emergency generators.
- Overhaul and expansion of security camera systems.
- Installation of a keycard door security system in all buildings.
- Renovation of parking lots 1, 2, 4, 5 and 6.
- Repairs to sidewalks across Main Campus (about 20 areas).

- Installation of single-use restrooms throughout campus.
- Renovation of IT rooms throughout campus.
- Replacement of the campus phone system.
- Replacement of and upgrades to network electronics.
- Replacement of and upgrades to the wireless network.
- Installation of interior digital signage.
- Performance of fiber optic loop redundancy work.
- Installation of a cellular DAS solution to improve cell phone reception on campus.

Career Technology Center

- Overhaul and expansion of the security camera system.
- Installation of a keycard door security system.

Founders Hall (Former East and West Technology Buildings)

- The East and West Technology buildings – two 1960s-era buildings – were renovated and expanded into a single, modern facility specifically designed to foster student success. The combined facility, Founders Hall, now houses numerous support services, state-of-the-art classrooms, computer labs and work spaces, an abundance of adaptable student lounge and collaboration spaces, private student group work areas, several college departments and programs, and more. The renovation was funded by a combination of local millage and state and private funds. The central commons area of Founders Hall will be named the Gary J. and Patricia A. Vajcner Academic Commons in honor of a \$1.1 million gift to the college to support instructional and student spaces on campus, as well as a scholarship. The renovation also included:
 - Installation of an emergency generator.
 - Overhaul and expansion of the security camera system.
 - Installation of a keycard door security system.
 - Installation of single-use restrooms.
 - Restoration of the roof on the west half of the building.
 - Replacement of exterior sealants (joints and penetrations).
 - Retrofitting existing door hardware to meet Americans with Disabilities Act standards.
 - Installation of a fire suppression system.
 - Coating of interior of existing galvanized domestic cold water piping.

Gerald Welch Health Education Building

- Installation of an emergency generator.
- Overhaul and expansion of the security camera system.
- Installation of a keycard door security system.
- Installation of a sound system in the multipurpose room.

La-Z-Boy Center

- Installation of an emergency generator.
- Overhaul and expansion of the security camera system.
- Installation of a keycard door security system.
- Exterior masonry was cleaned and sealed; exterior sealants (joints and penetrations) were replaced.

Life Sciences Building

- Installation of an emergency generator.
- Overhaul and expansion of the security camera system.
- Installation of a keycard door security system.
- Major exterior structural repairs were made to prevent the eventual collapse of connecting masonry ribs. Fifty masonry panels were removed that each weighed approximately 8,000 pounds. The masonry panels, which provided shade from the sun, were replaced with a modern exterior facade system that more effectively serves this purpose.
- Because the Life Sciences Building lacked adequate, modern space outside the classroom for students to work both collaboratively and independently, the college expanded the west side of the Life Sciences Building to include a new student collaboration wing.
- Single-use restrooms were installed.
- Replacement of and upgrades to classroom technology were made.
- Classrooms and lecture halls were renovated.



Life Sciences Building expansion

- Renovation of the first and second floors to improve accessibility.
- Retrofitting of door hardware to meet Americans with Disabilities Act standards.
- Installation of fire suppression equipment.
- Coating of interior of remaining existing galvanized domestic cold water piping.

Physical Plant Building

- Installation of an emergency generator.
- Overhaul and expansion of the security camera system.
- Installation of a keycard door security system.
- Architectural design was completed for a maintenance garage/salt storage facility.

Whitman Center – Temperance

- Installation of an emergency generator.
- Overhaul and expansion of the security camera system.
- Installation of a keycard door security system.
- The roof was restored.
- A new garage roof was installed.
- The tower and exterior entryways were repaired and painted.
- Structural remediation was monitored.



Whitman Center roof



Milestones, Partnerships and Events

Career Technology Center

As a student- and community-focused institution, MCCC strives to make life more meaningful and rewarding for everyone we serve. However, this effort is never the product of a singular act; rather, it is the result of many people working together to support the programs, partnerships and events that help us to fulfill our mission of “enriching lives.”



Electrical Apprenticeship Launched

In fall 2019, MCCC and the Southeast Michigan Construction Academy joined forces to launch an Electrical Apprenticeship program that follows the industry-recognized curriculum of the National Center for Construction Education & Research. Students who enroll are eligible to become registered apprentices.

WalletHub Ranks MCCC the Best Community College in Michigan

WalletHub, a personal finance website, ranked MCCC the best community college in Michigan for 2019. The college was also ranked in the top 20 percent of community colleges in the U.S. To determine the rankings nationwide and in each state, WalletHub selected a sample of 710 schools from the list of member institutions of the American Association of Community Colleges. The community colleges were rated according to cost and financing, education outcomes and career outcomes.

Strategic Plan Approved by Board of Trustees

The 2020-23 Monroe County Community College Strategic Plan, framed by the college’s mission, vision and values, was developed with input from every area of campus. It was approved by the Administrator, Faculty and Staff councils in February and formally adopted by the Board of Trustees on Feb. 24. The establishment of timelines, assignment of responsibilities and development of evaluation strategies is underway, with implementation beginning in fall 2020.

MCCC Partners with ProMedica, Michigan Works! to Offer Certified Nursing Aide Course

In August 2019, MCCC’s Office of Workforce Development and Health Sciences Division partnered with ProMedica Monroe Regional Hospital and Michigan Works! to develop a four-week, 123-hour Certified Nursing Assistant program through which students are hired part-time by the hospital as patient care attendants and work while attending classes. Students are then eligible to be hired as full-time CNAs after successfully completing the class and passing the State of Michigan certification exam. All students were Michigan Works! customers and received full funding to attend the training.



PN Program Reapproved by Board of Nursing After “Exceptional” Self-Study

MCCC’s Practical Nursing program submitted its self-study report to the Michigan Board of Nursing in July and received full approval in September. The report was accepted in its entirety without additional requests for information. The college was complimented for submission of an “exceptional self-study.” Holly Boylan and Lindi McClure, PN faculty members; Lori Biggs, Nursing Program coordinator, and Rachel Lehr, administrative assistant to the dean of health sciences, provided support and assistance in compiling the comprehensive report. The next self-study report will be due in eight years with an abbreviated program report due in four.

MCCC Earns Continuing HLC Accreditation Through 2029-30

In March, MCCC learned that the Institutional Actions Council of the Higher Learning Commission continued the accreditation of the college with the next Reaffirmation of Accreditation in 2029-30. In conjunction with this action, the IAC required interim monitoring in several areas and will perform a focused visit by February 2022 on the development and implementation of a curricular and co-curricular assessment plan.

Leading Discussions on Race, Unity and Change

In June, MCCC began leading community discussions on race, unity and change with monthly educational webinars that provide useful current events discussions through an easily accessible platform. Among the topics of the initial webinar were accountability, transparency and reform; building bridges to promote trust, and ideas on how people can be part of the change.

New Sterile Processing Technician Program Offered

In January, MCCC began a new, 12-week Sterile Processing Technician program that awards continuing education units upon completion. The program is designed to prepare students to function as sterile processing professionals in multiple healthcare settings. Sterile processing technicians perform and participate in decontamination, cleaning, assembling, packaging, scanning, sterilization, storage and distribution of reusable surgical instrumentation and equipment.



MCCC President Awarded Michigan Community College Distinguished Service Award

MCCC President Dr. Kojo Quartey was awarded the Distinguished Service Award by the Michigan Community College Association in fall 2019. Quartey received the award after serving for two years as chair of the college presidents’ council, followed by a year as chair of the entire board of presidents and trustees.

College Awarded Native American Heritage Fund’s Largest Grant for 2019

In fall 2019, MCCC was awarded the Native American Heritage Fund’s largest grant of 2019 – \$199,234 – to create curriculum and a set of immersion experiences for K-12 students that are focused on how to research stories from the Native American perspective. MCCC applied for the grant in partnership with the River Raisin National Battlefield Park and three Native American groups – the Wyandotte Nation of Oklahoma, the Turtle Island Dream Keepers and the Wyandot of Anderdon Nation.

Celebrating Diversity

MCCC hosted an events series in November 2019 in honor of Native American History Month that included a presentation by Edmund La Clair, assistant professor of history, titled “Everything You Didn’t Know about Thanksgiving – an Alternative View of the Pilgrim’s Story.” The series also included a panel discussion, “The First Journey toward Understanding – The Importance of Telling the Untold Stories,” and “Notable Native Americans” displays in the Audrey M. Warrick Student/Services Administration Building.

In January, MCCC celebrated the life of Dr. Martin Luther King Jr. with a number of events, including a presentation by President Dr. Kojo Quartey titled “MLK and Civil Rights, Then and Now,” a Unity Peace March in Downtown Monroe, another presentation by Quartey titled “MLK Beyond America” that was created by Professor of Sociology Derek Roberts, a documentary film about King, and donation stations across campus for nonperishable food and toiletries for the Monroe County Opportunity Program.

Technical Career Options, New Makerspace Highlighted

X-TECH, an open house for Applied Science and Engineering Technology programs, and a soft launch of the new MCCC Makerspace took place in November 2019 in the Career Technology Center. The evening drew more than 100 attendees and was staffed by about 20 students, faculty, staff and industry partners. The MCCC Makerspace allows community members to explore and experiment with different types of technology.

Respiratory Therapy Program Receives Distinguished Credentialing Success Award

In fall 2019, the Respiratory Therapy program received the Distinguished Registered Respiratory Therapist Credentialing Success Award. According to the Commission on Accreditation for Respiratory Care, MCCC’s RT program is among a very select group of programs to receive the recognition, which is presented as part of the CoARC’s continued efforts to value the Registered Respiratory Therapist credential as the standard of professional achievement.



Milestones, Partnerships and Events



Registered Nursing Program Ranked No. 1 In Michigan

NursingProcess.org ranked Monroe County Community College's Registered Nursing program No. 1 in Michigan for 2020. More than 70 schools approved by the Michigan Board of Nursing were evaluated based on academic quality, National Council Licensure Examination first-time pass rates in the last four years, affordability and overall reputation.

Couch, Dixon Named Outstanding Faculty of the Year

Each spring MCCC students, faculty and staff have the opportunity to nominate faculty members for the annual MCCC Outstanding Faculty Member awards. For 2019-20, two very highly regarded English instructors were selected for the honor: Lori Jo Couch, assistant professor of English, won the award for full-time faculty, and Ian Dixon won the award for adjunct faculty. Couch is a 1989 graduate of MCCC and holds a bachelor of science degree from Troy State University and a master of arts degree from Eastern Michigan University. She teaches a variety of English courses, serves as supervisor of student tutors in MCCC's Writing Center and has been very involved of the college's Writing Fellows program. Dixon has been with MCCC for six years. He has a master's degree in literature and holds an advanced certificate in the teaching of writing.

Life Sciences Building Featured in National Architectural Portfolio for Design Excellence

MCCC's Life Sciences Building expansion was selected in February for publication in American School & University's 2019 Architectural Portfolio. An annual competition honoring education design excellence, the Architectural Portfolio spotlights projects representing today's most effective learning environments. The approximately 2,500-square-foot expansion filled a need in the Life Sciences Building for adequate, modern space outside the classroom for students to work both collaboratively and independently. The space includes permanent seating areas and team work rooms where students can gather, complete with flexible furniture, ample technology, acoustics and lighting designed with collaboration in mind, a vending area and more.



Student Journalists Win Nine State Awards

MCCC's student newspaper, the Agora, under the guidance of MCCC faculty member Matthew Bird-Meyer and Editor Todd Salisbury of Monroe, won nine awards in the annual Michigan

Community College Press Association's annual competition in May, including third place for General Excellence in the Division 2 category.

MCCC's Geothermal System Honored by U.S. Green Building Council

MCCC's geothermal HVAC system won first place in the 2019 Michigan Battle of Buildings for the Higher Education Division. That honor was bestowed by the U.S. Green Building Council of West Michigan in April to recognize MCCC's energy use reduction of 15 percent over the prior year.

New Food Service Options Unveiled

In January, MCCC opened its new Market Twenty 4 Seven dining space in the Audrey M. Warrick Student Service/Administration Building. The space includes multiple coolers featuring items such as Pepsi beverages, sandwiches, wraps, soups and salads. Selections are restocked up to three times per week and customer purchases influence changes in food offerings based on popular items sold. Also available are a specialized coffee machine, a wide variety of snacks and several microwaves. The checkout process is completed via two automated kiosks.

MCCC Wins Regional Awards for Excellence in Marketing Communications

At the District 3 National Council for Marketing and Public Relations Conference in Milwaukee in October 2019, MCCC won three Medallion awards – two gold and one silver – for marketing communications excellence. One gold was in the

Digital/Electronic Media category for the college's Annual Report, "18 Stories of Enriching Lives." The other gold was in the Brochure category for a direct mailer for The Foundation at MCCC, "Big Plans for the Little Theater." The silver was in the Digital Ad category for an ad for MCCC's Inside Out Dance Ensemble.

Promoting High-Demand Careers

Based on research published by the State of Michigan Bureau and Labor Market Information, MCCC launched a campaign in the spring to promote program tracks at the college that lead students to high-demand careers, including the following: accountants, accounting assistants, automotive service technicians, CNC programmers, criminal justice professionals, educators, financial managers, IT professionals, machinists, mechanical designers, mechanical engineering technicians, nurses, respiratory therapists, sales executives, social workers, supply chain managers, video game designers and welders.

Bringing SolidWorks CAD Software Users Together

Dr. Dean Kerste, professor of mechanical design technology, led a successful Northwest Ohio and Southeast Michigan SolidWorks User Group meeting at MCCC in October 2019 that was attended by 90 area professionals and students. SolidWorks is computer-aided design software used to innovate and accelerate the product development process.





Letter from the Chairman



I have the distinct honor of serving as the chairman of The Foundation at MCCC's Board of Directors, a 33-person, all-volunteer board of dedicated community members committed to enhancing *our* community college and making college accessible to students in Monroe County. The honor of serving on this board has been one of the most rewarding personal and professional experiences of my life. In a typical year, thanks to our donors, we help make college more affordable for students, improve instruction by supporting the phenomenal MCCC faculty, help build beautiful buildings that enhance teaching and learning, and enrich our community through cultural programming.

This year, as we all know, was anything but typical. In my more than 27 years on the board, I have never witnessed a year filled with so many challenges for MCCC. Students faced profound financial hurdles. Transition to an all-online learning environment posed additional barriers, with many students struggling with insufficient technology. Many students were in serious danger of dropping out.

But this was also a year of inspired generosity. In response to the pandemic, we created the Emergency Relief Fund and quickly raised nearly \$100,000. Through this fund, MCCC directed aid to students who needed it the most to help them pay not just tuition, but for any expense that threatened their ability to complete coursework. In addition, The Foundation at MCCC provided free shipping for textbooks over the summer and put needed technology in students' hands.

Thanks to resounding donor support for our students during the COVID-19 pandemic, and the tremendous gift of \$1.1 million from Gary Vajcner at the end of 2019, The Foundation at MCCC realized the single best fundraising year in our history. More importantly, we made a difference in so many students' lives, and this impact will last for generations to come.

As we look to the future, I am optimistic. We still have many students who face daunting hurdles, but we also have a community willing to help. Students are the purpose of our work at The Foundation at MCCC. As MCCC President Dr. Kojo Quartey is fond of saying, education is the cure to poverty. We don't just treat the symptoms that afflict our community; we are the cure and the key to a prosperity in which we all share. With your help, we will continue to shape the minds and lives of our students, no matter the challenges.

Victor Bellestri
Chairman
The Foundation at MCCC



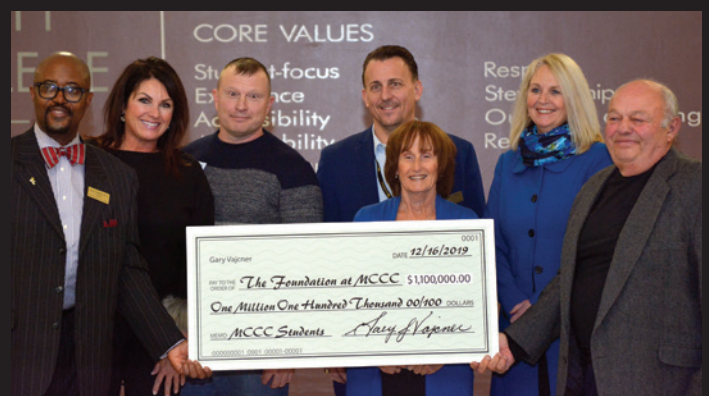
Gift of \$1.1 Million to Benefit Students for Decades to Come

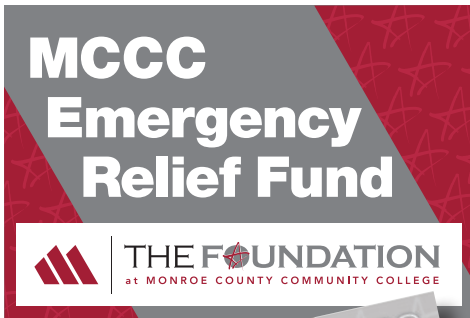
In December 2019, The Foundation at MCCC received the largest gift from an individual in the college's 55-year history. Gary J. Vajcner, a local businessman and philanthropist, donated \$1.1 million to The Foundation at MCCC in memory of his wife, Patricia A. Vajcner, and in tribute to the life they built together.

The majority of the gift will be used to enhance student and instructional spaces on campus. The central commons area of Founders Hall will be named the Gary J. and Patricia A. Vajcner Academic Commons, and the machining suite of the Career Technology Center will be named the Gary J. and Patricia A. Vajcner CNC Machining Suite.

The remaining \$50,000 will be used to establish the Patricia A. Vajcner Memorial Scholarship. This scholarship will provide financial support for MCCC students who enroll in skilled trades programs, with strong preference given to students pursuing degrees or certificates in manufacturing technology.

"We felt very strongly that investing in the college was an opportunity for us to 'pay it forward'," said Vajcner during a presentation ceremony, surrounded by his family. "Both Patricia and I come from very humble beginnings. We worked hard and invested wisely through the years, and we wanted to set an example and help students reach their full potential. In turn, we hope our gift will grant those who benefit with both the ability and inspiration to carry our generosity through to the next generation with their own giving."





Quick Response Aids Students During COVID-19 Crisis

In March, when the stay-home, stay-safe procedures were implemented and MCCC moved to online learning for completion of the Winter 2020 Semester, students were only partly through the semester, with many on track to complete their degrees in May. Many students found themselves in need of upgrades to their personal technology resources, such as new computers or laptops, software programs or internet access. Other students were facing childcare issues now that schools were closed, and some still had payments remaining on tuition and fees or loans, but had lost some or all of their income. A generous group of The Foundation at MCCC's board members, MCCC alumni and staff, and outside corporations came together to quickly seed an effort to raise funds for a newly established Emergency Relief Fund. The initial \$20,000 raised served as a "challenge match" for community donors to which individuals were invited to donate and see their gifts doubled. Within two weeks, MCCC was receiving and granting requests for scholarships, awarding more than \$50,000 in emergency assistance to students for both the Winter and Summer 2020 semesters.

First Merchants Bank is one of several corporate donors that helped make the Emergency Relief Fund a success. "When we started to hear some of the stories about the students and their families who were being helped through the Emergency Relief Fund, we were definitely motivated to participate and make a lead contribution of \$10,000," said Thomas Myers, regional president of FMB. "As a corporate leader in Monroe County, we wanted to lend our support and be sure that our donation would have a significant and direct impact." Other corporate donors to the Emergency Relief Fund included DTE Energy Foundation and Carleton Rotary Club. These donors recognized the importance of helping MCCC students – many of whom might become future employees – complete their education during the crisis.



Students Helped by Emergency Relief Fund Share Their Stories and Thank Donors

Since the pandemic began, nearly 100 students facing unexpected financial emergencies were able to continue their studies thanks to support from donors who gave to the Emergency Relief Fund. Several students, including those who were working on the front lines while pursuing their education, as well as students who were training and studying for careers in essential fields like health care, shared their stories via video. In turn, The Foundation at MCCC took the opportunity to share these heartwarming messages with donors via its website.

Julie H. is a mom and was working as a paramedic in the emergency room while taking her final classes as a second-year nursing student. She was able to purchase a new laptop with her scholarship to continue her studies online and complete her degree.

Amber L. was juggling being a mom of a three-year-old, a full-time job and her studies as a licensed practical nursing student when she was laid off. The scholarship she received helped take some of the



financial pressure off her family so she could continue her studies in preparation for serving on the front lines as a nurse.

Maria B. was working as a corrections officer, studying nursing at MCCC and being a supportive wife and mom to her college-age son and five-year-old daughter. When she was laid off due to COVID-19 and facing additional expenses related to transitioning to the online learning environment and managing family life, the scholarship was able to provide her with financial assistance and peace of mind.

Leaving a Legacy and Impacting Students in Perpetuity

For 12 MCCC students, the cost of a college education was significantly reduced for the 2019-2020 academic year because of the generosity of a woman who was in their position nearly 50 years ago.

These 12 students from across Monroe County are the first of many groups of students who will benefit from the philanthropy of Ethel K. (Russeau) Fountain.



Fountain was born in Monroe in 1927. After graduating from Monroe High School, she married Ronald J. Fountain in 1952. As a nontraditional adult learner, she attended MCCC and earned a general business management certificate in 1976. She worked for the Michigan Bell Telephone Company as a switchboard operator and as a paper assembler for the Monroe Evening News prior to her retirement in 1992. Sadly, her husband passed away in 2000. “Throughout their lives, Ethel and Ron were hard workers and excellent savers and investors,” said Michele Mizell, one of several nieces and nephews.

