



MONROE COUNTY  
COMMUNITY COLLEGE

enriching lives

# 5-Year Master Plan



OCTOBER / 2012

1555 South Raisinville Road  
Monroe, MI 48161-9746

ENRICHING LIVES.

*That's our mission.*



# Monroe County Community College

## 5-Year Master Plan

October 2012

### Table of Contents

<b>Introduction .....</b>	<b>1</b>
<b>Executive Summary</b>	
<b>Planning Process</b>	
<b>History</b>	
<b>Mission Documents</b>	
- <b>Mission</b>	
- <b>Vision</b>	
- <b>Core Values</b>	
- <b>Educational Objectives</b>	
<b>Strategic Plan</b>	
<b>Analysis of Existing Conditions .....</b>	<b>7</b>
<b>Site Analysis</b>	
- <b>Main Campus</b>	
- <b>Whitman Center</b>	
- <b>Hurd Road Property</b>	
<b>Access and Circulation Analysis</b>	
- <b>Main Campus</b>	
- <b>Whitman Center</b>	
- <b>Hurd Road Property</b>	
<b>Facility Analysis</b>	
<b>Instructional Programming .....</b>	<b>14</b>
<b>Service Areas</b>	
<b>Program Offerings</b>	
<b>Transfer/University Parallel/Pre-Professional Programs</b>	
<b>Career/Occupational Certificate and Degree Programs</b>	
<b>Certificate Programs</b>	
<b>MACRAO Agreement</b>	
<b>Bachelor's Degree Completion Programs</b>	
<b>Dual Enrollment Programs</b>	
<b>Distance Learning Initiatives</b>	
<b>Corporate and Community Service Programs</b>	
<b>Staffing and Enrollment .....</b>	<b>19</b>
<b>Student Body Composition</b>	
<b>Enrollment Trends and Projections</b>	
<b>Staffing Levels and Projections</b>	

<b>Space Demands and Projections.....</b>	<b>20</b>
Instructional Space	
Support Spaces	
Campbell Learning Resources Center	
Warrick Student Services/Administration Building	
Welch Health Education Building	
La-Z-Boy Center	
Whitman Center	
Survey Summary	
Summary – Challenges	
Solution Criteria	

<b>Master Plan.....</b>	<b>25</b>
Phase 1: 2009-2011.....	<b>25</b>
Deferred Maintenance	
Renovations and Updates	
Landscape and Site	
Technology Center	
Phase 2: 2011-2014.....	<b>27</b>
Whitman Center	
Warrick Student Services/Administration Building Addition and Reconfiguration	
Phase 3: 2014-2018.....	<b>28</b>
Athletic Fields	
Warrick Student Services/Administration Building Addition and Reconfiguration	
- Culinary Arts	
- Student Lounge and Basement Storage	
Life Sciences Building Expansion/University Center	
Long Range Priorities: 2019 .....	<b>30</b>
Campbell Learning Resources Center Library Expansion	
Welch Health Education Building Expansion	
Future Campus Expansion Zone	

<b>Architectural Guidelines .....</b>	<b>32</b>
---------------------------------------	-----------

**Appendices**

1. Campus Maps and Building Floor Plans
2. Annual Report (2010-2011)
3. Student Profile Report, Fall 2012
4. Building Appraisal, Fall 2011
5. Facilities Inventory, Assessment, and Deferred Maintenance  
    Capital Planning Report, 2011
6. Maintenance and Replacement Fund Budget 2012-2013
7. State Capital Outlay Project Request
8. Instructions for Master Plant Report

# 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 thirteenth 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. Eleven 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 the 2011. The Five-Year Master Plan has incorporated many of the architect's findings, drawings, and recommendations, and the College continues to thank SHW Group for its prior work and contributions.

The challenges identified and discussed in the following pages include:

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

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

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

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

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

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

## **Planning Process**

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

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

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

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

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

## **History**

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

The original four academic buildings on the 210 acre Main Campus, located on South Raisinville Road, opened for students in 1968. The College has grown from these beginnings to a plant now totaling over 401,000 square feet, including seven academic buildings, four physical plant buildings and four maintenance/storage buildings at the main campus. Also part of this total is the 17,650 square foot Whitman Center, opened in 1991 and located on 25 acres in Bedford Township near the Michigan-Ohio border, and a new property donated to the College in October 2010 consisting of an 18,910 square foot building situated on 4.9 acres in Frenchtown Township. The Career Technology Center, a 60,350 square foot educational facility, is currently under construction on main campus. It will open for classes in the Fall of 2013.

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

## **Mission Documents**

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

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

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

### **Core Values**

Monroe County Community College is dedicated to these core values:

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

### **Educational Objectives**

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

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

### **Strategic Plan**

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

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

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

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

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

Following is the 2010-2013 Strategic Plan:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# ANALYSIS OF EXISTING CONDITIONS

## Summary

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

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

## Site Analysis

### *Main Campus*

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

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

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

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

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

As a result of a Landscape Master Plan prepared in 1991, the College performed re-grading and drainage work, including creation of a retention pond. This, coupled with replacement of damaged landscaping and paving, has considerably reduced the standing water problems throughout campus. The only area still visibly exhibiting this flooding is behind the Welch Health Education Building, which has not yet received its final re-grading and landscaping.