In 2015, after realizing she had amassed an amount of money that could make a large impact on others in the community, Fountain reached out to The Foundation at MCCC to explore options and created the Ethel K. (Russeau) Fountain Endowed Scholarship.

Although many years had passed, she never forgot the impact MCCC had on her life. “She believed that education was the key to earning a good living,” said Mizell. “Helping students through The Foundation was the right fit.” As a nontraditional student herself, Fountain especially wanted to support students who are returning to college to prepare for a hands-on technical career, such as those offered through the Applied Science and Engineering Technology Division at MCCC.

When Fountain passed away in 2018, her gift was the single largest scholarship in the history of the college, exceeding \$700,000. Because the scholarship fund is endowed, The Foundation at MCCC will be able to award significant scholarships to students in perpetuity.



MCCC Cultural Enrichment Endowment Funds Significant Improvements to the La-Z-Boy Center’s Meyer Theater

The La-Z-Boy Center’s Meyer Theater, built in 2004, received a significant infrastructure upgrade this year with the installation of a state-of-the-art sound system. A great deal has changed in the technology used to create high-caliber musical and theatrical experiences in recent years. With funding from The Foundation at MCCC’s Cultural Enrichment Endowment Fund, this first – and most necessary – upgrade to the theater’s sound system has paved the way for the La-Z-Boy Center to continue to serve as Monroe County’s premiere entertainment venue. The new sound system not only will enhance future performances for patrons, but also will offer a long-term savings for the college, which will no longer need to pay rental fees for equipment. It will also add flexibility for the theater to provide an even more diverse array of entertainment. This is the latest project in a multi-year, \$250,000 investment by The Foundation at MCCC to modernize the equipment and improve the patron experience in the Meyer Theater.

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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, 2019 and June 30, 2020.

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.

2019-2020 Cumulative Donors

Platinum \$1,000,000+

DTE Energy Foundation
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Mrs. Shirley A. Meyer
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Dr. Grace Yackee and Mr. Tim Yackee



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Platinum \$1,000,000+

Mr. Gary J. and Mrs. Patricia A. Vajcner

Silver \$100,000+

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

Bronze \$50,000+

Mr. Noel H. and Mrs. Elizabeth R. Dentner

Eleanor M. Johnson Trust

Legacy Society \$20,000+

DTE Energy Foundation
Ms. Jane E. Mahalak
Roof Family Foundation Inc.
The Rotary Club of Monroe

Trustee's Society \$10,000+

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Blu Water Medi Spa Salon
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Lakelands Golf & Country Club
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Zap Zone

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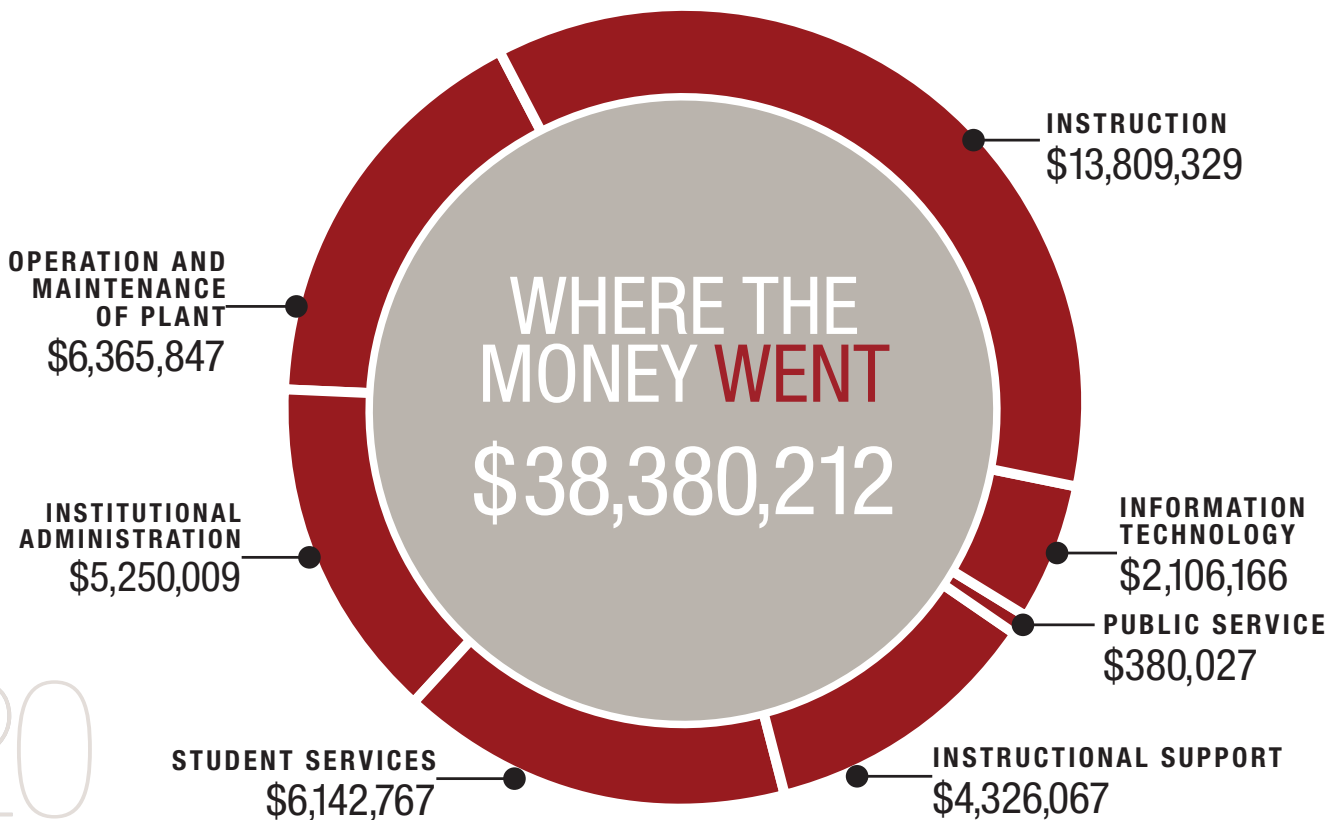
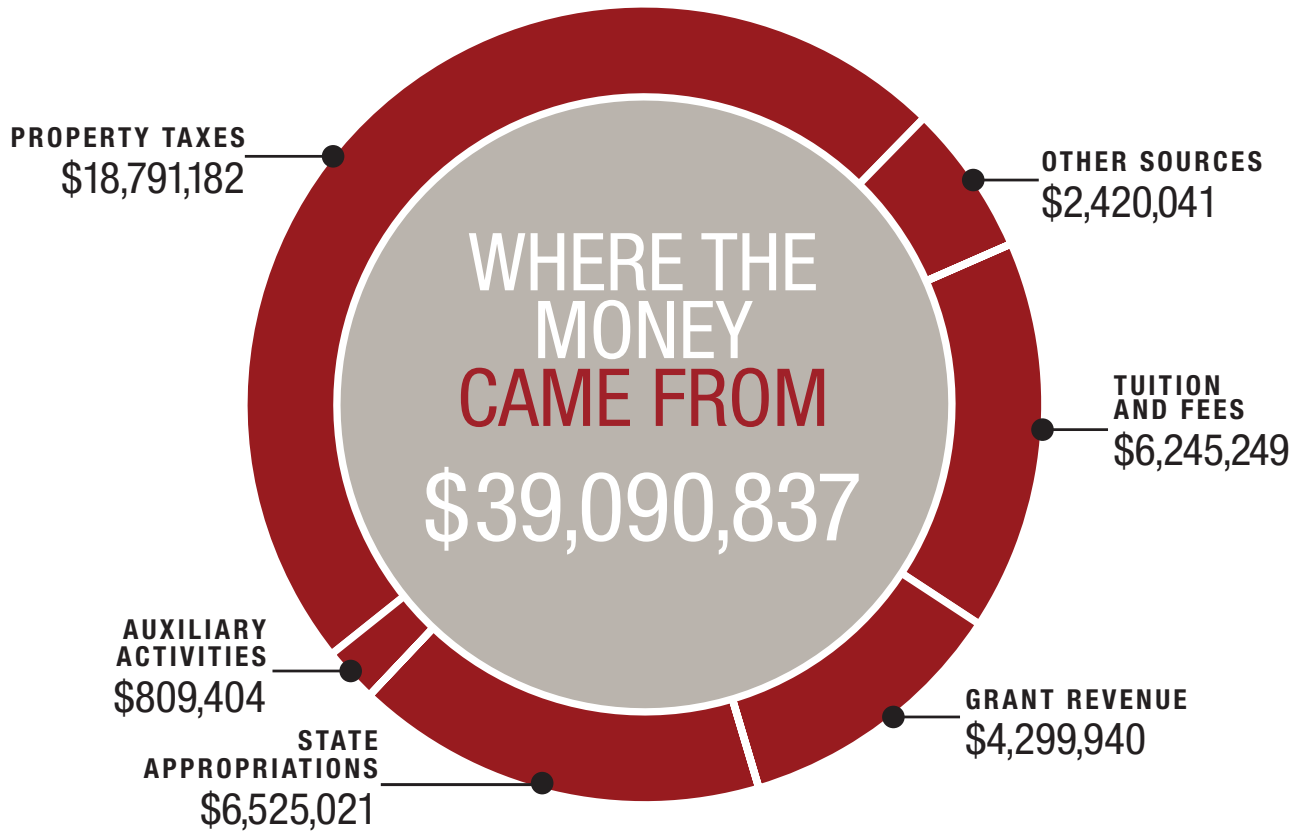
Gifts to Honor Individuals

Luna Bellestri
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The Children of Flint
Penny Dorcey
John and Angie Sabo
Daniel Shaw
Audrey Warrick
Mr. Weber

REVENUES AND EXPENDITURES

MCCC REVENUES AND EXPENDITURES

Fiscal Year Ended June 30, 2020



THE FOUNDATION at MCCC

Fiscal Year Ended June 30, 2020

DURING THE FISCAL YEAR ENDED JUNE 30, 2020

| | |
|--|--------------------|
| We received contributions totaling | \$1,605,462 |
| Investment gains of | \$348,206 |
| Special event revenues of | \$28,850 |
| We received in-kind contributions for administrative services from MCCC and other in-kind support of | \$294,569 |
| Which resulted in total revenues of | \$2,277,087 |

| | |
|---|--------------------|
| We distributed to MCCC for scholarships and program funds | (\$513,746) |
| And had administrative and fund raising expenses of | (\$294,569) |
| And had other expenses of | (\$3,933) |
| Which resulted in total expenditures of | (\$812,248) |
| Resulting in a total net asset increase of | \$1,464,839 |
| When combined with our net assets at June 30, 2019 of | \$7,172,700 |
| Resulted in new net assets at June 30, 2020 | \$8,637,539 |

The June 30, 2020 net assets are represented by

| | |
|--|-------------|
| Cash of | \$1,009,070 |
| Investments of | \$6,831,000 |
| Accounts and pledges receivable of | \$902,936 |
| Our total assets as of June 30, 2020 were | \$8,743,006 |
| Our total liabilities as of June 30, 2020 were | (\$105,467) |

Our net assets, therefore, as of June 30, 2020 were

\$8,637,539

Make a Difference with a Gift to MCCC

Our work would not be possible without donors like you. From scholarships to cultural arts, 100 percent of your gift directly supports students and programming at Monroe County Community College.

Share your love of education with a tax-deductible gift that will strengthen MCCC's ability to serve our students and the greater community.

Learn more about the work we do and how your support can help us enhance the educational and cultural experience of our students and community by visiting us online at www.monroeccc.edu/foundation.



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



MONROE COUNTY COMMUNITY COLLEGE

enriching lives

MAIN CAMPUS

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

WHITMAN CENTER

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

www.monroecc.edu

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

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

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

Monroe County Community College

Enrollment Statistics

Fall 1998-2021

| Semester | Headcount | Credit | Billable | Career | Transfer | Mean | % | % | % | % | % | % Out of County In State | % |
|-----------|-----------|--------|----------|--------|----------|------|----|----|----|----|--------|--------------------------------|--------------|
| | | Hours | Hours | | | Age | PT | FT | M | F | County | | 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 |
| Fall 2020 | 2,312 | 19,240 | 21,998 | 916 | 1,396 | 22.3 | 70 | 30 | 38 | 62 | 88 | 10 | 2 |
| Fall 2021 | 2,570 | 20,581 | 23,509 | 1,171 | 1,399 | 23.9 | 76 | 24 | 38 | 62 | 88 | 11 | 1 |

Monroe County Community College
Fall Term Credit Student Profile Comparison
2020/2021

| | Fall 2020 | Fall 2021 | +/- Fall 2020 |
|---------------------------------------|------------------|------------------|----------------------|
| <u>Enrollment by Key Group</u> | | | |
| First Time in Any College (FTIAC) | 558 | 651 | 93 |
| Transfer | 98 | 130 | 32 |
| Current | 1398 | 1440 | 42 |
| Re-enrolling | 258 | 349 | 91 |
| Total | 2312 | 2570 | 258 |

| | | | |
|--|-------|-------|-------|
| <u>Enrollment by Credit Status (Excluding Dual-Enrolled Students)</u> | | | |
| Part-time | 61.5% | 69.8% | 8.3% |
| Full-time | 38.5% | 30.2% | -8.3% |

| | | | |
|----------------------|-------|-------|-------|
| <u>Gender</u> | | | |
| Female | 62.5% | 62.1% | -0.4% |
| Male | 37.5% | 37.9% | 0.4% |

| | | | |
|---|-------|-------|--------|
| <u>Gender and Credit Status (Excluding Dual-Enrolled Students)</u> | | | |
| Part-time Female | 38.2% | 48.4% | 10.2% |
| Full-time Female | 24.3% | 13.9% | -10.4% |
| Part-time Male | 23.3% | 27.8% | 4.5% |
| Full-time Male | 14.1% | 9.9% | -4.2% |

| | | | |
|-------------------|-------|-------|-------|
| <u>Age</u> | | | |
| Under 21 | 62.7% | 55.2% | -7.5% |
| 21-30 | 24.1% | 24.7% | 0.6% |
| 31-40 | 7.6% | 11.2% | 3.6% |
| 41-50 | 4.3% | 7.0% | 2.7% |
| Over 50 | 1.3% | 1.9% | 0.6% |

| | | | |
|-------------------------------|-------|-------|-------|
| <u>District Status</u> | | | |
| In District | 87.6% | 87.6% | 0.0% |
| Out of District | 10.2% | 10.8% | 0.6% |
| Out of State | 2.0% | 1.5% | -0.5% |

| | | | |
|-------------------------------|-------|-------|-------|
| <u>Dual Enrollment</u> | | | |
| Dual Enrollment | 28.0% | 26.3% | -1.7% |

| | | | |
|------------------------------|-------|-------|--------|
| <u>Race/Ethnicity</u> | | | |
| Caucasian | 77.0% | 68.9% | -8.12% |
| Hispanic/Latino | 3.1% | 2.9% | -0.19% |

| | | | |
|-------------------------------|-------|-------|--------|
| African American | 2.7% | 3.2% | 0.43% |
| Asian | 0.7% | 0.5% | -0.20% |
| American Indian/Alaska Native | 0.4% | 0.4% | 0.00% |
| International | 0.1% | 0.1% | -0.01% |
| Hawaiian/Pacific Islander | 0.0% | 0.0% | 0.04% |
| Two or more races | 1.2% | 2.0% | 0.74% |
| Not Reported | 14.7% | 22.0% | 7.32% |

Fall 2021 Credit Student Enrollment by Monroe County High School Graduates

| High School | % of 2021 Graduating Class Enrolled at MCCC | +/- Fall 2020 | % of Class Former or Current MCCC Student | +/- Fall 2020 | Former Duals Not Enrolled | +/- Fall 2020 |
|---------------------------|--|----------------------|--|----------------------|--------------------------------------|----------------------|
| Airport | 19% | 3% | 26% | 5% | 13 | 2 |
| Bedford | 7% | -3% | 23% | -6% | 52 | -13 |
| Dundee | 19% | 1% | 61% | 7% | 41 | 2 |
| Ida | 36% | 8% | 67% | 8% | 32 | 1 |
| Jefferson | 17% | -3% | 50% | 7% | 34 | 5 |
| Mason | 19% | 5% | 33% | -8% | 12 | -7 |
| Monroe | 16% | -4% | 30% | -5% | 42 | -2 |
| St. Mary Catholic Central | 10% | -7% | 19% | -14% | 7 | -7 |
| Summerfield | 21% | -18% | 38% | -21% | 7 | -2 |
| Whiteford | 14% | 3% | 17% | -15% | 1 | -9 |

Fall 2021 Credit Transfer and Occupational Programs

| Transfer | Occupational |
|-----------------|---------------------|
| 54.4% | 45.6% |

Fall 2021 Credit Occupational Program Division Total Enrollment

| Science/Math | Humanities and Social Sciences | ASET | Business | Health Sciences |
|---------------------|---------------------------------------|-------------|-----------------|------------------------|
| 5.1% | 10.4% | 16.7% | 31.9% | 35.9% |

Fall 2021 Credit Transfer Program Enrollment (All)

| | |
|--|-----|
| Dual Enrollment | 677 |
| Associate of Science | 544 |
| Associate of Science - Undecided | 73 |
| Liberal Arts | 31 |
| Post Graduate Enrollment | 31 |
| Guest Enrollment | 17 |
| Associate of Science - Pre Education | 10 |
| Associate of Science - Pre Engineering | 7 |
| Associate of Arts | 6 |
| Pre Physical Therapy | 1 |
| Undecided | 1 |
| Pre Engineering | 1 |

Fall 2021 Credit Occupational Programs Enrollment (Greater than 1)

| Business | |
|--|-----|
| Business Management | 153 |
| Accounting | 51 |
| CIS: Cybersecurity and Information Assurance | 36 |
| CIS: Computer Science | 31 |
| Graphic Design - Digital Media | 17 |
| CIS: System Administration Specialist | 13 |

| | |
|--|----|
| Agriculture Operations | 12 |
| CIS: Office Professional | 12 |
| CIS: PC Support Technician | 11 |
| Associate of Science - Pre Business | 9 |
| CIS: App Development | 5 |
| Game Design and Development | 4 |
| Culinary Arts & Foodservices Education | 3 |
| Graphic Design - Illustration | 2 |
| Entrepreneurship Certificate | 2 |
| CIS: Accounting/CIS | 2 |

Health Sciences

| | |
|---|-----|
| Liberal Arts-Pre Nursing | 184 |
| Nursing | 113 |
| Respiratory Therapy | 41 |
| Liberal Arts - Pre Nursing Bridge LPN to RN | 30 |
| Liberal Arts-Pre Respiratory Therapy | 25 |
| Liberal Arts - Pre Practical Nursing | 19 |
| Associate of Science - Pre Health Sciences | 8 |

Humanities and Social Sciences

| | |
|--|----|
| Criminal Justice | 64 |
| Associate of Science - Pre Psychology | 16 |
| Associate of Science - Pre Social Work | 15 |
| Associate of Fine Arts | 8 |
| Law Enforcement | 5 |
| Associate of Science - Pre English | 3 |
| Elementary Education | 3 |
| Associate of Science - Pre Social Sciences | 3 |
| Fine Arts (AFA) | 2 |

ASET

| | |
|-----------------------------------|----|
| Welding Technology | 35 |
| Electrical Engineering Technology | 32 |
| General Technology | 28 |
| Mechanical Engineering Technology | 17 |
| Nuclear Engineering Technology | 15 |

| | |
|------------------------------------|----|
| Mechanical Design Technology | 14 |
| Construction Management Technology | 11 |
| Automotive Service Technology | 11 |
| Manufacturing Technology | 10 |
| Associate of Applied Science | 8 |
| Automotive Engineering Technology | 4 |
| Metrology and Quality Technology | 2 |

Science and Math

| | |
|---|----|
| Early Childhood Development | 51 |
| Associate of Science - Pre Biology | 4 |
| Associate of Science - Pre Natural Sciences | 3 |
| Early Childhood Development Certificate | 2 |

Monroe County Community College
Fall Term Non-Credit Student Profile Comparison
2018/2019

| | Fall 2018 | Fall 2019 | +/- Fall 2018 |
|---------------------------------------|------------------|------------------|----------------------|
| <u>Enrollment by Key Group</u> | | | |
| Non-Credit Only | 1176 | 822 | -354 |
| Credit and Non-Credit | 33 | 31 | -2 |
| Total | 1209 | 853 | -356 |

| | | | |
|----------------------|-------|-------|--------|
| <u>Gender</u> | | | |
| Female | 43.1% | 57.9% | 14.8% |
| Male | 56.2% | 41.2% | -15.0% |
| Not Reported | 0.0% | 0.9% | 0.9% |

| | | | |
|-------------------|-------|-------|-------|
| <u>Age</u> | | | |
| Under 21 | 12.0% | 11.5% | -0.5% |
| 21-30 | 14.2% | 13.3% | -1.0% |
| 31-40 | 15.3% | 13.3% | -2.1% |
| 41-50 | 13.8% | 12.0% | -1.9% |
| Over 50 | 44.7% | 50.1% | 5.4% |

| | | | |
|-------------------------------|-------|-------|--------|
| <u>District Status</u> | | | |
| In District | 52.6% | 80.4% | 27.8% |
| Out of District | 45.4% | 17.7% | -27.7% |
| Out of State | 1.8% | 1.9% | 0.1% |
| Not Reported | 0.2% | 0.0% | -0.2% |

| | | | |
|-------------------------------|-------|-------|---------|
| <u>Race/Ethnicity</u> | | | |
| Caucasian | 21.4% | 38.7% | 17.27% |
| Hispanic/Latino | 0.3% | 0.4% | 0.10% |
| African American | 0.5% | 1.1% | 0.56% |
| Asian | 0.2% | 0.1% | -0.05% |
| American Indian/Alaska Native | 0.0% | 0.1% | 0.12% |
| International | 0.0% | 0.0% | 0.00% |
| Hawaiian/Pacific Islander | 0.0% | 0.0% | 0.00% |
| Two or more races | 0.1% | 0.0% | -0.08% |
| Not Reported | 77.5% | 59.7% | -17.83% |

Fall 2019 Non-Credit Course Duplicated Enrollment (All)

| | |
|-------------------------------|----|
| Dance2Fit with Carley | 74 |
| Vex Robotics | 70 |
| PiYo | 46 |
| Math Boot Camp | 35 |
| Circuit Training | 32 |
| First Aid/CPR/AED | 31 |
| Mich 6-Hr Real Estate Cont Ed | 31 |
| The Ketogenic Diet | 31 |
| Intro to InstaPot | 30 |
| MIOSHA General Industry 10 Hr | 26 |
| Superv Role in Safety/Health | 26 |
| Basic Instructor Skills | 26 |
| HealthGuard Certification | 25 |
| TKD with Private Lessons | 24 |
| Adrenal Fatigue | 23 |
| Manufacturing Bootcamp | 22 |
| Digestive Health | 22 |
| Tae Kwon Do | 21 |
| Basic Excel | 21 |
| Blood Borne Pathogen | 20 |
| In-Depth Homeopathic Remedies | 20 |
| MIOSHA Recordkeeping | 19 |
| Jr. Master-Gardner-Greenhouse | 19 |
| CrossFit | 19 |
| 2017 Mich Elec Code Update | 19 |
| In-depth Essential Oils | 18 |
| Homeopathic Remedies | 18 |
| Soups ON! | 18 |
| Stress and Emotional Wellness | 18 |
| Essential Oils | 17 |
| All Disease Begins in the Gut | 17 |
| Ballroom Level II | 16 |
| Intermediate Excel | 14 |
| Teen/Adult Tap III | 14 |
| Spice Up Your Holidays | 13 |
| Passport to Retirement | 13 |
| Do You Know You Are Beautiful | 13 |
| Control-Hazard Energy Source | 13 |
| Can You Hear Me Now... | 12 |
| Photo I for Digital & Film | 12 |
| Advanced Wine Tasting | 12 |
| Forgetting-A Look at Why | 11 |
| Parent Power | 11 |
| Advanced Excel | 10 |
| Cooking with Beer | 10 |

| | |
|--------------------------------|----|
| Fresh Herbal Wreath | 10 |
| Real Estate Fundamentals | 10 |
| Truth About Heart Health | 9 |
| The Great Balancing Act | 9 |
| Rock On - Gemstones | 9 |
| Beginner's Guide to Wine | 9 |
| Adult Singing Lessons | 9 |
| Protecting Against Cancer | 9 |
| Women-Keep Yourself Healthy | 9 |
| Ballet Barre Exercise | 9 |
| Teen/Adult Ballet Level IV | 8 |
| Fall Harvest Centerpiece | 8 |
| Teen/Adult Intrm Theatre Tap | 8 |
| Basic MS PowerPoint | 8 |
| MIOSHA Powered Truck Trainer | 8 |
| Certified Nurse Aide | 7 |
| Pesticide Training & Review | 7 |
| HR Certification Study Program | 7 |
| DOT Basic Haz. Material | 7 |
| Advanced G D & T | 6 |
| Teen/Adult Tap I | 6 |
| DTC Teens/Adults | 6 |
| Pre-Teen Jazz V | 6 |
| PhotoShop for Photographers | 6 |
| German II | 6 |
| Conf Space & Hazard Safety | 6 |
| Conf Space Entry & SCBA Ref | 6 |
| Beginning Russian | 6 |
| Youth Primary Ballet III | 6 |
| Hazwoper Operations Level | 5 |
| Basic Personal Protection /Hom | 5 |
| Skincare and Cosmetics | 4 |
| Drone Primer | 4 |
| Pre-Teen Ballet Level I/II | 4 |
| Youth Jazz III (age 7-9) | 4 |
| Adult Ballet Movement | 4 |
| Youth Tap Year III (age 8-9) | 4 |
| Ballroom II W/Private Lessons | 2 |
| Intro to MS Project 2019/365 | 2 |
| Introduction to SQL | 1 |
| Intro to MS Access | 1 |
| Teen/Adult Intrm Thea Tap/PI | 1 |
| Clinical Medical Assistant | 1 |
| Medical Assistant | 1 |
| Human Anatomy & Physiology | 1 |
| Private Ballroom Dance Lessons | 1 |
| Grammar Refersher Series | 1 |

| | |
|-------------------------------|---|
| Fund. of Supervision & Mgmt | 1 |
| Speed Spanish | 1 |
| Photoshop Element for Digital | 1 |
| Teen/Adult Tap III W/PL | 1 |
| Intro to Quickbooks 2019 | 1 |
| Grant Writing Suite | 1 |
| PMCB w/Applied PCS | 1 |
| Music Made Easy | 1 |
| An Intro to Voiceovers | 1 |
| Defensive Driving Course | 1 |
| Project Management Suite | 1 |
| Intermediate MS Excel 2016 | 1 |
| A to Z Grant Writing | 1 |
| Medical Transcription Editor | 1 |

APPRAISAL OF

MONROE COUNTY COMMUNITY COLLEGE

1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

R.A. Schettler, Inc.

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

Certified
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2020

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

TO WHOM IT MAY CONCERN:

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

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

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

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

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

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

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

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

A RECOGNIZED AUTHORITY SINCE 1935

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

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

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

VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/RMK

R.A. Schettler, Inc.

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

Certified
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2020

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

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THIS APPRAISAL.

VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/RMK

R.A SCHETTLER, INC.
REGISTERED APPRAISERS

-CERTIFY-

THAT ON THE DATE GIVEN IN THIS CERTIFICATE, THE PROPERTY OF
MONROE COUNTY COMMUNITY COLLEGE
LOCATED AT 1555 SOUTH RAISINVILLE ROAD
MONROE, MICHIGAN 48161

WAS WELL AND REASONABLY WORTH:

- ONE HUNDRED THIRTY-EIGHT MILLION, SIX HUNDRED
SIXTY-THREE THOUSAND AND NINE HUNDRED DOLLARS.

ON THE BASIS OF ITS REPLACEMENT VALUE NEW

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS \$138,663,900.00

DATE: NOVEMBER FIRST, TWO THOUSAND TWENTY

R.A. SCHETTLER, INC.

PROJECT NO: 2180

BY _____

R.A SCHETTLER, INC.

REGISTERED APPRAISERS

-CERTIFY-

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

MONROE COUNTY COMMUNITY COLLEGE

LOCATED AT 1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

WAS WELL AND REASONABLY WORTH:

- ONE HUNDRED ONE MILLION, ONE HUNDRED TWENTY-SEVEN THOUSAND,
SIX HUNDRED DOLLARS

ON THE BASIS OF ITS SOUND VALUATION

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS \$101,127,600.00

DATE: NOVEMBER FIRST, TWO THOUSAND TWENTY

R.A. SCHETTLER, INC.

PROJECT NO: 2180

BY _____

R.A. SCHETTLER, INC
SUMMATION

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

As of 11/1/20

| Summary by: | Replacement Value New | Sound or Depr. Value |
|----------------------------------|--------------------------|-------------------------|
| HEALTH EDUCATION BUILDING | 13,951,300.00 | 10,742,500.00 |
| CAMPBELL LEARNING RESOURCES CTR. | 14,850,900.00 | 7,871,000.00 |
| FOUNDER HALL | 16,282,200.00 | 12,048,800.00 |
| LIBRARY/FOUNDER HALL BOILER RM. | 3,359,800.00 | 2,990,200.00 |
| LIFE SCIENCE BUILDING | 20,990,500.00 | 13,014,100.00 |
| LIFE SCIENCE BOILER | 2,284,700.00 | 2,010,500.00 |
| MAINTENANCE BUTLER BUILDING | 67,800.00 | 31,900.00 |
| POWER PLANT | 1,891,900.00 | 1,040,500.00 |
| STUDENT SERVICES/ADMINISTRATION | 22,641,900.00 | 14,717,200.00 |
| WHITMAN CENTER | 4,808,000.00 | 3,557,900.00 |
| WHITMAN CENTER GARAGE | 30,800.00 | 22,200.00 |
| SALT STORAGE | 20,600.00 | 16,100.00 |
| LA-Z-BOY CENTER | 20,288,300.00 | 17,245,100.00 |
| CAREER TECHNOLOGY CENTER | 17,195,200.00 | 15,819,600.00 |
| ASSET ACCOUNT GRAND TOTAL | 138,663,900.00 | 101,127,600.00 |
| PERCENT DEPRECIATION | X | |

R. A. SCHESSLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|-----------------------------------|---------------|
| FOUNDATION: | 333,600.00 |
| SUPERSTRUCTURE: | |
| FRAME | 795,800.00 |
| FLOORS | 496,600.00 |
| FLOOR COVERINGS | 393,700.00 |
| CEILINGS | 112,800.00 |
| ROOF STRUCTURE | 787,200.00 |
| ROOF COVER | 539,100.00 |
| INTERIOR CONSTRUCTION | 2,447,600.00 |
| BUILT-IN FIXTURES | 374,500.00 |
| ELECTRICAL | 1,502,700.00 |
| PLUMBING | 891,500.00 |
| HEATING AND AIR CONDITIONING | 1,903,500.00 |
| MISCELLANEOUS | 716,600.00 |
| EXTERIOR WALLS | 1,743,400.00 |
| TOTAL LABOR AND MATERIALS | 13,038,600.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7% |

| | |
|-----------------------|---------------|
| Replacement Value New | 13,951,300.00 |
| Depreciation % | 23% |
| Sound Valuation | 10,742,500.00 |

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
RESILIENT FLOORING IN CLASSROOMS
PORCELAIN TILE IN CORRIDOR
RUBBER FLOOR IN WEIGHT AREA

CEILINGS - SUSPENDED ACOUSTICAL THROUGHOUT EXCEPT GYM

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

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

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

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

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

HEALTH EDUCATION BUILDING: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

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

- ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES, FLUORESCENT TUBE FIXTURES, TRANSFORMER
- GEO THERMAL CONTROL
 - 80 KW/100 KVA EMERGENCY GENERATOR
 - ACCESS CONTROL SYSTEM
 - VIDEO SURVEILLANCE SYSTEM

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

HEATING AND AIR CONDITIONING -

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

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 3

HEALTH EDUCATION BUILDING: continued

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

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

R. A. SCHESSLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|--|----------------------|
| BASEMENT: | |
| FRAME | 445,400.00 |
| FLOOR | 150,600.00 |
| CEILING | 127,500.00 |
| EXTERIOR WALLS | 313,300.00 |
| INTERIOR PARTITION | 875,300.00 |
| ELECTRICAL | 436,600.00 |
| FOUNDATION: | 373,800.00 |
| SUPERSTRUCTURE: | |
| FRAME | 1,141,700.00 |
| FLOORS | 814,000.00 |
| FLOOR COVERINGS | 319,900.00 |
| CEILINGS | 346,100.00 |
| ROOF STRUCTURE | 363,400.00 |
| ROOF COVER | 225,100.00 |
| INTERIOR CONSTRUCTION | 2,010,300.00 |
| BUILT-IN FIXTURES | 212,100.00 |
| ELECTRICAL | 1,463,200.00 |
| PLUMBING | 900,400.00 |
| HEATING AND AIR CONDITIONING | 1,952,000.00 |
| EXTERIOR WALLS | 1,176,400.00 |
| ELEVATORS | 196,200.00 |
| MISCELLANEOUS CONSTRUCTION | 36,000.00 |
| TOTAL LABOR AND MATERIALS | 13,879,300.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7% |
| <hr/> | |
| Replacement Value New | 14,850,900.00 |
| Depreciation % | 47% |
| Sound Valuation | 7,871,000.00 |

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

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

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
- ACCESS CONTROLL SYSTEM
- VIDEO SURVEILLANCE SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

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

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

EXTERIOR WALLS - GLASS AND INSULATED PANELS, ALUMINUM FRAME

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

R. A. SCHESSLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 3

CAMPBELL LEARNING RESOURCES CENTER: continued

SUPERSTRUCTURE: continued

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

MISCELLANEOUS CONSTRUCTION -
1 - EMERGENCY CALL STATION

BUILT: 1968

R. A. SCHESSLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|-----------------------------------|--------------|
| TUNNEL: | |
| FLOOR | 5,900.00 |
| EXTERIOR WALLS | 68,100.00 |
| ELECTRICAL | 18,600.00 |
| FOUNDATION: | 14,600.00 |
| SUPERSTRUCTURE: | |
| FRAME | 34,400.00 |
| FLOORS | 23,300.00 |
| ROOF STRUCTURE | 38,100.00 |
| ROOF COVER | 62,100.00 |
| ELECTRICAL | 641,100.00 |
| HEATING AND AIR CONDITIONING | 2,043,000.00 |
| EXTERIOR WALLS | 190,800.00 |
| TOTAL LABOR AND MATERIALS | 3,140,000.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7% |

| | |
|-----------------------|--------------|
| Replacement Value New | 3,359,800.00 |
| Depreciation % | 11% |
| Sound Valuation | 2,990,200.00 |

R. A. SCHETTLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

PIPE TUNNEL:

FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE, 8"

ROOF STRUCTURE - REINFORCED CONCRETE, 8" WITH INSULATION

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOIST, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

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

- FIRE ALARM SYSTEM

- GEOTHERMAL POWER DISTRIBUTION

1 - 125 KW/150 KVA EMERGENCY GENERATOR

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

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

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

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

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

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

- GEOTHERMAL SYSTEM FROM 277 WELL FIELD

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

- BLOCK, 12"

BUILT: 1978

R. A. SCHESSLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|--|----------------------|
| BASEMENT: | |
| FLOOR | 34,500.00 |
| EXTERIOR WALLS | 124,400.00 |
| INTERIOR PARTITION | 151,500.00 |
| ELECTRICAL | 126,400.00 |
| FOUNDATION: | 459,700.00 |
| SUPERSTRUCTURE: | |
| FRAME | 2,362,100.00 |
| FLOORS | 885,300.00 |
| FLOOR COVERINGS | 378,200.00 |
| CEILINGS | 777,900.00 |
| ROOF STRUCTURE | 537,800.00 |
| ROOF COVER | 358,300.00 |
| INTERIOR CONSTRUCTION | 2,458,800.00 |
| BUILT-IN FIXTURES | 1,943,600.00 |
| ELECTRICAL | 2,399,700.00 |
| PLUMBING | 1,353,100.00 |
| HEATING AND AIR CONDITIONING | 2,568,900.00 |
| EXTERIOR WALLS | 2,484,100.00 |
| ELEVATORS | 177,000.00 |
| MISCELLANEOUS CONSTRUCTION | 36,000.00 |
| TOTAL LABOR AND MATERIALS | 19,617,300.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7% |
| <hr/> | |
| Replacement Value New | 20,990,500.00 |
| Depreciation % | 38% |
| Sound Valuation | 13,014,100.00 |

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 | - | <u>5,776</u> | SQUARE FEET |
| TOTAL | | 63,488 | SQUARE FEET |

BASEMENT:

FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE, REINFORCED PIER AND FOOTING

SUPERSTRUCTURE:

FRAME - STEEL, FIREPROOFED

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

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

CEILINGS - SUSPENDED ACOUSTICAL TILE;
- SUSPENDED METAL ACOUSTICAL TILE

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

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

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

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

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

2 - FISHER HAMILTON SAFEAIRE HORIZON FUME HOODS, RM207

9 - FISHER HAMILTON CONCEPT FUME HOODS, RM 205

REAL ESTATE - BUILDING

MONROE COMMUNITY COLLEGE

LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

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

R. A. SCHETTLER, INC.
Appraisal Engineers

PAGE 3

REAL ESTATE - BUILDING -

MONROE COUNTY COMMUNITY COLLEGE

LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

- WOOD WALL CABINET, OPEN, 12 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 10 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 21.5 LINEAR FT. - ROOM 208
- WOOD WALL CABINET, GLASS DOORS, 6 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 36.5 LINEAR FT. - ROOM 210
- WOOD WALL CABINET, BIFOLD DOORS, 8 LINEAR FT. - ROOM 209
- HIGH DENSITY STORAGE UNITS WITH RAIL SYSTEM INCLUDING
3 - 108 X 24 X 72" RACKS, 1 - 108 X 12 X 72" RACK - ROOM 112-1
- TALL DISPLAY CASE, WOOD, 35 X 22 X 82" - ROOM 113
- 6 - STUDENT PENINSULA WORK STATIONS, WOOD PEDESTAL BASE, OCTAGON
RESIN TOP - ROOM 210
- 6 - STUDENT LAB WORK STATIONS, WOOD BASE, RESIN TOP, 8' - ROOM 113
- 2 - STUDENT LAB WORK STATIONS, WOOD BASE, WITH SINK, RESIN TOP, 8'
ROOM 113
- 1 - ISLAND LAB BENCH, WOOD BASE, RESIN TOP, 12 X 4 X 3' - ROOM 209
- 3 - INSTRUCTORS WORK STATIONS, WOOD, RESIN TOP, 12'
- 1 - BUTCHER BLOCK COUNTER WITH WOOD BASE, 14'
- 1 - WOOD BASE CABINETS, RESIN TOP, 32 LINEAR FT. - ROOM 210
- 2 - ADA WOOD BASE CABINETS, RESIN TOP, 3' - ROOM 210
- WOOD BASE CABINET, RESIN TOP, 27.5 LINEAR FT. - ROOM 208
- WOOD BASE CABINET, RESIN TOP, 31.5 LINEAR FT. - ROOM 209
- WOOD BASE CABINET, RESIN TOP, 16.5 LINEAR FT. - ROOM 113
- WOOD BASE CABINET, RESIN TOP, 13.5 LINEAR FT. - ROOM 112-1
- 2 - TALL CABINETS, GLASS FRONT DOORS, 47" - ROOM 113
- 2 - TALL CABINETS, SOLID DOORS WITH TUBS, 47" - ROOM 113
- 1 - TALL CABINET, UPPER/LOWER DOORS, 36" - ROOM 209
- 1 - TALL CABINET, SOLID DOOR, RAILS, 47" - ROOM 112-1
- 1 - TALL CABINET, OPEN SHELVES, 42" - ROOM 112-1
- 1 - TALL CABINET, SOLID DOORS, 42" - ROOM 113
- 2 - TALL CABINETS, SOLID DOORS, 42" - ROOM 112
- 4 - TALL CABINETS, SOLID DOORS, 42" - ROOM 209
- 7 - TALL CABINETS, SOLID DOORS, 36" - ROOM 210
- 3 - SINK CABINETS, 42" - ROOM 113
- 1 - SINK CABINET, 35" - ROOM 112-1
- 1 - SINK CABINET, 35" - ROOM 209
- 1 - SINK CABINET, 30" - ROOM 208
- 1 - SINK CABINET, 48" - ROOM 113
- 1 - SINK CABINET, 30" - ROOM 210
- 7 - DRAWER CABINET, RESIN TOP, 24" - ROOM 113
- 1 - DRAWER CABINET, RESIN TOP, 24" - ROOM 112-1
- 1 - STAINLESS STEEL WORK TABLE, SHELF UNDER, 2'10" - ROOM 105
- 1 - TALL CABINET, WOOD, 4 DOOR 1 DRAWER, GLASS UPPER, 36" - ROOM 102
- 1 - STAINLESS STEEL WORK TABLE, 108" - ROOM 105
- 7 - ADA CLASSROOM DOORS
- 2 - TALL CABINETS, WOOD, 4 DOOR, GLASS UPPER, 48" - ROOM 102
- 2 - TALL CABINETS, WOOD, 4 DOOR, GLASS UPPER, 36" - ROOM 102
- 4 - TALL CABINETS, WOOD, 2 DOOR, 26" - ROOM 103

LIFE SCIENCE: CONTINUED

BUILT-IN FIXTURES - CONTINUED

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

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 5

LIFE SCIENCE BUILDING: continued

SUPERSTRUCTURE: continued

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

- FIRE ALARM SYSTEM
- GEOTHERMAL POWER DISTRIBUTION
- ACCESS CONTROL SYSTEM
- VIDEO SURVEILLANCE SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 20 - WATER CLOSETS
- 14 - LAVATORIES
- 11 - URINALS
- 2 - SERVICE SINKS
- 2 - DRINKING FOUNTAINS

HEATING -

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

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

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

MISCELLANEOUS CONSTRUCTION - EMERGENCY CALL STATION

BUILT: 1972; ADDITION 2017

R. A. SCHELLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|-----------------------------------|---------------------|
| FOUNDATION: | 14,600.00 |
| SUPERSTRUCTURE: | |
| FRAME | 34,400.00 |
| FLOORS | 23,300.00 |
| ROOF STRUCTURE | 38,100.00 |
| ROOF COVER | 62,100.00 |
| ELECTRICAL | 246,000.00 |
| HEATING AND AIR CONDITIONING | 1,525,900.00 |
| EXTERIOR WALLS | 190,800.00 |
| TOTAL LABOR AND MATERIALS | <u>2,135,200.00</u> |
| ARCHITECT'S PLANS AND SUPERVISION | 7% |

| | |
|-----------------------|---------------------|
| Replacement Value New | <u>2,284,700.00</u> |
| Depreciation % | 12% |
| Sound Valuation | <u>2,010,500.00</u> |