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

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

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

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

The Main Campus can be divided into a North Zone and South Zone, split by the main entry drive from Raisinville Road. The Welch Health Education Building is the only building in the North Zone. The balance of the academic buildings surround the campus quad, creating the only semi-enclosed exterior space on campus.

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

### ***Whitman Center***

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

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

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

The landscaping between the building and the parking is attractive. The area immediately west of the building is a much more mature wooded area providing shade and a pleasant view from the classrooms. Future site development should not only minimize disruption of this area, but promote expansion of it. The presence of ash trees is a major concern at the Whitman campus.

Although all infested ash trees have been removed from landscaped areas, they still remain in this wooded section.

***Hurd Road Property***

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

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

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

**Access and Circulation Analysis**

***Main Campus***

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

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

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

Parking Lot Capacities

<b>Lot</b>	<b>Total</b>	<b>Student/ Public</b>	<b>Handicap</b>	<b>Staff</b>	<b>Police</b>
1	215	190	9	16	
2	490	460	10	19	1
3	163	155	8	0	
4	204	197	7	0	
5	69	0	4	65	
6	39	36	3	0	

<b>Lot</b>	<b>Total</b>	<b>Student/ Public</b>	<b>Handicap</b>	<b>Staff</b>	<b>Police</b>
7	144	144	5	0	
Learning Assistance Lab	6		6	0	
Board/Visitor	15	8	2	5	
Physical Plant	11	0	0	11	
Total Main Campus	1,356	1,185	54	116	1
Whitman Center	252	244	8	0	
Hurd Road	28	26	2	0	

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

Number of staff .....	414
Less number of designated staff spaces .....	<u>111</u>
Number of staff needing to park in “student/public” areas.....	303
Number of students (4,440 credit hour + 1,200 non-credit) .....	5,640
Add the number of staff needing to park in “student/public” areas.....	<u>303</u>
	5,943
Less number of “student/public” spaces .....	<u>1,429</u>
Need number of spaces .....	4,514

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

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

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

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

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

	<u>Headcount</u>	<u>Ratio</u>	<u>Needed Spaces</u>
Credit hour students (fall 2011 headcount)	4,440	x 0.2 =	888
Non-credit hour students	1,200	x 0.2 =	240
FTE staff *	243	x 0.9 =	<u>219</u>
			1,347
*175 Full-time staff		÷ 1 =	175
29 Part-time support staff		÷ 2 =	15
<u>210</u> Adjunct faculty		÷ 4 =	<u>53</u>
414			243

The College was recently faced with two specific parking concerns. One was growing enrollment. The other was the fact that two-thirds of the parking is in lots located on the northern end of campus, while the majority of buildings are located at the southern end. In addition, projected usage of the new La-Z-Boy Center created a need for additional parking.

To address these problems, in the summer of 2005 the College constructed a new parking lot: Lot #7. This lot contains 144 parking spaces and is located between the West Technology Building and Raisinville Road. This lot appears to have addressed all parking capacity concerns for the Main Campus at this time.

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

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

***Whitman Center***

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

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

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

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

### **Facility Analysis**

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

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

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

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

Facility	Area (sq. ft.)	Year Built
<b>Main Campus</b>		
Campbell Learning Resource Center	52,369	1968
Warrick Student Services/Administration	72,219	1968
Life Science	54,905	1972
East Technology	28,523	1968
West Technology	32,180	1968
Welch Health Education	50,700	1997
La-Z-Boy Center	53,329	2004
Power Plant	9,394	1968
Boiler House	2,184	1978
Boiler House 200	2,184	1978
Boiler House 300	1,924	1978
Maintenance Butler Building	1,500	1980
Technology Butler Building	1,830	1983
SAE/Construction Building	768	2005
Salt Storage	400	1999
<b>Subtotal</b>	<b>364,409</b>	
<i>Under Construction - Career Technology Center</i>	<i>60,350*</i>	<i>2013</i>
<b>Whitman Center Campus</b>		
Whitman Center	17,650	1991
Garage	480	1991
<b>Subtotal</b>	<b>18,130</b>	
<b>Hurd Road Property</b>		
Hurd Road Property	18,910	1990
<b>Subtotal</b>	<b>18,910</b>	
<b>TOTAL</b>	<b>401,449</b>	

*\*Not included in total Area (sq. ft.)*

## INSTRUCTIONAL PROGRAMMING

Much of the information regarding instructional programming is available in the College Annual Report. The 2010-2011 Annual Report is included in this planning document.