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

1 - 80 KW/100 KVA EMERGENCY GENERATOR

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

2 - CHILLER WATER PUMPS, 15 HP

2 - HOT WATER HEATING PUMPS, 15 HP

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

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

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

- GEOTHERMAL SYSTEM FROM 277 WELL FIELD

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

- BLOCK, 12"

BUILT: 1978

R. A. SCHELLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|-----------------------------------|------------------|
| FOUNDATION: | 4,600.00 |
| SUPERSTRUCTURE: | |
| FRAME | 11,800.00 |
| FLOORS | 9,300.00 |
| ROOF STRUCTURE | 8,000.00 |
| ROOF COVER | 5,800.00 |
| EXTERIOR WALLS | 24,500.00 |
| TOTAL LABOR AND MATERIALS | <u>64,000.00</u> |
| ARCHITECT'S PLANS AND SUPERVISION | 6% |

| | |
|-----------------------|------------------|
| Replacement Value New | 67,800.00 |
| Depreciation % | 53% |
| Sound Valuation | <u>31,900.00</u> |

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

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

| Description | 11/1/20 |
|-----------------------------------|---------------------|
| FOUNDATION: | 59,800.00 |
| SUPERSTRUCTURE: | |
| FRAME | 137,300.00 |
| FLOORS | 107,100.00 |
| ROOF STRUCTURE | 149,700.00 |
| ROOF COVER | 105,700.00 |
| INTERIOR CONSTRUCTION | 94,700.00 |
| ELECTRICAL | 675,700.00 |
| PLUMBING | 57,600.00 |
| HEATING | 29,200.00 |
| EXTERIOR WALLS | 335,000.00 |
| TOTAL LABOR AND MATERIALS | <u>1,751,800.00</u> |
| ARCHITECT'S PLANS AND SUPERVISION | 8% |

| | |
|-----------------------|---------------------|
| Replacement Value New | <u>1,891,900.00</u> |
| Depreciation % | <u>45%</u> |
| Sound Valuation | <u>1,040,500.00</u> |

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
- 1 - KOHLER 45 KW EMERGENCY GENERATOR
- 1 - ACCESS CONTROL SYSTEM
- 1 - VIDEO SURVEILLANCE SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

HEATING - 5 - TRANE GAS FIRED UNIT HEATERS, SUSPENDED

- 1 - DAIKIN ROOM AIR CONDITIONER WITH CONDENSING UNIT

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

- PRECAST CONCRETE PANEL
- GLASS AND INSULATED PANELS
- 2 - ALUMINUM OVERHEAD DOORS, 12 X 12'
- 1 - ALUMINUM OVERHEAD DOOR, 8 X 8'

BUILT: 1968

R. A. SCHELLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|--|----------------------|
| BASEMENT: | |
| FRAME | 355,800.00 |
| FLOOR | 258,000.00 |
| CEILING | 63,300.00 |
| EXTERIOR WALLS | 337,100.00 |
| INTERIOR PARTITION | 1,313,500.00 |
| ELECTRICAL | 805,600.00 |
| FOUNDATION: | 510,200.00 |
| SUPERSTRUCTURE: | |
| FRAME | 710,600.00 |
| FLOORS | 862,400.00 |
| FLOOR COVERINGS | 417,300.00 |
| CEILINGS | 363,400.00 |
| ROOF STRUCTURE | 1,144,500.00 |
| ROOF COVER | 618,400.00 |
| INTERIOR CONSTRUCTION | 3,026,100.00 |
| BUILT-IN FIXTURES | 796,600.00 |
| ELECTRICAL | 2,279,200.00 |
| PLUMBING | 1,253,500.00 |
| HEATING AND AIR CONDITIONING | 4,379,300.00 |
| EXTERIOR WALLS | 1,452,900.00 |
| ELEVATORS | 177,000.00 |
| MISCELLANEOUS CONSTRUCTION | 36,000.00 |
| TOTAL LABOR AND MATERIALS | 21,160,700.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7% |
| <hr/> | |
| Replacement Value New | 22,641,900.00 |
| Depreciation % | 35% |
| Sound Valuation | 14,717,200.00 |

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

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

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
1 - 180 KW/225 KVA EMERGENCY GENERATOR
- ACCESS CONTROL SYSTEM
- VIDEO SURVEILLANCE SYSTEM

BUILT-IN FIXTURES -

- 3 - COOLERS
- 1 - WALK-IN FREEZER
 - CABINETS AS REQUIRED
- 1 - GRILL STAND, STAINLESS STEEL 2 DRAWER 1 DOOR FREEZER BASE, 80" WIDE
- 1 - HOT FOOD COUNTER, 5 WELLS, STAINLESS STEEL WITH DUKE 2-DOOR THERMOTAINER, BREATH PROTECTOR, 132" WIDE
- 2 - AVTEC EXHAUST HOOD, STAINLESS STEEL, 132 X 67"
- 1 - FOOD PREP COUNTER, REFRIGERATED, 2 DOOR BASE, STAINLESS STEEL 138 X 44"
- 1 - STAINLESS STEEL SINK WITH TABLE, 102=3 X 30"
- 1 - 2 COMPARTMENT SINK, STAINLESS STEEL WITH TABLE, 185 X 30"
- 1 - STAINLESS STEEL WORK COUNTER, 84 X 30"
- 1 - 3 COMPARTMENT SINK WITH DRAIN TABLE
- 1 - DELFIELD CHEF STATION, STAINLESS STEEL, 3 DOOR REFRIGERATED BASE SINK, 2 SHELVES OVER, 15' X 33" X 36"
- 1 - BAKERS STAINLESS STEEL SINK
- 1 - WALL CABINET, 2-DOOR, STAINLESS STEEL, 48 X 15 X 30"
- 1 - WALL CABINET, 4-DOOR, STAINLESS STEEL, 96 X 15 X 30"
- 1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 119 X 72"
- 1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 101 X 72"
- 1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 120 X 72"
- 1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 115 X 72"
- 1 - RANDELL EXHAUST HOOD, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 125 X 72"
- 1 - HALTON KVE EXHAUST HOOD/WALL PANEL, STAINLESS STEEL WITH FIRE SUPPRESSION SYSTEM, 84 X 54"
- 4 - STAINLESS STEEL HAND SINKS
- 1 - 3 COMPARTMENT POT AND PAN SINK WITH DISPOSAL

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

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

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

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

MISCELLANEOUS CONSTRUCTION - EMERGENCY CALL STATION

BUILT: 1968 - 1978 - 1988

R. A. SCHESSLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|-----------------------------------|----------------------|
| BASEMENT: | |
| FLOOR | 136,800.00 |
| EXTERIOR WALLS | 635,600.00 |
| ELECTRICAL | 284,800.00 |
| FOUNDATION: | 415,800.00 |
| SUPERSTRUCTURE: | |
| FRAME | 1,132,000.00 |
| FLOORS | 736,500.00 |
| FLOOR COVERINGS | 449,400.00 |
| CEILINGS | 339,600.00 |
| ROOF STRUCTURE | 945,600.00 |
| ROOF COVER | 681,800.00 |
| INTERIOR CONSTRUCTION | 3,170,400.00 |
| BUILT-IN FIXTURES | 41,300.00 |
| ELECTRICAL | 1,702,200.00 |
| PLUMBING | 724,600.00 |
| HEATING AND AIR CONDITIONING | 2,085,600.00 |
| EXTERIOR WALLS | 1,523,100.00 |
| MISCELLANEOUS CONSTRUCTION | <u>211,900.00</u> |
| TOTAL LABOR AND MATERIALS | 15,217,000.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7% |
| <hr/> | |
| Replacement Value New | 16,282,200.00 |
| Depreciation % | 26% |
| Sound Valuation | <u>12,048,800.00</u> |

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: FOUNDER HALL

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

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

TOTAL 66,700 SQUARE FEET

BASEMENT:

FLOORS - CONCRETE
EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE

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

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS, GLASS PARTITIONS

BUILT-IN FIXTURES -

ROOM F117 -

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

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

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

ROOM F120 -

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

REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

SUPERSTRUCTURE: continued

FOUNDER HALL: continued

BUILT-IN FIXTURES: continued

ROOM F121 -

1 - GLOBAL FINISHING DRY FILTER BENCH BOOTH

ROOM F126 -

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

1 - WALL CABINET, LAMINATE, 21 LINEAR FEET

ROOM F129 -

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

ROOM F140A -

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

ROOM F193 -

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

ROOM 160A -

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

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

ROOM 151 -

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

1 - WALL CABINET, LAMINATE, 10 LINEAR FEET

ROOM 144 -

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

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

1 - WALL CABINET, LAMINATE, 6 LINEAR FEET

ROOM 147 -

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

REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

SUPERSTRUCTURE: continued

FOUNDER HALL: continued

BUILT-IN FIXTURES: continued

ROOM 102/COMMONS -

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

ROOM F107 -

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

ROOM F187 -

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

ROOM F193 -

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

ROOM F188 -

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

ROOM F187 -

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

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

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

SUPERSTRUCTURE: continued

FOUNDER HALL: continued

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

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP; PRECAST CONCRETE PANEL
- PRE-FINISHED ALUMINUM STORE FRONT

MISCELLANEOUS CONSTRUCTION - FIRE SUPPRESSION SYSTEM

BUILT: 1968, ADDITION AND RENOVATION 2019

R. A. SCHELLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|-----------------------------------|--------------|
| FOUNDATION: | 111,400.00 |
| SUPERSTRUCTURE: | |
| FRAME | 331,100.00 |
| FLOORS | 190,900.00 |
| FLOOR COVERINGS | 89,600.00 |
| CEILINGS | 197,400.00 |
| ROOF STRUCTURE | 257,600.00 |
| ROOF COVER | 160,000.00 |
| INTERIOR CONSTRUCTION | 1,075,400.00 |
| BUILT-IN FIXTURES | 43,900.00 |
| ELECTRICAL | 681,500.00 |
| PLUMBING | 321,600.00 |
| HEATING AND AIR CONDITIONING | 572,000.00 |
| EXTERIOR WALLS | 425,100.00 |
| MISCELLANEOUS CONSTRUCTION | 36,000.00 |
| TOTAL LABOR AND MATERIALS | 4,493,500.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7% |
| Replacement Value New | 4,808,000.00 |
| Depreciation % | 26% |
| Sound Valuation | 3,557,900.00 |

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"

R. A. SCHESSLER, INC.

Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

page 2

WHITMAN CENTER: continued

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

1 - SIMPLEX FIRE ALARM SYSTEM

- CONTROL

1 - 53 KW/60 KVA EMERGENCY GENERATOR

- ACCESS CONTROL SYSTEM

- VIDEO SURVEILLANCE SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

8 - LAVATORIES

8 - WATER CLOSETS

2 - URINALS

2 - SANITARY SINKS

2 - DRINKING FOUNTAINS

1 - WATER HEATER, GAS FIRED, 75 GALLON

HEATING -

1 - TRANE MODEL SLHLF75E4B56 PACKAGED ROOFTOP AIR CONDITIONING UNIT, #C10E02338

2 - WEIL-McLAIN 776 GAS FIRED HOT WATER BOILERS

- PUMPS AS REQUIRED

1 - DAIKIN ROOM AIR CONDITIONER

EXTERIOR WALLS - STEEL STUD WALLS, FACE BLOCK

- WINDOWS IN ALUMINUM SASH

- WELDED STEEL DECORATIVE CUPOLA

- CONCRETE BLOCK TRANSFORMER ENCLOSURE

MISCELLANEOUS -

1 - EMERGENCY CALL STATION

BUILT: 1991

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|----------------------------|-----------|
| FOUNDATION: | 1,400.00 |
| SUPERSTRUCTURE: | |
| FLOORS | 3,300.00 |
| CEILINGS | 1,900.00 |
| ROOF STRUCTURE | 4,000.00 |
| ROOF COVER | 1,800.00 |
| ELECTRICAL | 1,600.00 |
| HEATING | 1,300.00 |
| EXTERIOR WALLS | 11,000.00 |
| MISCELLANEOUS CONSTRUCTION | 4,500.00 |
| Replacement Value New | 30,800.00 |
| Depreciation % | 28% |
| Sound Valuation | 22,200.00 |

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. SCHELLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|-----------------------|-----------|
| FOUNDATION: | 1,200.00 |
| SUPERSTRUCTURE: | |
| FLOORS | 2,400.00 |
| ROOF STRUCTURE | 3,500.00 |
| ROOF COVER | 1,700.00 |
| ELECTRICAL | 1,900.00 |
| EXTERIOR WALLS | 9,900.00 |
| Replacement Value New | 20,600.00 |
| Depreciation % | 22% |
| Sound Valuation | 16,100.00 |

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. SCHELLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|--|----------------------|
| BASEMENT: | |
| FLOOR | 11,300.00 |
| EXTERIOR WALLS | 73,600.00 |
| INTERIOR PARTITION | 22,700.00 |
| FOUNDATION: | 787,400.00 |
| SUPERSTRUCTURE: | |
| FRAME | 955,100.00 |
| FLOORS | 775,500.00 |
| FLOOR COVERINGS | 548,200.00 |
| CEILINGS | 108,200.00 |
| ROOF STRUCTURE | 760,400.00 |
| ROOF COVER | 458,000.00 |
| INTERIOR CONSTRUCTION | 3,213,000.00 |
| BUILT-IN FIXTURES | 1,006,400.00 |
| ELECTRICAL | 3,141,400.00 |
| PLUMBING | 985,600.00 |
| HEATING AND AIR CONDITIONING | 3,888,900.00 |
| MISCELLANEOUS CONSTRUCTION | 332,300.00 |
| EXTERIOR WALLS | 1,893,000.00 |
| TOTAL LABOR AND MATERIALS | 18,961,000.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7% |
| <hr/> | |
| Replacement Value New | 20,288,300.00 |
| Depreciation % | 15% |
| Sound Valuation | 17,245,100.00 |

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

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

LA-Z-BOY CENTER: continued

BUILT-IN FIXTURES - continued

- DISPLAY BOARDS

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

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

- THEATRICAL LIGHTING AND DIMMING
- 1 - 80 KW/ 100 KVA EMERGENCY GENERATOR
- GEOTHERMAL CONTROL

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

LA-Z-BOY CENTER: continued

ELECTRICAL - continued

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

HEATING AND AIR CONDITIONING -

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

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

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

MISCELLANEOUS: FULLY AUTOMATIC FIRE SUPPRESSION SPRINKLERS

- STAGE RIGGING
- CURTAINS
- ORCHESTRA ENCLOSURE
- EMERGENCY CALL STATION

YEAR BUILT: 2004

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.
Appraisal Engineers

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

| Description | 11/1/20 |
|-----------------------------------|---------------|
| FOUNDATION: | 279,400.00 |
| SUPERSTRUCTURE: | |
| FRAME | 435,600.00 |
| FLOORS | 612,700.00 |
| FLOOR COVERINGS | 149,400.00 |
| CEILINGS | 323,500.00 |
| ROOF STRUCTURE | 689,700.00 |
| ROOF COVER | 745,700.00 |
| INTERIOR CONSTRUCTION | 1,816,800.00 |
| BUILT-IN FIXTURES | 647,400.00 |
| ELECTRICAL | 3,198,000.00 |
| PLUMBING | 714,300.00 |
| HEATING AND AIR CONDITIONING | 4,835,700.00 |
| FIRE PROTECTION | 159,900.00 |
| EXTERIOR WALLS | 1,376,800.00 |
| MISCELLANEOUS CONSTRUCTION | 85,400.00 |
| TOTAL LABOR AND MATERIALS | 16,070,300.00 |
| ARCHITECT'S PLANS AND SUPERVISION | 7% |
| Replacement Value New | 17,195,200.00 |
| Depreciation % | 8% |
| Sound Valuation | 15,819,600.00 |

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'

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: continued

- ROOM 210 - 1 - WALL CABINET, WOOD, 3.4'
2 - TALL CABINETS, WOOD, 30" WIDE
1 - EPOXY COUNTER TOP, 14'
- ROOM 122 - 1 - INSTRUCTORS BENCH, WOOD, 9'
1 - BASE CABINET, WOOD, 12'
4 - TALL CABINETS, WOOD, 3' WIDE
1 - TALL CABINET, WOOD, 4' WIDE
6 - STUDENT WORK STATIONS, WOOD, EPOXY RESIN
TOP, 9'
- ROOM 145 - 1 - BASE CABINET, LAMINATE, 11'
1 - WALL CABINET, LAMINATE, 11'
- ROOM 152 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"
- ROOM 156A - 1 - BASE CABINET, LAMINATE WITH SINK, 12'
1 - WALL CABINET, LAMINATE, 12'
- ROOM 157 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"
- ROOM 158 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"
- ROOM 159 - 1 - OPEN BASE CABINET, LAMINATE, 12'
- ROOM 160 - 1 - INSTRUCTORS WORK STATION, LAMINATE, 108" X 30"
1 - BASE CABINET, METAL, EPOXY TOP, 9'
1 - WALL CABINET, METAL
1 - BASE CABINET, METAL, EPOXY TOP, 15'
1 - BASE CABINET, METAL, EPOXY TOP, 9'
- ACOUSTIC PANELS, WALL MOUNTED
- ROOM 161 - 1 - BASE CABINET, METAL, MAPLE TOP, 16.5'
1 - WIRE PARTITION WITH DOOR, 30 LINEAR FEET
1 - BASE CABINET, METAL, MAPLE TOP, 18'

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 3

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: CONTINUED

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

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

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

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

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

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

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

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

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

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

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 4

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

BUILT IN FIXTURES: CONTINUED

RESTROOMS

- 16 - TOILET PARTITIONS
- 4 - URINAL PARTITIONS

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

- 1 - CUMMINS MODEL GGHF-1207536, NATURAL GAS STANDBY GENERATOR, 47 KW, #G120367183
- LIGHTING
- FIRE ALARM SYSTEM
- DATA WIRING
- GEOTHERMAL CONTROL
- ACCESS CONTROL SYSTEM
- VIDEO SURVEILLANCE SYSTEM

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

- 20 - LAVATORIES
- 19 - WATER CLOSETS
- 7 - URINALS
- 1 - SANITARY SINK
- 4 - DRINKING FOUNTAINS
- 3 - HAND WASH SINKS, STAINLESS STEEL
- 2 - LOCHINVAR WATER HEATERS

HEATING AND AIR CONDITIONING -

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

R. A. SCHETTLER, INC.
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 5

CAREER TECHNOLOGY CENTER: continued

SUPERSTRUCTURE: continued

HEATING AND AIR CONDITIONING: continued

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

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

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

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

FIRE PROTECTION - SPRINKLERS THROUGHTOUT

YEAR BUILT - 2012

QUALITY OF CONSTRUCTION - GOOD

R.A. Schettler, Inc.

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

Certified
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

OCTOBER 1, 2020

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

TO WHOM IT MAY CONCERN:

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

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

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

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

VERY TRULY YOURS,

R.A. SCHETTLER, INC.

R.A. Schettler, Inc.

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

Certified
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

OCTOBER 1, 2020

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

TO WHOM IT MAY CONCERN,

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

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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
Library Holdings by Building

DATE: OCTOBER 2020

| Building Name | Circulating Books | Reference Books | Periodicals | Videotape | CD Rom | Sound Recordings | Other Holdings | Building Total |
|----------------------|--------------------------|------------------------|--------------------|------------------|---------------|-------------------------|-----------------------|-----------------------|
| LRC | 1,354,000 | 636,790 | 5,672 | 134,560 | 0 | 0 | 0 | \$2,131,022 |
| TOTAL | \$1,354,000 | \$636,790 | \$5,672 | \$134,560 | \$0 | \$0 | \$0 | \$2,131,022 |



**MONROE COUNTY COMMUNITY COLLEGE
FACILITIES ASSESSMENT AND DEFERRED MAINTENANCE
CAPITAL PLANNING REPORT
2011 UPDATE**

SHWGROUP

ARCHITECTS | ENGINEERS | PLANNERS



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Purpose of the Study

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

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

Glossary

Vital Statistics

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

Observation Highlights

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

Current Replacement Value (CRV)

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

Priority Issues/One Year Deferred Maintenance Backlog (1YR DMB)

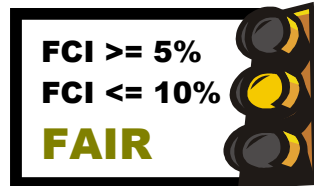
The 1YR DMB is the value of projects that is deferred and requiring completion in order to maintain facilities and related infrastructure for safe use. The 1YR DMB amounts shown are for items requiring immediate attention to fix critical problems. ***A long-term investment strategy should also include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

Facilities Condition Index (FCI)

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



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



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

Priority Issues/One Year DMB Excess

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

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

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

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

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

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

Zero-Five Year DMB Excess

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

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

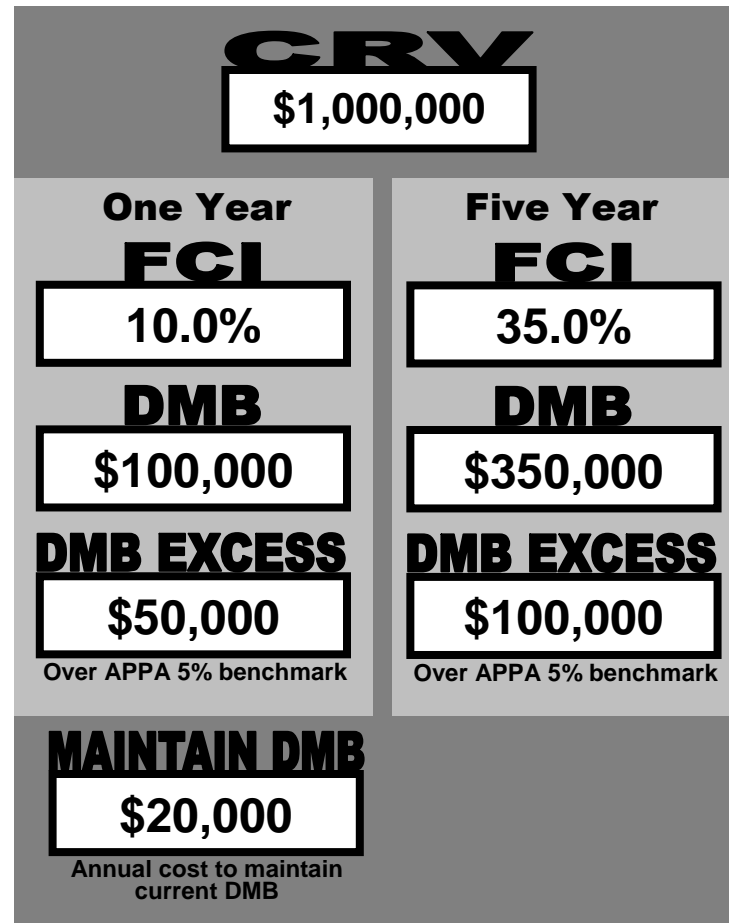
DMB Equilibrium (Annual cost to maintain current DMB)

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

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

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

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



Generic Example of how the aforementioned data appears in this report

Building Use Types

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

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

Building Components

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

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

Deferred Maintenance Backlog

A Brief Background

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

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

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

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

Other conclusions from the report include:

- More than 50 percent of all college types reported that deferred maintenance increased or stayed the same since 1988; only 25 percent reported decreases.
- 20 percent of the colleges in the study accounted for nearly 60 percent of the accumulated deferred maintenance.

- Public colleges typically have a greater deferred maintenance backlog than private universities, with 78 percent of the public research universities reporting an increase in deferred maintenance backlogs.
- By assuming that deferred maintenance of the infrastructure – site repairs, road and parking lot maintenance, exterior lighting, etc. – was not included in the figures provided by the campuses in the study, the estimated cost to eliminate accumulated deferred maintenance increases to \$32.5 billion – with urgent needs increasing to \$7.1 billion.
- When senior school administrators made deferred maintenance a priority, the institution made progress in reducing its backlog.

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

Vital Statistics:

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

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

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

Issues found across campus include:

- Several roofs are near the middle of their service life, with leaks and other issues typical for roofs of this age. A roof condition assessment was performed by Professional Services Inc. prior to this assessment.

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

Summary:

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

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

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

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

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

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

Recommendations:

Short Term Recommendation:

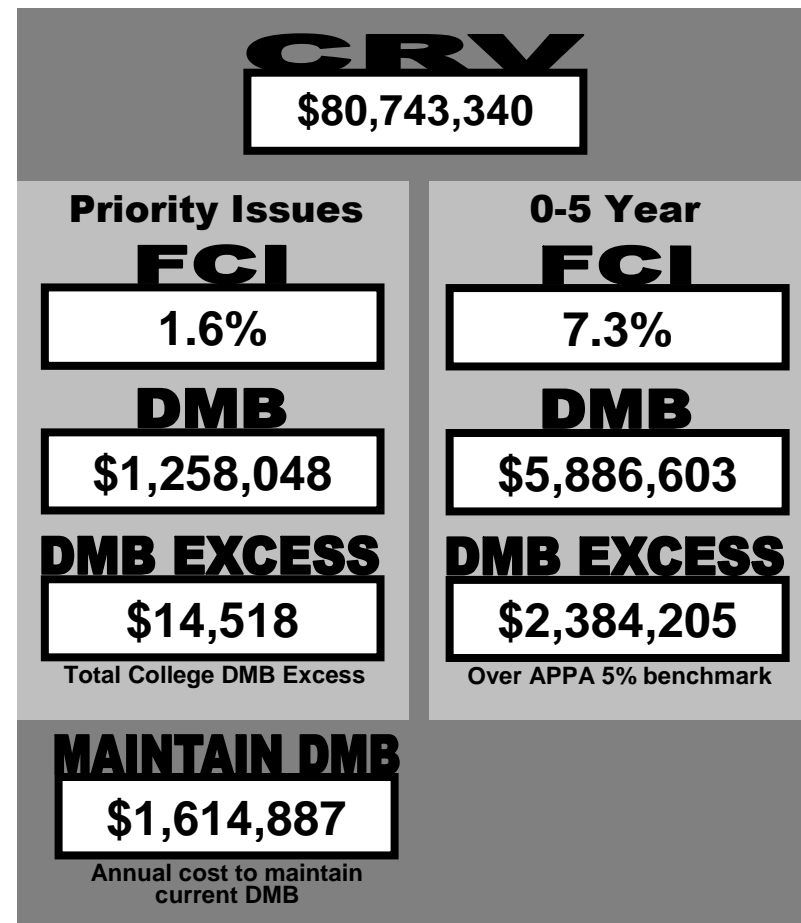
Monroe County Community College should review the items that comprise the One Year Deferred Maintenance Backlog of approximately \$1,258,000 and address those affecting life/safety issues, those having the greatest potential for future damage to other building components, and those that are code compliance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

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

Long Term Recommendation:

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

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



1 YEAR



5 YEAR

College-wide Condition
Monroe County Community College

Campus Condition Examples

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



Whitman Center – breach in fire-rated ceiling assembly.



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



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



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



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



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



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



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

Vital Statistics:

Campbell Learning Resources Center

Use Type(s): Library, Classroom, Lab

Built: 1968

Area: 52,369 SF

Floors: 3

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$9,793,003

Priority Issues

FCL

2.3%

DMB

\$206,632

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCL

10.9%

DMB

\$1,069,396

DMB EXCESS

\$579,746

Over APPA 5% benchmark

MAINTAIN DMB

\$195,860

Annual cost to maintain current DMB

Campbell Learning Resources Ctr.
Monroe County Community College

Campbell Learning Resources Center

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

Vital Statistics:

Student Services / Administration

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

Built: 1968, additions in 1978, 1988

Area: 72,219 SF

Floors: 1

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$12,927,201

Priority Issues

FCI

1.6%

DMB

\$204,250

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

6.4%

DMB

\$823,463

DMB EXCESS

\$177,103

Over APPA 5% benchmark

MAINTAIN DMB

\$258,544

Annual cost to maintain current DMB

Student Services / Admin.

Monroe County Community College

Vital Statistics:

Life Science

Use Type(s): Classroom, Lab

Built: 1972

Area: 54,905 SF

Floors: 2

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$12,134,005

Priority Issues

FCI

1.9%

DMB

\$235,400

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

6.7%

DMB

\$809,338

DMB EXCESS

\$202,638

Over APPA 5% benchmark

MAINTAIN DMB

\$242,680

Annual cost to maintain current DMB

Vital Statistics:

East Technology

Use Type(s): Classroom, Lab

Built: 1968

Area: 28,523 SF

Floors: 1

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$6,303,583

Priority Issues

FCI

2.8%

DMB

\$174,609

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

13.2%

DMB

\$830,182

DMB EXCESS

\$515,003

Over APPA 5% benchmark

MAINTAIN DMB

\$126,072

Annual cost to maintain current DMB

Vital Statistics:

West Technology

Use Type(s): Classroom, Lab

Built: 1968

Area: 32,180 SF

Floors: 1

Observation Highlights:

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



CRV

\$7,208,320

Priority Issues

FCI

1.4%

DMB

\$101,637

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

11.8%

DMB

\$866,440

DMB EXCESS

\$506,024

Over APPA 5% benchmark

MAINTAIN DMB

\$144,166

Annual cost to maintain current DMB



1 YEAR



5 YEAR

West Technology
Monroe County Community College

Vital Statistics:

Health Education

Use Type(s): Athletic, Classroom, Lab

Built: 1997

Area: 50,700 SF

Floors: 1

Observation Highlights:

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



CRV
\$10,013,250

Priority Issues

FCI

1.3%

DMB

\$125,166

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

4.1%

DMB

\$412,546

DMB EXCESS

\$0

Over APPA 5% benchmark

MAINTAIN DMB

\$200,265

Annual cost to maintain current DMB



1 YEAR



5 YEAR

Vital Statistics:

Physical Plant

Use Type(s): Power House

Built: 1968

Area: 9,394 SF

Floors: 2 (partial basement)

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$2,019,710

Priority Issues

FCI

1.0%

DMB

\$20,399

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

21.4%

DMB

\$431,814

DMB EXCESS

\$330,829

Over APPA 5% benchmark

MAINTAIN DMB

\$40,394

Annual cost to maintain current DMB

Vital Statistics:

Boiler House 100

Use Type(s): Power House

Built: 1978

Area: 2,184 SF

Floors: 1

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$469,560

Priority Issues

FCI

0.6%

DMB

\$2,583

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

8.9%

DMB

\$41,744

DMB EXCESS

\$18,266

Over APPA 5% benchmark

MAINTAIN DMB

\$9,391

Annual cost to maintain current DMB

Boiler House 100

Monroe County Community College

Vital Statistics:

Boiler House 200

Use Type(s): Power House

Built: 1978

Area: 2,184 SF

Floors: 1

Observation Highlights:

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



CRV

\$469,560

Priority Issues

FCI

0.8%

DMB

\$3,522

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

6.3%

DMB

\$29,394

DMB EXCESS

\$5,916

Over APPA 5% benchmark

MAINTAIN DMB

\$9,391

Annual cost to maintain current DMB



1 YEAR



5 YEAR

Boiler House 200
Monroe County Community College

Vital Statistics:

Boiler House 300

Use Type(s): Power House

Built: 1978

Area: 1,924 SF

Floors: 1

Observation Highlights:

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



CRV

\$413,660

Priority Issues

FCI

0.8%

DMB

\$3,102

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

8.9%

DMB

\$36,857

DMB EXCESS

\$16,174

Over APPA 5% benchmark

MAINTAIN DMB

\$8,273

Annual cost to maintain current DMB



1 YEAR



5 YEAR

Boiler House 300
Monroe County Community College

Vital Statistics:

Maintenance Butler Building

Use Type(s): Storage

Built: 1978

Area: 1,500 SF

Floors: 1

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$172,500

Priority Issues

FCI

2.5%

DMB

\$4,382

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

4.4%

DMB

\$7,504

DMB EXCESS

\$0

Over APPA 5% benchmark

MAINTAIN DMB

\$3,450

Annual cost to maintain current DMB

Maintenance Butler Building
Monroe County Community College

Vital Statistics:

Technology Butler Building

Use Type(s): Storage

Built: 1983

Area: 1,830 SF

Floors: 1

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$210,450

Priority Issues

FCI

2.1%

DMB

\$4,462

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

6.6%

DMB

\$13,848

DMB EXCESS

\$3,326

Over APPA 5% benchmark

MAINTAIN DMB

\$4,209

Annual cost to maintain current DMB

Technology Butler Building
Monroe County Community College

Vital Statistics:

Salt Storage

Use Type(s): Storage

Built: 1999

Area: 400 SF

Floors: 1

Observation Highlights:

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



CRV

\$46,000

Priority Issues

FCI

14.0%

DMB

\$6,440

DMB EXCESS

\$4,140

Over APPA 5% benchmark

MAINTAIN DMB

\$920

Annual cost to maintain current DMB

0-5 Year

FCI

21.5%

DMB

\$9,890

DMB EXCESS

\$7,590

Over APPA 5% benchmark



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.



1 YEAR



5 YEAR

CRV

\$13,732,218

Priority Issues

FCI

0.6%

DMB

\$85,140

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

2.1%

DMB

\$282,884

DMB EXCESS

\$0

Over APPA 5% benchmark

MAINTAIN DMB

\$274,644

Annual cost to maintain current DMB

Vital Statistics:

SAE Building

Use Type(s): Storage

Built: 2005

Area: 768 SF

Floors: 1

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$124,200

Priority Issues

FCL

1.8%

DMB

\$2,236

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCL

3.0%

DMB

\$3,726

DMB EXCESS

\$0

Over APPA 5% benchmark

MAINTAIN DMB

\$2,484

Annual cost to maintain
current DMB

Vital Statistics:

Whitman Center

Use Type(s): Lab, Classroom

Built: 1991

Area: 17,650 SF

Floors: 1

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$3,459,400

Priority Issues

FCI

1.6%

DMB

\$62,615

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

6.1%

DMB

\$210,677

DMB EXCESS

\$37,707

Over APPA 5% benchmark

MAINTAIN DMB

\$69,188

Annual cost to maintain current DMB

Whitman Center
Monroe County Community College

Vital Statistics:

Whitman Center Garage

Use Type(s): Storage

Built: 1991

Area: 480 SF

Floors: 1

Observation Highlights:

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



CRV

\$55,200

Priority Issues

FCI

23.8%

DMB

\$13,138

DMB EXCESS

\$10,378

Over APPA 5% benchmark

0-5 Year

FCI

24.8%

DMB

\$13,690

DMB EXCESS

\$10,930

Over APPA 5% benchmark

MAINTAIN DMB

\$1,104

Annual cost to maintain
current DMB



1 YEAR



5 YEAR

Whitman Center Garage

Monroe County Community College

Vital Statistics:

Hurd Road Center

Use Type(s): Classroom, Vocational Space

Built: 1993

Area: 6,770 SF (of renovated space)

Floors: 1

Observation Highlights:

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



1 YEAR



5 YEAR

CRV

\$1,191,520

Priority Issues

FCI

0.0%

DMB

\$0

DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

FCI

0.3%

DMB

\$20,256

DMB EXCESS

\$0

Over APPA 5% benchmark

MAINTAIN DMB

\$23,830

Annual cost to maintain current DMB

Hurd Road Center
 Monroe County Community College

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

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

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes: lower level below grade.

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

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes:lower level below grade.

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-------------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| HVAC | 17 | \$1,664,811 | 2 | 3 | 20 | 75 | <p>Description:</p> <ul style="list-style-type: none"> - 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) - Independendependent split Acsystem serves IT in basement - Pneumatic terminal controls on an Apogee DDC framework <p>Priority 1: Replace ventilation dampers in Electrical Room. Replace chilled water valves. Replace reduced voltage starter for main AHU.</p> <p>Priority 2: None observed / reported</p> <p>2011: -Chilled water valves are due for replacement. -Reduced voltage starter for main AHU 40-HP fan motor at end of useful service life.</p> <p>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.</p> <p>Previous Comments:</p> |

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes:lower level below grade.

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|----------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Plumbing | 8 | \$783,440 | 2 | 23 | 5 | 70 | <p>-Original steam system - runs, some fan motors replaced. Condensation in blowers and rusting coil problems resolved.</p> <p>-Controls original but working. Air compressors have been replaced</p> <p>-Building has dehumidification system, but entire building has humidity problems</p> <p>-Steam flow recorders replaced</p> <p>-Server Room C-12 too hot, stand alone system unable to meet cooling needs. Update funded for 2005.</p> <p>Description: Galvanized piping throughout building.</p> <p>Priority 1: Electrical Room Areaway draining needs remediation. Provide PRV for City Water pressure issues. Provide domestic water piping replacement or epoxy lining.</p> <p>Priority 2: Domestic hot water piping is assumed to be fouled and nearing end of life.</p> <p>2011: -Electrical Room Areaway floor drain is allowing water to corrode and damage ventilation damper. -PRV for city water pressure issue noted in 2008 is not installed. -Domestic water piping will need epoxy lining or replacement.</p> <p>2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. MCCC has started a program to install new pressure reducing valves to address pressure levels throughout campus -New domestic water heaters installed (2005) -Plumbing fixtures were replaced. (2007) -Flush valves, lavatory faucets were replaced. (2007) -Waste lines were cleared of blockage (2007)</p> <p>Previous Comments: Original fixtures, newer faucets (10 years)</p> |

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes:lower level below grade.

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

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes:lower level below grade.

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

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes:lower level below grade.

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

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes:lower level below grade.

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

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes:lower level below grade.

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

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes: lower level below grade.

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Floors | 4 | \$391,720 | 5 | 10 | 30 | 55 | Description: 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------------------------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Bldg., Fire, ADA, Elevators | 4 | \$391,720 | 2 | 8 | 10 | 80 | <p>2008:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: -Learning Assistance Lab rear access door swings into corridor reducing clear width -Theatre seating in room C-3 is due for replacement</p> <p>2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: -Learning Assistance Lab (for disabled students) on 2nd floor: rear access door has been modified to be accessible. Door swings into the exit access corridor. -Fire alarm updated - Horns and strobes -Stairwell railings have acrylic infill panels to meet current openness requirements. -Fire sprinklers are installed in the mechanical and storage rooms only. -Elevators under service contract. Equipment upgraded due to cylinder leak.</p> <p>2001: Elevator controls were updated to ADA compliance 2007: Toilet rooms were upgraded to meet current ADA requirements 2008: Not all door hardware is ADA compliant. 2008: Theater seating in room C-3 at end of life.</p> |

Campus: Main Campus

Bldg. No: 01

Building: Campbell Learning Resources Ctr.

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

Use Types:

40 % Library

60 % Classroom

Notes: lower level below grade.

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

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

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$9,793,003 | \$223,280 | \$0 | 2.3% | GOOD | \$1,069,396 | \$579,746 | 10.9% | \$195,860 | POOR |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

Campus: Main Campus

Bldg. No: 02

Building: Student Services/Admin.

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

Use Types:

10 % Classroom

10 % Kitchen/Food Service

15 % Student Union

65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

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

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

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

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

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Glazing | 5 | \$646,360 | 2 | 5 | 8 | 85 | Description: 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-------------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| HVAC | 16 | \$2,068,352 | 2 | 3 | 15 | 80 | 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|----------|---------------|-------------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Plumbing | 9 | \$1,163,448 | 1 | 19 | 10 | 70 | <p>Description: Galvanized domestic piping (1968) Copper domestic piping within 1978 addition</p> <p>Priority 1: Install City Water PRV to address pressure control issues.</p> <p>Priority 2: Galvanized piping is near or at end of life and due for replacement.</p> <p>2011: -PRV for city water pressure issue noted in 2008 is not installed. -No changes yet reported.</p> <p>2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -Replaced main building supply (2004) -Toilet fixtures were replaced (2007)</p> <p>Previous Comments: -Basement floor drains require on-going maintenance; clean-out scheduled every three years. -Galvanized piping throughout is near or at end of life. Assume replacement or epoxy lining within 10 years (1968).</p> |

Campus: Main Campus

Bldg. No: 02

Building: Student Services/Admin.

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

Use Types:

10 % Classroom

10 % Kitchen/Food Service

15 % Student Union

65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

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

Campus: Main Campus

Bldg. No: 02

Building: Student Services/Admin.

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

Use Types:

10 % Classroom

10 % Kitchen/Food Service

15 % Student Union

65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

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

Campus: Main Campus

Bldg. No: 02

Building: Student Services/Admin.

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

Use Types:

10 % Classroom

10 % Kitchen/Food Service

15 % Student Union

65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

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

Campus: Main Campus

Bldg. No: 02

Building: Student Services/Admin.

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

Use Types:

10 % Classroom

10 % Kitchen/Food Service

15 % Student Union

65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

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

Campus: Main Campus

Bldg. No: 02

Building: Student Services/Admin.

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

Use Types:

10 % Classroom

10 % Kitchen/Food Service

15 % Student Union

65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

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

Campus: Main Campus

Bldg. No: 02

Building: Student Services/Admin.

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

Use Types:

10 % Classroom

10 % Kitchen/Food Service

15 % Student Union

65 % Administration

Notes: additions: 1978, 1988.

kitchen and servery renovated: 2002

original building 59,126 s.f.

Partial basement

Partial basement

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

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

Campus: Main Campus

Bldg. No: 03

Building: Life Science

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

Use Types:

40 % Classroom

60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

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

Use Types:
40 % Classroom
60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

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

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

Use Types:
 40 % Classroom
 60 % Lab

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

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|----------|---------------|-------------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Plumbing | 11 | \$1,334,741 | 3 | 2 | 5 | 90 | 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-------------------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Primary/Secondary | 6 | \$728,040 | 0 | 5 | 5 | 90 | <p>Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site. No reported problems</p> <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: During interview and walk-through inspection, no significant issues were noted.</p> <p>2008:</p> <p>Previous Comments: Secondary: No reported problems, adequate. Transformer replaced recently</p> |
| Distribution | 3 | \$364,020 | 0 | 5 | 5 | 90 | <p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: -College conducts yearly inspections of all panels using an infra-red camera to identify potential shorts or failures. During these inspections the lugs are checked and panels are vacuumed out. -Original panels are generally at capacity and new panels are installed as necessary to supply additional power.</p> <p>Previous Comments:</p> |

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

Use Types:
40 % Classroom
60 % Lab

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

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

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

Use Types:
40 % Classroom
60 % Lab

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

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Ceilings | 4 | \$485,360 | 0 | 10 | 10 | 80 | <p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Metal ceiling tiles within classrooms and 12 x 12 ceiling tile system within the main corridor, have been replaced.</p> <p>2008: Minimal remaining metal ceiling tiles in classrooms and side corridors due for replacement. Main corridors - 12x12 tiles on gypsum board backer in fair condition, but discolored.</p> <p>Previous Comments: Ceilings in labs replaced as part of renovations.</p> |
| Walls | 5 | \$606,700 | 0 | 10 | 10 | 80 | <p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: Primarily masonry interior walls. In good condition except for structural cracking at north face of building (see structural note).</p> |

Campus: Main Campus

Bldg. No: 03

Building: Life Science

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

Use Types:

40 % Classroom

60 % Lab

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

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Doors | 2 | \$242,680 | 5 | 10 | 15 | 70 | Description: 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------------------------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Bldg., Fire, ADA, Elevators | 4 | \$485,360 | 0 | 10 | 5 | 85 | <p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Approximately 50% of door "knobs" have been replaced with "lever handles". Fire Alarm - During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: ADA - toilet rooms and fixtures updated as much as structure allows, entries to toilet rooms not accessible. Knob hardware typical throughout. Asbestos fire proofing above non-renovated ceilings - being removed as part of renovations.</p> |
| Immed. Site, Ext. Ltg., etc | 3 | \$364,020 | 0 | 5 | 10 | 85 | <p>Description:</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Some additional sub-grade drainage work was done in 2010 to resolve the standing water issue around the building.</p> <p>2008: Northwest entry slab replaced. Drainage system installed around building to remove standing water - 2004.</p> |

Campus: Main Campus

Bldg. No: 03

Building: Life Science

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

Use Types:

40 % Classroom

60 % Lab

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

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

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

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$12,134,005 | \$235,400 | \$0 | 1.9% | GOOD | \$809,338 | \$202,638 | 6.7% | \$242,680 | FAIR |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

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

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

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

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: with partial mechanical basement

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Glazing | 5 | \$315,179 | 5 | 40 | 40 | 15 | <p>Description: Anodized aluminum window framing with non-insulated glazing.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Windows are nearing end of life and are due for replacement</p> <p>2011: No changes reported.</p> <p>2008: Two-part, non-insulated glazing is typical throughout with no reported problems. Weather stripping is failing and requires ongoing maintenance. Windows are nearing end of life.</p> <p>Previous Comments: Original single pane glazing with exterior storms No reported problems</p> |
| Cladding | 7 | \$441,251 | 2 | 5 | 5 | 88 | <p>Description: Brick veneer with precast concrete fascia panels.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: Sealant joints at fascia panel joints were replaced in 2010.</p> <p>2008: -Shifting fascia panels result in on-going sealant issues and misalignment. Recommend on-going monitoring.</p> <p>Previous Comments: -Brick. Good condition, except where building leaks at the canopy connection. -Underside of covered walkway canopy between East Tech and West Tech needs repainting (from water damage) - leak repaired, problem has returned.</p> |

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

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

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

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

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

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

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

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

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

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

Use Types:
 40 % Classroom
 60 % Lab

Notes:with partial mechanical basement

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

Campus: Main Campus

Bldg. No: 04

Building: East Technology

Area: 28,523sf Yr Built: 1968 Floors: 1

Use Types:

40 % Classroom

60 % Lab

Notes:with partial mechanical basement

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

Campus: Main Campus

Bldg. No: 04

Building: East Technology

Area: 28,523sf Yr Built: 1968 Floors: 1

Use Types:

40 % Classroom

60 % Lab

Notes:with partial mechanical basement

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Doors | 2 | \$126,072 | 10 | 15 | 5 | 70 | <p>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.</p> <p>Interior Doors in good condition, but hardware not ADA compliant</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> |
| Floors | 5 | \$315,179 | 0 | 5 | 5 | 90 | <p>Description: Terrazzo in public areas Ceramic tile in toilets Carpet in computer labs</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: No changes reported.</p> <p>2008: Toilet room floors replaced as part of renovations.</p> |

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

Use Types:
 40 % Classroom
 60 % Lab

Notes: with partial mechanical basement

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

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

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$6,303,583 | \$174,609 | \$0 | 2.8% | GOOD | \$830,182 | \$515,003 | 13.2% | \$126,072 | POOR |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

Campus: Main Campus

Bldg. No: 05

Building: West Technology

Area: 32,180sf Yr Built: 1968 Floors: 1

Use Types:

35 % Classroom

65 % Lab

Notes:with partial mechanical basement

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------|---------------|-------------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Structure | 20 | \$1,441,664 | 0 | 5 | 5 | 90 | <p>Description: Partial poured concrete basement and slab on grade foundation. Steel frame with concrete masonry block infill.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>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.</p> <p>2008: Minor water / moisture infiltration within basement at wall penetrations.</p> <p>Previous Comments: Canopy between East and West Tech buildings leaked, repaired.</p> |

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

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

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

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

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

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

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: with partial mechanical basement

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

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

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

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

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

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

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

Campus: Main Campus

Bldg. No: 05

Building: West Technology

Area: 32,180sf Yr Built: 1968 Floors: 1

Use Types:

35 % Classroom

65 % Lab

Notes:with partial mechanical basement

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

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

Use Types:
 35 % Classroom
 65 % Lab

Notes:with partial mechanical basement

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Ceilings | 4 | \$288,333 | 0 | 5 | 15 | 80 | Description: 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Doors | 2 | \$144,166 | 10 | 15 | 5 | 70 | Description: Exterior: Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement. Doors and frames non-ADA compliant - east vestibule too shallow. Interior Doors in good condition, but hardware not ADA compliant Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. |
| Floors | 5 | \$360,416 | 0 | 10 | 5 | 85 | Description: Terrazzo flooring within public areas, VAT within classrooms, and Ceramic Tile Priority 1: No reported problems Priority 2: Floor in hydraulics lab is cracked, damaged, and due for replacement. 2011: No changes reported. 2008: -Cracked terrazzo throughout, appears stabilized. -Ceramic tile - some replacement work completed -New CT installed in toilet rooms -VAT within classrooms; noted slab cracking in Hydraulics Lab resulting in VAT failure. |

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

Use Types:
 35 % Classroom
 65 % Lab

Notes: with partial mechanical basement

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

CRV Totals: \$7,208,320 \$101,637 \$764,803 \$888,786 \$5,453,094

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$7,208,320 | \$101,637 | \$0 | 1.4% | GOOD | \$866,440 | \$506,024 | 12.0% | \$144,166 | POOR |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------|---------------|-------------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Structure | 20 | \$2,002,650 | 0 | 5 | 5 | 90 | 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Roof | 5 | \$500,663 | 2 | 2 | 80 | 16 | <p>Description: EPDM fully-adhered, single-ply membrane roof (1997). EPDM mechanically fastened, single-ply membrane roof (1997)</p> <p>Priority 1: Repair known leaks. Sealant joints failing, flashings are nearing end of life and due for replacement</p> <p>Priority 2: No reported problems.</p> <p>2011: Several known leaks require repair. Sealant joints failing, flashings are nearing end of life and due for replacement. Minor roofing repairs made in 2010.</p> <p>2008: Structure Tek rating is 70 out of 100 for the roof. Infrared images indicate a few areas of wet insulation. These areas are marked on the roof and will be repaired.</p> <p>Previous Comments: 1997 - EPDM at flat roof portions leaded in multiple spots since new. Recently repaired, still showing 2-3 leaks in 2004 (may be from intake louvers). Roof regularly inspected.</p> |

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

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

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

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

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

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

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

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

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

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

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

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

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

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

Campus: Main Campus

Bldg. No: 06

Building: Health Education

Area: 50,700sf

Yr Built: 1997

Floors: 1

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

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

Campus: Main Campus

Bldg. No: 06

Building: Health Education

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

Use Types:

15 % Lab

15 % Classroom

70 % Athletic

Notes:with mechanical penthouse

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

CRV Totals: \$10,013,250 \$125,166 \$287,380 \$1,020,350 \$8,580,354

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$10,013,250 | \$125,166 | \$0 | 1.3% | GOOD | \$412,546 | \$0 | 4.1% | \$200,265 | GOOD |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

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

Use Types:
 100% Boiler House

Notes: equipment included
 partial basement

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

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

Use Types:
 100% Boiler House

Notes: equipment included
 partial basement

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

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

Use Types:
 100% Boiler House

Notes: equipment included
 partial basement

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| HVAC | 35 | \$706,899 | 0 | 50 | 15 | 35 | <p>Description: Central Plant - Steam Boiler: (1) Cleaver Brooks boiler provides steam for central absorption chiller only. No co-generation function. Boiler has newer burners and is regularly maintained.</p> <p>Central Plant - Absorption Chiller: No reported problems. Absorption Chiller - Cooling Tower and tank: Nearing end of life and will require replacement.</p> <p>Controls: Delta 21 control system obsolete and replaced with Siemens Apogee building management system. System computers malfunction, problems being resolved with manufacturer.</p> <p>Local Cooling: A large, portable AC unit has been retrofit to cooling offices areas.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: Cooling Tower and tank: Nearing end of life and will require replacement.</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted. -Boiler tube repair/replacement completed.</p> <p>2008: No reported problems</p> <p>Previous Comments: Delta 21 control system obsolete replaced with Siemens Apogee building management system. System computers malfunction, problems being resolved with manufacturer. AC Boiler OK - has newer burners Steam flow recorders replaced as part of control system upgrade. Air conditioning system - no reported problems. Gas space heaters and cabinet heaters - no reported problems.</p> |

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

Use Types:
 100% Boiler House

Notes: equipment included
 partial basement

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

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

Use Types:
 100% Boiler House

Notes: equipment included
 partial basement

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

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

Use Types:
 100% Boiler House

Notes: equipment included
 partial basement

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

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

Use Types:
 100% Boiler House

Notes: equipment included
 partial basement

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

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

Use Types:
 100% Boiler House

Notes: equipment included
 partial basement

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

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

Use Types:
 100% Boiler House

Notes: equipment included
 partial basement

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------------------------|---------------|----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Immed. Site, Ext. Ltg., etc | 3 | \$60,591 | 2 | 3 | 5 | 90 | Description: 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 | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$2,019,710 | \$20,399 | \$0 | 1.0% | GOOD | \$431,814 | \$330,828 | 21.4% | \$40,394 | POOR |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

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

Use Types:
 100% Boiler House

Notes:equipment included

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

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

Use Types:
 100% Boiler House

Notes: equipment included

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

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

Use Types:
 100% Boiler House

Notes: equipment included

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

Campus: Main Campus

Bldg. No: 08

Building: Boiler House 100 (Life Science)

Area: 2,184sf

Yr Built: 1978 Floors: 1

Use Types:

100% Boiler House

Notes: equipment included

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

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

Use Types:
 100% Boiler House

Notes: equipment included

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------------------------|---------------|----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Doors | 2 | \$9,391 | 0 | 10 | 10 | 80 | Description: (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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|----|--|----------------------|------------|-----------|------------------------|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |

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

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$469,560 | \$2,583 | \$0 | 0.6% | GOOD | \$41,744 | \$18,266 | 8.9% | \$9,391 | FAIR |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

Campus: Main Campus

Bldg. No: 09

Building: Boiler House 200 (Library/Tech)

Area: 2,184sf Yr Built: 1978 Floors: 1

Use Types:

100% Boiler House

Notes: equipment included

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

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

Use Types:
 100% Boiler House

Notes: equipment included

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|----------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Cladding | 8 | \$37,565 | 0 | 2 | 5 | 93 | Description: Brick Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: Masonry was recently tuck-pointed correcting previously noted damage. Previous Comments: Salt damage and deterioration of brick abutting sidewalk, needs tuck pointing |
| 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-------------------|---------------|----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Plumbing | 11 | \$51,652 | 5 | 10 | 20 | 65 | Description: Priority 1: 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------------|---------------|----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Distribution | 5 | \$23,478 | 0 | 0 | 5 | 95 | No reported problems Priority 1: No reported problems. Priority 2: No reported problems. 2011: -During interview and walk-through inspection, no significant issues were noted. |
| Lighting | 2 | \$9,391 | 0 | 0 | 5 | 95 | Description: T8 lamps - No reported problems Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. 2008: |
| Voice/Data | 0 | \$0 | 0 | 0 | 0 | 100 | Description: N/A Priority 1: No reported problems Priority 2: No reported problems 2011: -During interview and walk-through inspection, no significant issues were noted. |

Campus: Main Campus

Bldg. No: 09

Building: Boiler House 200 (Library/Tech)

Area: 2,184sf Yr Built: 1978 Floors: 1

Use Types:

100% Boiler House

Notes: equipment included

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

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

Use Types:
 100% Boiler House

Notes: equipment included

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

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

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$469,560 | \$3,522 | \$0 | 0.8% | GOOD | \$29,394 | \$5,916 | 6.3% | \$9,391 | FAIR |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

Campus: Main Campus

Bldg. No: 10

Building: Boiler House 300 (SSA)

Area: 1,924sf

Yr Built: 1978 Floors: 1

Use Types:

100% Boiler House

Notes: equipment included

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

Campus: Main Campus

Bldg. No: 10

Building: Boiler House 300 (SSA)

Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:

100% Boiler House

Notes: equipment included

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

Campus: Main Campus

Bldg. No: 10

Building: Boiler House 300 (SSA)

Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:

100% Boiler House

Notes: equipment included

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

Campus: Main Campus

Bldg. No: 10

Building: Boiler House 300 (SSA)

Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:

100% Boiler House

Notes: equipment included

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

Campus: Main Campus

Bldg. No: 10

Building: Boiler House 300 (SSA)

Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:

100% Boiler House

Notes: equipment included

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

Campus: Main Campus

Bldg. No: 10

Building: Boiler House 300 (SSA)

Area: 1,924sf Yr Built: 1978 Floors: 1

Use Types:

100% Boiler House

Notes: equipment included

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------------------------|---------------|---------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Immed. Site, Ext. Ltg., etc | 2 | \$8,273 | 0 | 0 | 5 | 95 | No reported problems 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 | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$413,660 | \$3,102 | \$0 | 0.8% | GOOD | \$36,857 | \$16,174 | 8.9% | \$8,273 | FAIR |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

Campus: Main Campus

Bldg. No: 11

Building: Maintenance Butler Bldg.

Area: 1,500sf Yr Built: 1978 Floors: 1

Use Types:

100% Storage/Maintenance

Notes:

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

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

Use Types:
 100% Storage/Maintenance

Notes:

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

Campus: Main Campus

Bldg. No: 11

Building: Maintenance Butler Bldg.

Area: 1,500sf Yr Built: 1978 Floors: 1

Use Types:

100% Storage/Maintenance

Notes:

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

Campus: Main Campus

Bldg. No: 11

Building: Maintenance Butler Bldg.

Area: 1,500sf Yr Built: 1978 Floors: 1

Use Types:

100% Storage/Maintenance

Notes:

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------------------------|---------------|---------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Immed. Site, Ext. Ltg., etc | 3 | \$5,175 | 0 | 0 | 5 | 95 | Description: Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. |

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

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

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

Use Types:
 100% Storage/Maintenance

Notes:

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

Campus: Main Campus

Bldg. No: 12

Building: Technology Butler Bldg.

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

Use Types:

100% Storage/Maintenance

Notes:

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

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

Use Types:
 100% Storage/Maintenance

Notes:

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

Campus: Main Campus

Bldg. No: 12

Building: Technology Butler Bldg.

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

Use Types:

100% Storage/Maintenance

Notes:

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

Campus: Main Campus

Bldg. No: 12

Building: Technology Butler Bldg.

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

Use Types:

100% Storage/Maintenance

Notes:

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

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

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

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

Yr Built: 1999 Floors: 1

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Yr Built: 1999 Floors: 1

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Yr Built: 1999 Floors: 1

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Priority Issues Data

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

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Roof | 3 | \$411,967 | 3 | 5 | 70 | 22 | <p>Description: EPDM (Fully-adhered) - 2004 EPDM (Ballasted) - 2007</p> <p>Priority 1: A majority of the roof to wall transitions are not yet repaired and will require corrective action.</p> <p>Priority 2: -Coping metal at metal panel system does not properly slope back to the roof. A line of sealant was added to keep water from streaking the visible face of the metal panels. This corrective action results in small areas of ponding water. Condition should be carefully monitored for evidence of water infiltration into and behind the metal panel system</p> <p>2011: No changes reported.</p> <p>2008: -Structure Tek rating is 85 out of 100 score -Previously identified leaks have been repaired -Masonry removed, original failed flashing was removed and replaced with new work.</p> <p>Previous Comments: Original EPDM roof Multiple roof leaks since new, all repaired under warranty,. Currently 6 known leaks, condition requires continued monitoring.</p> |

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

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

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

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

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-------------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| HVAC | 15 | \$2,059,833 | 1 | 2 | 2 | 95 | <p>Description:</p> <ul style="list-style-type: none"> (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 <p>Priority 1:</p> <ul style="list-style-type: none"> -IT Room H143 should have a door grille for air transfer. <p>Priority 2:</p> <ul style="list-style-type: none"> -No reported problems. <p>2011:</p> <ul style="list-style-type: none"> -During interview and walk-through inspection, no significant issues were noted. <p>2008: No reported problems.</p> <p>Previous Comments:</p> <ul style="list-style-type: none"> No reported problems. |

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-------------------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Plumbing | 7 | \$961,255 | 1 | 0 | 4 | 95 | <p>Description:</p> <p>Priority 1: Add PRV to city water for pressure control problems.</p> <p>Priority 2: No reported problems</p> <p>2011: PRV for city water pressure issue noted in 2008 is not installed.</p> <p>2008:</p> <p>Previous Comments: No reported problems.</p> |
| Primary/Secondary | 6 | \$823,933 | 0 | 5 | 5 | 90 | <p>Description: Building is supplied by the 13,200 volt main campus loop. Power is stepped down to 208/240 on site.</p> <p>Priority 1: No reported problems</p> <p>Priority 2: No reported problems</p> <p>2011: -During interview and walk-through inspection, no significant issues were noted.</p> <p>2008: -The building has experienced a number of electronic component failures including multiple fire alarm panel boards, boiler flame sensors, VFD controllers, and CW pump starters. These could be independent failures or symptoms of a larger problem.</p> <p>Previous Comments: No reported problems.</p> |

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Distribution | 4 | \$549,289 | 0 | 0 | 5 | 95 | Description: 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|------------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Voice/Data | 3 | \$411,967 | 3 | 0 | 5 | 92 | Description: Priority 1: Replace wireless equipment. Priority 2: No reported problems. 2011: -Wireless system is failing and replacements are not obtainable. -Approximately 15-18 phone/data pairs were lost during construction. |
| Ceilings | 3 | \$411,967 | 0 | 0 | 5 | 95 | Description: 2x4 suspended ceilings throughout. Priority 1: No reported problems Priority 2: No reported problems 2011: No changes reported. 2008: No reported problems. Previous Comments: No reported problems. |

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-------------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Walls | 8 | \$1,098,577 | 0 | 2 | 5 | 93 | Description: 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Floors | 5 | \$686,611 | 0 | 0 | 10 | 90 | <p>Description:</p> <ul style="list-style-type: none"> -VCT flooring within corridors -Broadloom carpet within lobby and select areas of the theatres -Epoxy flooring within the auditorium seating areas; no reported problems. <p>Priority 1: No reported problems.</p> <p>Priority 2: No reported problems.</p> <p>2011: Replacement of failed carpet in: Atrium, Hallways, Classrooms and Boardroom was done.</p> <p>2008: -Broadloom carpeting in the main lobby has a number of seam failures and has some buckling at the walls. This may be due to poor installation. Carpet in these areas will require replacement soon. -Stage flooring is scheduled and funded for sanding and regular maintenance.</p> <p>Previous Comments: VCT typical in corridors, no reported problems.</p> |

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

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

Campus: Main Campus

Bldg. No: 14

Building: La-Z-Boy Center

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

Use Types:

10 % Administration

20 % Classroom

70 % Auditorium

Notes: plus lobby with mezzanine access, mechanical penthouses

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

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

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$13,732,218 | \$85,140 | \$0 | 0.6% | GOOD | \$282,884 | \$0 | 2.1% | \$274,644 | GOOD |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

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

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Use Types:
 100% Storage/Maintenance

Notes:

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

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

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$124,200 | \$2,236 | \$0 | 1.8% | GOOD | \$3,726 | \$0 | 3.0% | \$2,484 | GOOD |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

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

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

Notes:

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

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

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

Notes:

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

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

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

Notes:

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

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

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

Notes:

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| HVAC | 14 | \$484,316 | 2 | 13 | 20 | 65 | <p>Description: One (1) rooftop mounted, gas-fired, AHU with on-board air-cooled DX cooling. Two (2) Weil-McLain hot water boiler supplying heating hot water to a coils for heating. Unit is original to the building and functional. Air distribution is by VAV boxes above the ceiling w/pneumatic controls. Finned-tube radiant heat under all windows. Exhaust fans with light switch control in meeting rooms. Controls: Pneumatic controls except at RTU, upgraded for remote monitoring using Siemens system. Remote access is limited to monitoring only and does not allow for remote diagnostic or operation.</p> <p>Priority 1: Provide ventilation for IT closet near lobby - too warm. Repair hole in other closet ceiling near Lobby; has a hole in the fire-rated ceiling gyp-board. Repair small hole through fire-rated gyp-board wall in Maintenance Office.</p> <p>Priority 2: No reported problems.</p> <p>2011: - During interview and walk-through inspection, no significant issues were noted. - New gas-fired roof top unit installed for whole building.</p> <p>2008: Previous Comments: The combination of energy inefficiency and limited capacity for expansion reduce the unit's serviceable life; the unit remains functional but is nearing end of life. Leaking condenser coil requires additional refrigerant occasionally. Previous Comments: Original rooftop unit and 2 boilers, functioning, but at capacity. No expansion capability is available. RTU operates on 208V and is inefficient. Scroll fan failed since last assessment damaging coils. Previous Comments: HVAC System at maximum capacity with computer heat loads. Fin tubes, No reported problems</p> |

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

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

Notes:

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

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

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

Notes:

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

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

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

Notes:

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

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

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

Notes:

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

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

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

Notes:

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

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

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

Notes:

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

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

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$3,459,400 | \$62,615 | \$0 | 1.8% | GOOD | \$210,677 | \$37,707 | 6.1% | \$69,188 | FAIR |
| CRV | DMB | EXCESS | FCI | RATING | DMB | EXCESS | FCI | \$/YR MAINTAIN | RATING |

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

Use Types:
 100% Storage/Maintenance

Notes:

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------|---------------|----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Structure | 35 | \$19,320 | 0 | 0 | 5 | 95 | Description: Wood frame. Priority 1: No reported problems Priority 2: No reported problems. 2011: No reported problems. |
| Roof | 12 | \$6,624 | 100 | 0 | 0 | 0 | Description: Composition shingles on plywood sheathing. Priority 1: Roofing was not replaced during the 2006 re-roof of the main building. Roofing is at end of life and due for replacement Priority 2: No reported problems. 2011: No changes reported. 2008: Shingled, at end of life, due for replacement. Roof regularly inspected. |
| Glazing | 0 | \$0 | 0 | 0 | 0 | 100 | Description: N/A |

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

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Use Types:
 100% Storage/Maintenance

Notes:

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

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

Use Types:
 100% Storage/Maintenance

Notes:

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------------------------|---------------|---------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Walls | 0 | \$0 | 0 | 0 | 0 | 100 | Description: N/A |
| Doors | 10 | \$5,520 | 90 | 0 | 0 | 10 | Description: One man door and one overhead sectional door. Priority 1: Replace overhead sectional door and man door. Priority 2: No reported problems. 2011: Exterior - overhead sectional door and man door are at end of life and due for replacement. |
| Floors | 10 | \$5,520 | 0 | 0 | 5 | 95 | Description: Concrete Priority 1: No reported problems. Priority 2: No reported problems. 2011: - No reported problems |
| Bldg., Fire, ADA, Elevators | 4 | \$2,208 | 0 | 5 | 10 | 85 | Description: No fire system, security system only. |
| Immed. Site, Ext. Ltg., etc | 2 | \$1,104 | 0 | 5 | 10 | 85 | Description: Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems. |

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

Use Types: 100% Storage/Maintenance

Notes:

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

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

| Priority Issues Data | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$55,200 | \$13,138 | \$10,378 | 23.8% | POOR | \$13,690 | \$10,930 | 24.8% | \$1,104 | POOR |
| CRV | DMB | EXCESS | FCI | RATING | 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Structure | 20 | \$238,304 | 0 | 0 | 5 | 95 | Description: Pole-barn construction. Slab-on-grade construction. Wood frame structure. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems. |
| Roof | 14 | \$166,813 | 0 | 2 | 3 | 95 | Description: Metal panels with exposed, gasketed fasteners. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems. |
| Glazing | 1 | \$11,915 | 0 | 2 | 3 | 95 | Description: Aluminum framed windows. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems. |

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf **Yr Built: 1993** **Floors: 1**

Use Types:
 10 % Classroom
 90 % Vocational Lab

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

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|----------|---------------|-----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Cladding | 14 | \$166,813 | 0 | 2 | 3 | 95 | Description: 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-------------------|---------------|-----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Primary/Secondary | 5 | \$59,576 | 0 | 0 | 0 | 100 | Description: Pole-mounted transformer for building 3-phase power @ 480 VAC. Inside transformer provides 208 VAC Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted. |
| Distribution | 13 | \$154,898 | 0 | 0 | 0 | 100 | Description: Shunt-trip buss-duct for welding operations. Circuit breakers for lighting/receptacles. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted. |
| Lighting | 5 | \$59,576 | 0 | 0 | 0 | 100 | Description: 4' chain-hung, exposed, T8 fixtures for welding operations. 4' surface-mounted, exposed, T8 fixtures for classroom. Battery-powered emergency lighting throughout. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted. |

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf **Yr Built: 1993** **Floors: 1**

Use Types:
 10 % Classroom
 90 % Vocational Lab

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

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|------------|---------------|----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Voice/Data | 3 | \$35,746 | 0 | 0 | 0 | 100 | Description: No wireless service provided. Priority 1: No reported problems. Priority 2: No reported problems. 2011: During interview and walk-through inspection, no issues were noted. |
| Ceilings | 1 | \$11,915 | 0 | 0 | 5 | 95 | Description: Exposed construction at Shop Area. Gypsum board at Toilet Room, Classroom and Break Room. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems. |
| Walls | 2 | \$23,830 | 0 | 2 | 3 | 95 | Description: Gypsum board on wood studs at Toilet Room and Classroom. Corrugated metal siding on wood studs at individual welding stations. Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems. |

Campus: Hurd Road
Bldg. No: 18
Building: Welding Center
Area: 6,770sf **Yr Built: 1993** **Floors: 1**

Use Types:
10 % Classroom
90 % Vocational Lab

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

| System | CRV of System | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------------------------|---------------|----------|--|----------------------|------------|-----------|--|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Doors | 2 | \$23,830 | 0 | 2 | 3 | 95 | Description: 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|-----------------------------|---------------|----------|--|----------------------|------------|-----------|---|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |
| Immed. Site, Ext. Ltg., etc | 2 | \$23,830 | 0 | 0 | 5 | 95 | Description: 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 | | | | | 0-5 Year Cumulative Data | | | | |
|----------------------|------------|---------------|------------|---------------|--------------------------|---------------|------------|-----------------------|---------------|
| \$1,191,520 | \$0 | \$0 | 0.0% | GOOD | \$20,256 | \$0 | 1.7% | \$23,830 | GOOD |
| CRV | DMB | EXCESS | FCI | RATING | 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 | | Pct. of system value to budget for repair/replacement: | | | | System/Component Notes |
|--------|---------------|----|--|-------------------------|------------|-----------|------------------------|
| | % | \$ | Immed. Priority 1 | 1-5 Years Priority 2 | 6-10 Years | 11+ Years | |

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 2020-2021 budget includes funding for sidewalk repairs on Main Campus and at the Whitman Center, replacing the hot water tank in Geo Room 300, power washing the exterior of Founders Hall, upgrading the HVAC system controllers in the Welch Health Education Building and installing a server in the Physical Plant for the web-based front-end controls for the campus-wide HVAC system, as well as contingency funding for emergencies that may arise for a total budget of \$215,150. The table below lists the projects planned for FY 2020-2021. In addition, the proposed budget recommends a transfer to the general fund of \$474,710 from the money previously set-aside for potential reimbursement to the DTE Electric Company's Tax Tribunal filings. The city of Monroe negotiated a settlement with DTE in FY20 resulting in a reimbursement of \$75,271.78. Approval of this transfer will leave \$450,290 for a potential reimbursement to DTE following the resolution of the Fermi II appeal. If the Michigan Tax Tribunal rules to decrease the taxable value of Fermi II, 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.

2020-2021 Projects

| BUILDING | REPAIR | COST |
|------------------------------|-------------------------|------------------|
| Main Campus & Whitman Center | Sidewalk Repairs | \$40,000 |
| Geo Room 300 | Hot Water Tank | \$20,000 |
| Founders Hall | Power Wash | \$12,500 |
| Physical Plant | HVAC System Controllers | \$62,650 |
| | Contingency | \$80,000 |
| | TOTAL | \$215,150 |

Table 10.1

BACK-UP INFORMATION
2020-2021 BUDGET**MAINTENANCE AND REPLACEMENT FUND**

| | Actual 2018-2019 | Projected 2019-2020 | Budget 2020-2021 |
|--|---------------------|------------------------|---------------------|
| Revenue | | | |
| Interest | \$ - | \$ - | \$ - |
| CTC Pledge Payments/Donations | 150,000 | 125,000 | 7,000 |
| Insurance Proceeds | - | - | - |
| Total Revenue | \$ 150,000 | \$ 125,000 | \$ 7,000 |
| Expenses | \$ 98,716 | \$ 139,750 | \$ 215,150 |
| Revenues over/(under) expense | \$ 51,284 | \$ (14,750) | \$ (208,150) |
| Transfer from General Fund | 500,000 | 500,000 | |
| Transfer from Technology Fund | | | |
| Transfer from Auxiliary Fund | | | |
| Transfer from Endowment Fund | 14,050 | 14,750 | 14,750 |
| Transfer from 71 Fund | | | |
| Transfer to General Fund | | (75,272) | (474,710) |
| Total Transfers In/(Out) | \$ 514,050 | \$ 439,478 | \$ (459,960) |
| Net Increase / (Decrease) | \$ 565,333 | \$ 424,728 | \$ (668,110) |
| Beginning Net Position | \$ 820,507 | \$ 1,385,841 | \$ 1,810,569 |
| Ending Net Position | \$ 1,385,841 | \$ 1,810,569 | \$ 1,142,459 |
| Note: 2019-2020 - \$925,000 of \$1,810,569 restricted for potential reimbursement of DTE tax revenue. | | | |
| 2020-2021 - \$450,290 of \$1,142,459 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 and net position may be adversely affected by the DTE Electric Company's Fermi II Michigan Tax Tribunal filing.

The projects proposed for FY 2020-2021 are listed below for a total cost of \$6,631,346 in addition to the East and West Technology Buildings project.

BACK-UP INFORMATION 2020-2021 BUDGET

MILLAGE MAINTENANCE AND REPLACEMENT FUND

| | Actual 2018-2019 | Projected 2019-2020 | Budget 2020-2021 |
|------------------------------|---------------------|------------------------|---------------------|
| Revenue | | | |
| Property Tax Revenue | 5,065,024 | 5,275,000 | 5,475,000 |
| Earnings | - | 31,540 | 5,000 |
| Total Revenue | \$ 5,065,024 | \$ 5,306,540 | \$ 5,480,000 |
| Expenses | | | |
| Allowance | \$ 3,581 | \$ 1,000 | \$ 2,500 |
| Legal Services | | \$ 20,000 | \$ 10,000 |
| Life Science Building | | | |
| Façade Improvements | \$ 133,522 | \$ 12,031 | |
| Single-user Restrooms | \$ 9,387 | \$ 132,340 | |
| Classroom Renovations | | \$ 100,000 | \$ 2,200,000 |
| Domestic Water Pipe Lining | | | \$ 393,740 |

Continued on next page.

| | Actual 2018-2019 | Projected 2019-2020 | Budget 2020-2021 |
|---|---------------------|------------------------|---------------------|
| Administration Building | | | |
| Roof Restoration | \$ 398,753 | | |
| Single-user Restrooms | | \$ 4,969 | \$ 116,667 |
| Diversity Center | | \$ 5,000 | \$ 345,000 |
| Campus Technology & Security | | | |
| Campus Technology Consultant | \$ 40,432 | \$ 5,068 | \$ 5,000 |
| Campus Phones Consulting | | \$ 13,125 | |
| Phone System Hardware | | | \$ 80,000 |
| Campus Two-Way Radio System | | \$ 8,598 | |
| Network Electronics | \$ 228,323 | \$ 32,463 | \$ 5,614 |
| Cellular DAS Solution | | | \$ 533,000 |
| Campus Air Blown Fiber Installation | | \$ 270,472 | \$ 273,555 |
| Wireless Network Infrastructure Upgrades | | | \$ 350,000 |
| Campus IT Support Rooms Architect/Engineering | \$ 78,899 | \$ 49,283 | |
| Campus IT Support Rooms Construction | \$ 45,693 | \$ 652,906 | |
| Emergency Generators Engineering Services | \$ 54,250 | \$ 13,250 | |
| Emergency Generators Construction | | \$ 1,126,470 | |
| Campus Security & Access Control | | \$ 488,675 | \$ 977,351 |
| Campus-Wide Lockset | | | \$ 100,000 |
| Parking Lots | | | |
| Parking Lots 1 & 2 | \$ 9,395 | \$ 727,746 | |
| Parking Lots 4 - 6 | | \$ 29,920 | \$ 623,239 |
| Maintenance Garage/Salt Storage | | \$ 49,280 | \$ 6,720 |
| Butler Building & Garage Demolition | | | \$ 9,650 |
| Campbell Learning Resources Center | | | |
| Little Theater Architectural/Engineering Services | \$ 6,050 | \$ 61,731 | |
| Little Theater Construction | | \$ 365,341 | |
| Single-user Restrooms | \$ 4,693 | \$ 66,170 | |
| Building Renovation | | | \$ 1,450,000 |
| La-Z-Boy Center | | | |
| Masonry & Sealant Work | | \$ 104,739 | |
| Single-user Restrooms | | \$ 4,969 | \$ 116,667 |
| Health Education Building | | | |
| Sound System | | \$ 13,908 | |
| Founders Hall Building | | | |
| Domestic Water Pipe Lining | | \$ 517,800 | |

Continued on next page.

| | Actual 2018-2019 | Projected 2019-2020 | Budget 2020-2021 |
|--|---------------------|------------------------|---------------------|
| Whitman Center | | | |
| Roof Restoration | | | \$ 161,770 |
| Single-user Restrooms | | \$ 4,969 | \$ 116,667 |
| Paint Entrance Canopy and Tower | | | \$ 5,369 |
| Garage Roof | | \$ 3,400 | |
| Total Expenses | \$ 1,012,979 | \$ 4,885,623 | \$ 7,882,507 |
| Revenues over/(under) expense | 4,052,045 | 420,917 | (2,402,507) |
| Transfer to 72 Fund | (1,614,519) | (6,633,750) | (500,000) |
| Transfer from 72 Fund | - | 3,250,000 | 500,000 |
| Net Increase / (Decrease) | \$ 2,437,526 | \$ (2,962,833) | \$ (2,402,507) |
| Beginning Net Position | 7,156,653 | 9,594,179 | 6,631,346 |
| Ending Net Position | \$ 9,594,179 | \$ 6,631,346 | \$ 4,228,839 |
| Note: \$432,697 of \$4,228,839 in 2021 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.

**FISCAL YEAR 2023
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: \$13,100,000

Estimated Start/Completion Dates: July 2022 – December 2023

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

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

Is the requested project focused on a single, stand-alone facility? Yes

Project Purpose

The purpose of the renovation and addition to the Welch Health Education Building is to add needed classroom and laboratory spaces in support of Monroe County Community College's (MCCC) Registered Nursing, Practical Nursing, Certified Nursing Assistant (CNA), 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.

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

benefit the entire region through better care and improved health outcomes for patients.

Scope of the Project

This project is a renovation to existing classrooms and laboratories (16,822 sf) as well as 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 currently Registered Nursing, Practical Nursing, Certified Nursing Assistant (CNA), Respiratory Therapy, Phlebotomy Technician, Personal Trainer Certification, and health, physical education, and dance. Monroe County Community College offers an associate degree nursing program that was established in 1974 and is approved by the Michigan Board of

Nursing and accredited by the Accreditation Commission for Education in Nursing (ACEN). The Registered Nursing Program's NCLEX-RN pass rate in 2020 was 96 percent, exceeding the national average of 82.8 percent. The NCLEX-PN pass rate for 2020 was 100 percent, exceeding the national average of 83.08 percent. The College's Respiratory Therapy Program is accredited by the Commission on Accreditation for Respiratory Care (CoARC). The program's Certified Respiratory Therapy Credential (CRT) pass rate reported for 2020 is 100 percent, which exceeds the national average of 80.5 percent with a set accreditation threshold of 70 percent. The Registered Respiratory Therapy Credential pass rate for 2020 is 100 percent, which exceeds the national average of 67.2 percent with a set accreditation threshold of 60 percent. The College currently lacks the space to expand Health Sciences programming into high-demand areas identified by our local healthcare providers such as medical assistant, dietary and environmental technology, radiology technologist, surgical technologist and others.

In addition to addressing the lack of space, MCCC's proposed plan would allow for greater integration of industry-standard technology including incorporation of simulation technology to ensure students receive the education and training necessary to meet the skill competencies expected of today's healthcare providers.

The most in-demand technical skills reported by healthcare employers 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% | 88.1% | 82.8% |
| Practical Nurse | 100% | 83.6% | 83.08% |
| Nursing Assistant/Aide | 82% | N/A | N/A |
| Phlebotomy Technician | 100% | N/A | N/A |
| Certified Respiratory Therapist | 100% | N/A | 80.5% |
| Registered Respiratory Therapist | 100% | N/A | 67.2% |

MCCC Student Profile: Fall 2021 Race/Ethnicity (Health Sciences)

| Program | % White | % Two or More | % Hispanic | % Black | % Asian | % Alaska Native | % Unknown |
|--|---------------|---------------|--------------|--------------|--------------|-----------------|---------------|
| Registered Nursing | 89.38% | | 1.77% | 3.54% | .88% | | 4.42% |
| Practical Nursing* | NA | NA | NA | NA | NA | NA | NA |
| Respiratory Therapy | 85.37% | | | 7.32% | 2.44% | | 4.88% |
| Overall Fall 2021 MCCC Race/Ethnicity | 68.91% | 1.95% | 2.92% | 3.15% | 0.54% | 0.43% | 21.98% |

Fall 2021 Average Age (Health Sciences)

Registered Nursing: 28 years

Practical Nursing*: NA

Respiratory Therapy: 26 years

Overall Fall 2021 MCCC Average Age: 24 years

Fall 2021 Residence Status (Health Sciences)

| Program | % In County | % Out of County | % Out of State | % No Record |
|--|---------------|-----------------|----------------|--------------|
| Registered Nursing | 79.65% | 19.47% | | 0.88% |
| Practical Nursing* | NA | NA | NA | NA |
| Respiratory Therapy | 58.54% | 34.15% | 7.32% | |
| Overall Fall 2019 MCCC Residence Status | 87.59% | 10.82% | 1.52% | 0.08% |

**Due to COVID-related scheduling disruptions for the 2020 class resulting in completion in May 2021 rather than December 2020, a new Practical Nursing cohort did not begin in January 2021. A new cohort will begin in January 2022.*

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 healthcare workforce. The Michigan Bureau of Labor Market Information and Strategic Initiatives projects from 2016 to 2026 healthcare support occupations will grow more than triple the statewide rate at 22.7 percent, which is by far the largest projected growth for any major occupational group. The returns on investment are significant and immediate.

The current Michigan's HOT 50 jobs listing includes Registered Nurses with an anticipated 9.8 percent, 10-year (2018-2028) job growth rate. The two most in demand healthcare professions certifications in Michigan are reported as License Practical Nurses and Certified Nursing Assistant. Wages for registered nurses range from \$28 - \$47 per hour and License Practical Nurses \$21 - \$31 (DTMB, 2021). The wage range for respiratory therapists in Michigan is \$24 - \$37 per hour with projected growth of 24.2 percent.

MCCC nursing and respiratory care graduate pass rates on licensing examinations far exceed state and national averages by 13-17% (averaging 96% - 100% percent every semester). High pass rates are one of the reasons healthcare industry employers throughout the State seek MCCC graduates. One-hundred percent of MCCC Registered Nursing, Practical Nursing, Nursing Assistant, and Respiratory Therapy program graduates secure high-demand, high-wage jobs. Many MCCC healthcare program graduates go on to complete four-year degrees in related areas at Michigan universities, resulting in even higher earning potential.

The Michigan Bureau of Labor Market Information and Strategic Initiatives cautions that anticipated growth in healthcare employment will not come to fruition unless the workforce is adequately trained (Health Care Cluster Workforce Analysis, 2013). 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 healthcare professionals unleashed into the Michigan economy annually, and sustain the quality that its programs are known for and on which employers rely.

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

The renovation project aligns perfectly with the College's mission and is in support of our core values of providing relevant educational offerings, instructional excellence, accessibility, diversity and inclusion, and accountability to students and stakeholders.

The United State Department of Health and Human Services has designated Monroe County, Michigan as "having met criteria indicating a significant need for additional primary health care resources." Michigan hospital executives are reporting that pandemic burnout and retirements are creating staffing shortages at hospitals across the state and jeopardizing their ability to meet the growing demand for care. As the need for healthcare professionals increases, MCCC stands ready to provide the critical skill degreed students that will help to fill this gap; however, renovated and expanded classrooms and labs are desperately needed to continue to offer the high quality health sciences degrees and certificates that MCCC is known for and upon which community partners depend.

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

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

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

The project requested re-purposes and enhances existing classrooms and laboratories while also adding additional instructional spaces to support student learning in healthcare occupations. The Capital Outlay Project Request will provide investment in the existing facility while adding enhanced Skills Labs to assist in preparing MCCC students for employment in these high growth, high demand fields.

The project includes a renovation of interior spaces as well as improving the energy efficiencies of the exterior envelope of the existing building while adding additional space to meet enrollment demands. The College is committed to the goal of integrating sustainable design principles and systems throughout this project.

5. Does the project address or mitigate any current 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 who can be accommodated to meet learning outcomes. The majority of physical resources for the College’s health sciences programs are housed in the Welch Health Education Building. Built in 1997, the physical facilities have received very limited renovation or improvement since its opening. Feedback from the faculty and students regarding the adequacy of the physical resources provided indicate that both groups agree that additional classroom and lab space is needed.

| The physical resources are sufficient to ensure the achievement of the learning outcomes and meet the needs of faculty and students. | | | | | | | | |
|--|---------------|------------|------------|---------------|---------------|------------|------------|---------------|
| Year | Faculty | | | | Students | | | |
| | Response Rate | Classrooms | Skills Lab | Computer Labs | Response Rate | Classrooms | Skills Lab | Computer Labs |
| 2018-2019 | 100% | 40% | 20% | 60% | 93% | 96% | 96% | 96% |
| | | | | | 97% | 94% | 90% | 97% |
| 2019-2020 | 100% | 40% | 40% | 100% | 100% | 100% | 92% | 88% |
| | | | | | 96% | 96% | 92% | 84% |
| 2020-2021 | 60% | 66% | 66% | 100% | 100% | 100% | 100% | 86% |
| | | | | | 95% | 79% | 84% | 69% |

During its visit to MCCC in September 2021, the peer evaluation team from The Accreditation Commission for Education in Nursing (ACEN) was impressed with the quality of MCCC’s program (recommending continuing accreditation without any areas needing improvement). However, the team expressed concern about MCCC’s facility/space needs and stopped short of identifying this as an area needing improvement based upon the College’s commitment to securing funding to expand, renovate and improve the educational facilities used to teach health sciences programs and the efficiency in scheduling and effective oversight of the area currently in use.

While the current classrooms have received technology upgrades, physical space limitations are 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 and eco-friendly design features into all of its renovation and new construction projects as was done in the construction of the Career Technology Center and the Renovation to the East and West Technology Buildings. All designs will include appropriate sustainable design principles to improve efficiencies including, but not limited to, the following:

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

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

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

9. If authorization for construction, the state typically provides a maximum of 75% of the total cost for university projects and 50% of the total cost for community college projects. Does the institution intend to commit additional resources that would reduce the state share from the amounts indicated? If so, by what amount?

The College does not intend to add additional funds to reduce the State share. The request is for full funding of 50 percent of the project.

10. Will the completed project increase operating costs to the institution? If yes, please provide an estimated cost (annually, and over a five-year period) and indicate whether the institution has identified available funds to support 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 \$20,523 in year one (16,822 sf X \$1.22/sf). The five-year projection includes a 3 percent inflation factor in years two through five resulting in increased utility costs for the first five years of operation of approximately \$108,935. The College does not anticipate that there will be additional staffing costs. General fund revenues will be utilized to support the additional utility costs to operate the new addition.

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

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

There should be no impact on student tuition and fees.

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

The educational needs of students in the Health Sciences 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. Because of space limitations, MCCC is not currently able to emulate this ongoing trend.

MCCC's Health Education Building has one 4-bed nursing skills lab that meets the needs of three programs (educating approximately 175 students per year): Registered Nursing, Practical Nurse to Registered Nursing, and phlebotomy.

MCCC offers both for-credit and not-for-credit Certified Nurse Assistant (CNA) courses taught in the Welch Health Education Building. The non-credit courses have been taught in partnership with ProMedica and Monroe's MichiganWorks! Office to offer completers guaranteed employment upon completion. Given congestion and

scheduling issues in the skills lab early in each semester, these courses are typically scheduled as late start courses and set with a typical class cap of 12 students.

The Respiratory Therapy program uses a classroom that has a 3-bed station at the back to meet the needs of 60 respiratory therapy students. Due to space issues, the Licensed Practical Nursing program is housed in another building and delivers its entire curriculum in a combined classroom and lab with only three stations (educating 24 students per year).

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. This will be necessary to adequately house the technology required to ensure well-educated graduates suited with the skills and competencies needed to work in today's complex healthcare system. Limiting enrollment will result in the exact opposite of what the College hopes to do with this project, which is to increase the number of healthcare professionals available to work in and contribute to Michigan's growing economy.

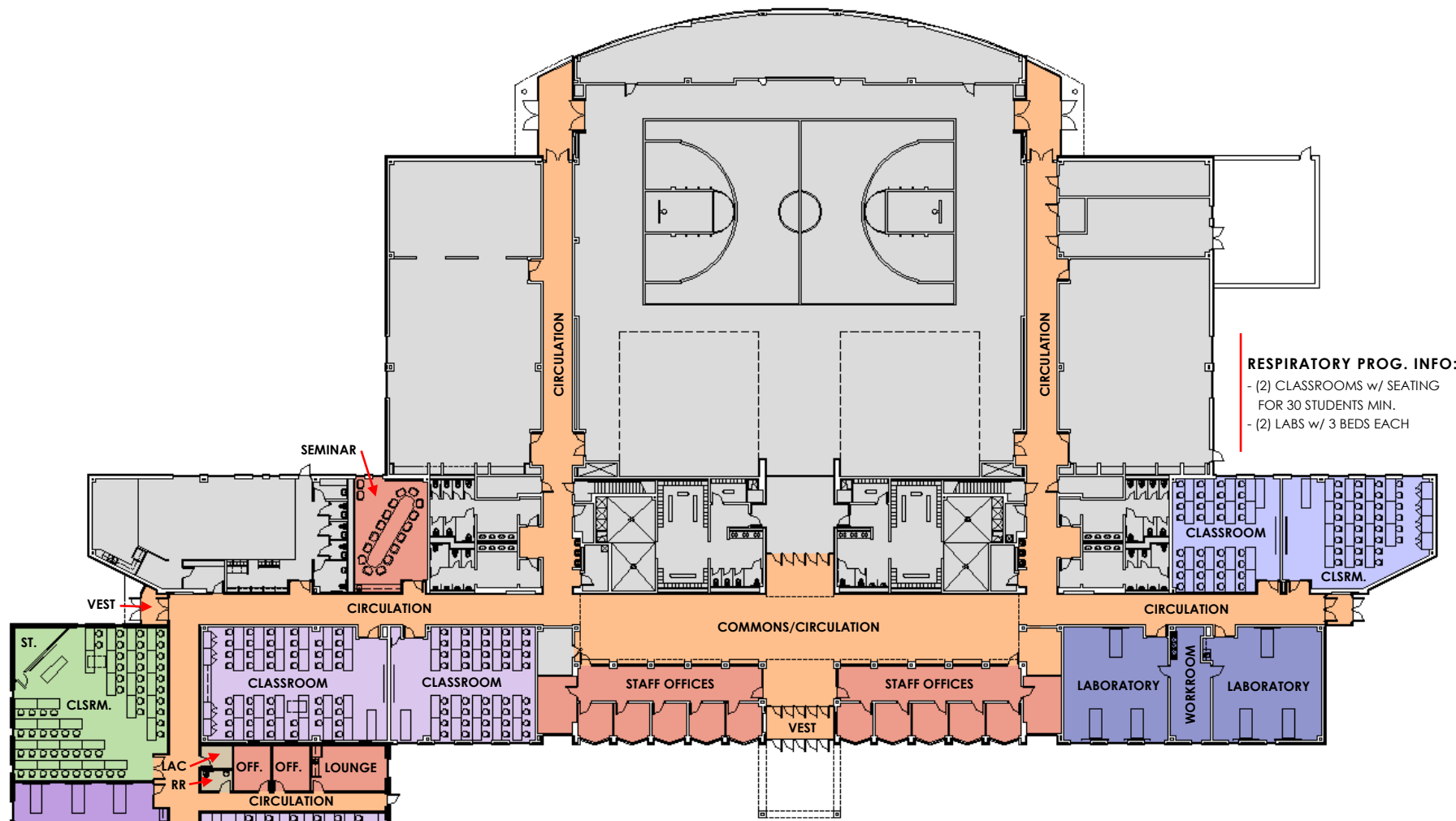
Without the State's support of this project, the College would have to limit enrollment and turn-away students, lease facilities off-campus, or reduce the scope of the project in keeping with the College's current resources.

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.

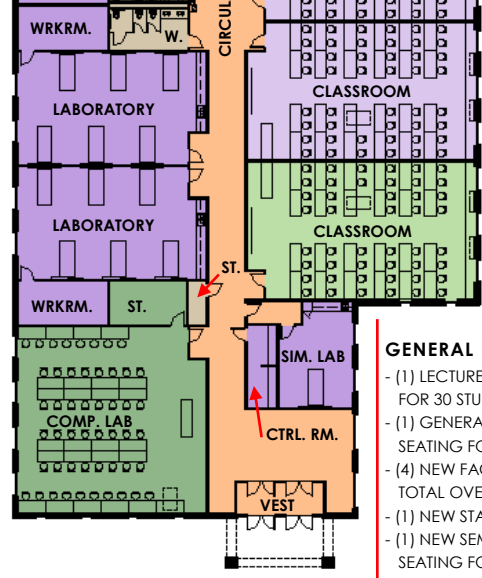
The College has considered scaling down the project and using existing funding to add additional classroom and lab space for the Nursing Program; however, this alternative does not address the growing instructional needs for all of the health courses and programs nor space to launch new programs. The 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



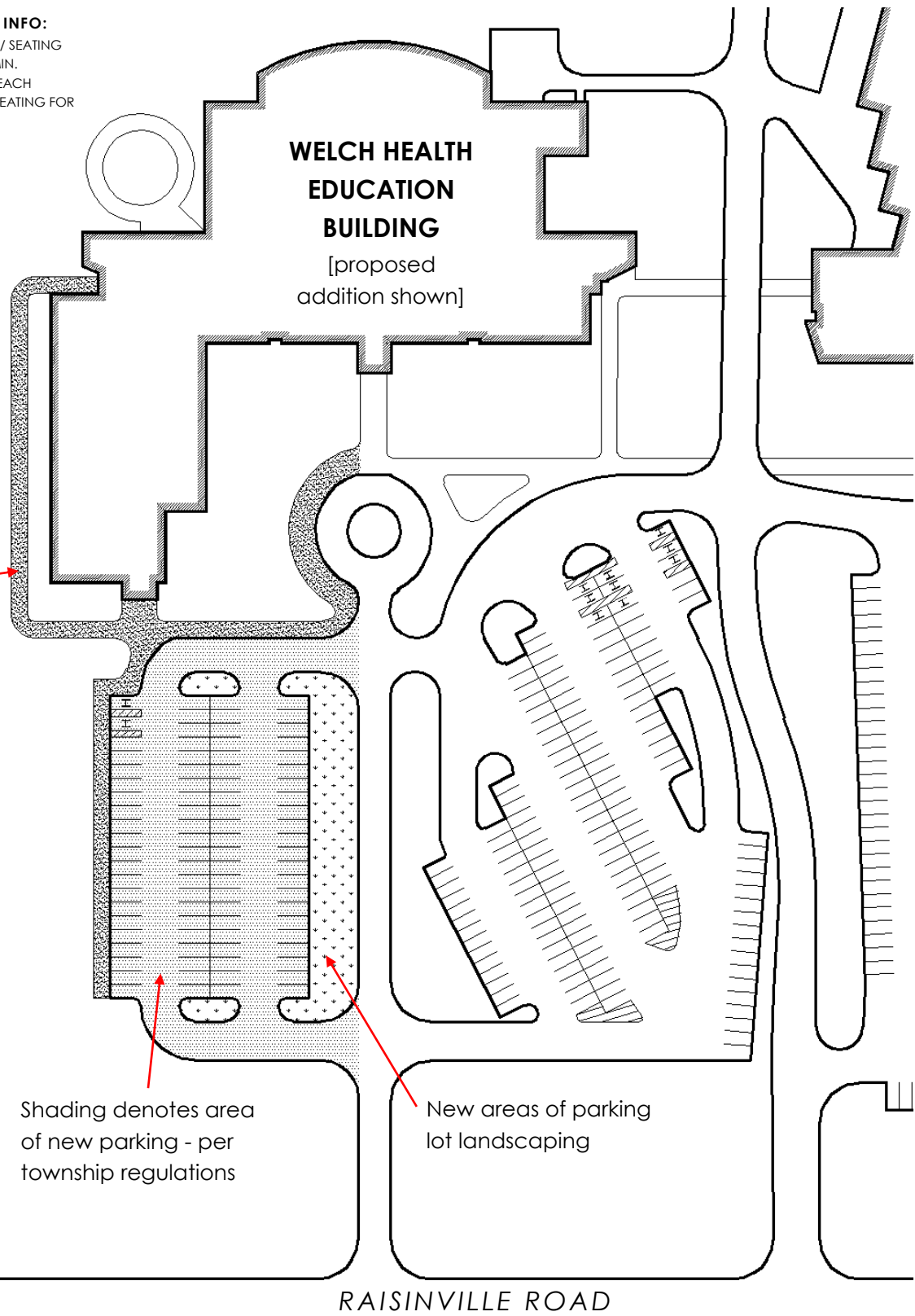
RESPIRATORY PROG. INFO:
 - (2) CLASSROOMS w/ SEATING FOR 30 STUDENTS MIN.
 - (2) LABS w/ 3 BEDS EACH

PROPOSED OVERALL FLOOR PLAN



NURSING PROG. INFO:
 - (4) CLASSROOMS w/ SEATING FOR 40 STUDENTS MIN.
 - (3) LABS w/ 6 BEDS EACH
 - (1) COMP. LAB w/ SEATING FOR 50 STUDENTS MIN.
 - (1) SIMULATION LAB

GENERAL INFO:
 - (1) LECTURE ROOM w/ SEATING FOR 30 STUDENTS MIN.
 - (1) GENERAL CLASSROOM w/ SEATING FOR 40 STUDENTS MIN.
 - (4) NEW FACULTY OFFICES - 14 TOTAL OVERALL
 - (1) NEW STAFF LOUNGE
 - (1) NEW SEMINAR ROOM w/ SEATING FOR 14 MIN.
 - (2) NEW UNISEX ADA RESTROOMS
 - (1) LACTATION/MEDITATION RM.



WELCH HEALTH EDUCATION BUILDING
 [proposed addition shown]

New concrete sidewalks

Shading denotes area of new parking - per township regulations

New areas of parking lot landscaping

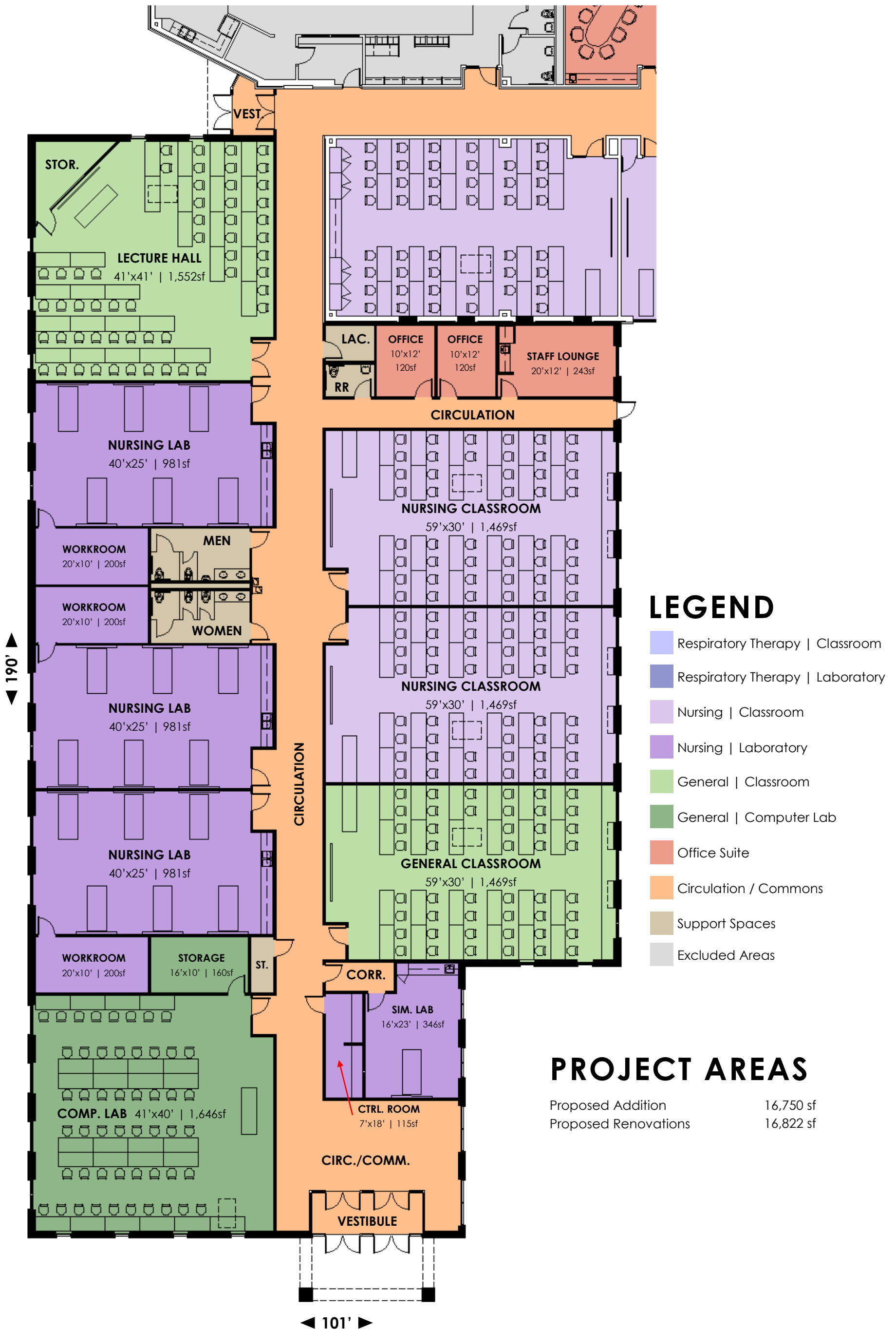
RAISINVILLE ROAD

LEGEND

- Respiratory Therapy | Classroom
- Respiratory Therapy | Laboratory
- Nursing | Classroom
- Nursing | Laboratory
- General | Classroom
- General | Computer Lab
- Office Suite
- Circulation / Commons
- Support Spaces
- Excluded Areas

PROPOSED PARTIAL SITE PLAN

Health Education Building | Renovations & Addition



ENLARGED ADDITION FLOOR PLAN



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
STATE BUDGET OFFICE
LANSING

DAVID P. MASSARON
DIRECTOR

September 1, 2021

BUDGET LETTER -- CAPITAL OUTLAY

TO: University and Community College Presidents

**Fiscal Year 2023 Capital Outlay Budget Information
Due Date: Friday, October 29, 2021**

While discussions continue regarding the passage and enactment of a Fiscal Year 2022 budget ahead of the start of the fiscal year on October 1st, planning must nevertheless begin for development of the Fiscal Year 2023 capital outlay budget due to deadlines established in statute.

Michigan universities and community colleges are invited to participate in the capital outlay budget development process in preparation for the Fiscal Year 2023 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 2023 through fiscal year 2027. 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 2021. 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 2023 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 2023 Executive Budget Recommendation, only planning authorizations will be recommended. If planning is authorized by the Legislature in a subsequent appropriations act, the university or community college shall prepare professional preliminary design documents to secure support for construction. Once professional planning documents have been reviewed and approved for authorized projects, state funding will provide a maximum of 75% for universities and 50% for community colleges of the total cost of each project. As in prior years, the state share of financing for recommended large-scale projects may be capped at a dollar amount less than those levels.

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

Submission to the State Budget Office

Fiscal Year 2023 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 sigma-budget-helpdesk@michigan.gov.

Submission guidelines for the Five-Year Capital Outlay Plan and Fiscal Year 2023 Capital Outlay Project Request are as follows:

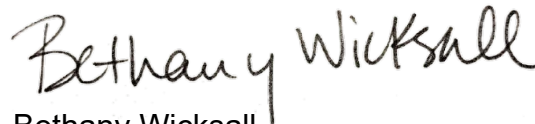
1. **Five-Year Capital Outlay Plan:** To comply with the statutory requirement, institutions are to post their Five-Year Capital Outlay Plans in a searchable electronic format (preferably PDF) on a publicly viewable location on the institution's internet site. The documents are to be archived on the internet site for a period of no less than three years. Utilizing SIGMA, institutions are to submit the internet hyperlink of the posting from their institutional internet

site no later than **Friday, October 29, 2021**. **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 2023 Capital Project Request:** Utilizing SIGMA, institutions may also submit a capital project request on the designated input form. The SIGMA form mirrors previous State Budget Office budget templates and is closely aligned with the statutory evaluation criteria. In addition, SIGMA allows for the upload of support documents via an attachment function, which institutions may utilize at their discretion. Institutions electing to submit a capital project request are to complete the input form in SIGMA no later than **Friday, October 29, 2021**. **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 2023 Executive Budget Recommendation. Any questions regarding the capital outlay process should be directed to Lisa Shoemaker, Director, Office of Economic Development, at shoemakerl@michigan.gov.

Sincerely,



Bethany Wicksall
Deputy State Budget Director

Attachments

| | |
|--|---------------------------------|
| cc: Sen. Ken Horn, Chair, JCOS | House Fiscal Agency |
| Rep. Matt Maddock, Chair, JCOS | Senate Fiscal Agency |
| Chief Financial Officers | State Building Authority |
| Governmental Relations Officers | DTMB, Facilities Administration |
| Michigan Association of State Universities | Office of Economic Development |
| Michigan Community College Association | 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.

In the event that comprehensive, current physical facility assessments are not available, the Five-Year Capital Outlay Plan must include data from the most recent physical facility assessment and describe the schedule by which a new assessment will be completed.

V. Implementation Plan

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

- a. Prioritize major capital projects requested from the State, including a brief project description and estimated cost, in the format provided. (Adjust previously developed or prior years' figures utilizing industry standard CPI indexes where appropriate).
- b. If applicable, provide an estimate relative to the institution's current deferred maintenance backlog. Define the impact of addressing deferred maintenance and structural repairs, including programmatic impact, immediately versus over the next five years.
- c. Include the status of on-going projects financed with State Building Authority resources and explain how completion coincides with the overall Five-Year Capital Outlay Plan.
- d. Identify, to the extent possible, a rate of return on planned expenditures. This could be expressed as operational "savings" that a planned capital expenditure would yield in future years.
- e. Where applicable, consider alternatives to new infrastructure, such as distance learning.
- f. Identify a maintenance schedule for major maintenance items in excess of \$1,000,000 for fiscal year 2023 through fiscal year 2027.
- g. Identify the amount of non-routine maintenance the institution has budgeted for in its current fiscal year and relevant sources of financing.