### Service Areas

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

### Program Offerings

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

### Transfer/University Parallel/Pre-Professional Programs

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

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

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

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

## Career/Occupational Certificate and Degree Programs

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

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

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

<u>Program</u>	<u>Degree</u>	<u>Certificate</u>
Accounting	•	•
Administrative Office Assistant		•
Administrative Office Specialist		•
Administrative Professional	•	
Medical Office Coordinator	•	
Application Software Specialist	•	•
Automotive Engineering Technology	•	•
Business Management	•	
Chemistry	•	
Computer Information Systems:		
Accounting/CIS	•	
Computer Programming	•	
Application Development		•
Database Application Development		•
Computer Science	•	
Information Assurance and Security	•	
PC Support Technician	•	•
System Administration Specialist	•	•
Web Design	•	•
Web Development	•	•
Construction Management Technology	•	•
Residential and Light Commercial		
Construction		•
Heavy and Industrial Construction		•
Criminal Justice/Law Enforcement	•	
Culinary Skills and Management	•	•
Early Childhood Development	•	•
Electronics and Computer Technology	•	
Fine Arts	•	
General Technology	•	

<u>Program</u>	<u>Degree</u>	<u>Certificate</u>
Graphic Design	•	
Digital Media		•
Illustration		•
Industrial Electricity/Electronics Tech.	•	
Industrial Management Plant	•	
Information Assurance and Security	•	
Mechanical Design Technology	•	•
Mechanical Engineering Technology	•	
Metrology Technology	•	•
Non-Destructive Testing		•
Nuclear Engineering Technology	•	
Nursing, Practical		•
Nursing, Registered	•	
Phlebotomy Technician		•
Product and Process Technology	•	•
Quality Systems Technology	•	•
Basic Quality Technician		•
Renewable Energy		•
Respiratory Therapy	•	
Solar Photovoltaic Entry		•
Teacher Paraprofessional	•	
Welding Technology	•	
Basic Welding		•
Advanced Welding		•
Wind Turbine Technician		•

### **Certificate Programs**

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

### **MACRAO Agreement**

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

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

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

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

## **Bachelor's Degree Completion Programs**

### ***2 + 2 and 3 + 1 Agreements***

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

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

## **Dual Enrollment Programs**

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

## **Monroe County Middle College**

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

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

## **Distance Learning Initiatives**

MCCC also offers a number of courses through electronic means, including a web-based curriculum. The College utilizes Blackboard Course Management Software for some web-based courses. The College is a member of the Michigan Community College Virtual Learning Collaborative. Through this and other systems used by the College, students at MCCC have

access to courses offered by other colleges, while students not attending MCCC have access to numerous programs at the College.

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

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

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

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

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

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

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

## **STAFFING AND ENROLLMENT**

### **Student Body Composition**

Based on demographic data collected by the College for the fall 2012 semester, the typical Monroe County Community College student has a mean age of 24.9, resides in Monroe County (82%), attends as a part-time student (65%), and is enrolled in a transfer program (53%).

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 2012 semester produced an 8 percent decrease in headcount (4,071) over the previous fall (4,440), and a 10 percent decrease in credit hours (35,574). Fall student enrollment has declined for the second time in 10 years. The enrollment decline is not unique to MCCC as the Michigan Association of Collegiate Registrars and Admissions Officers' report on community college enrollment shows 27 community colleges with negative headcounts and one exactly even. All 28 of the colleges providing data for the report have negative credit hour totals.

Barring a few exceptions, class size is limited to 30 students per class. Currently, the College is able to handle its existing population, but scheduling demands are making this more difficult each year particularly at the Whitman Center. 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 173 full-time staff: 63 faculty, 62 support staff, 25 administrative, 3 professional, and 20 maintenance. In addition, there are 189 part-time faculty, 1 part-time administrator, 27 part-time support staff and 59 student assistants.

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

## SPACE DEMANDS AND PROJECTIONS

### Instructional Space

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

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

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

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

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

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

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

## **Support Spaces**

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

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

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

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

To improve operational efficiency, to better identify the services offered, and to make the areas more welcoming, renovations did take place this year (FY 2007-08) in the Admissions/Counseling/Registration area.

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

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

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

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

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

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

A 53,700 square foot, \$12 million, multi-use Instructional Center for Business Training and Performing Arts began construction in July 2003. This facility houses a 500 seat auditorium with full support facilities, a pre-function assembly space, a multi-purpose lecture hall, dividable

classrooms and rehearsal spaces, a computer classroom, offices for the Corporate and Community Services Department, choir and band rehearsal rooms, a scene shop and dressing rooms. Building completion was October 2004.

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

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

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

### ***Whitman Center***

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

### **Survey Summary**

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

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

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

## Summary - Challenges

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

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

- **Facilities Condition**
  - Building exteriors and physical structures are an ongoing challenge as they age
  - Aged and outdated HVAC and other operational systems
    - At end of life, malfunctioning
    - Unable to meet demands, especially from computer heat loads
  - Electrical capacities
  - Outdated classrooms
    - Technology, furniture, finishes, equipment, acoustics, lighting, accessibility
- **Programs**
  - Need for modern facilities for technology programs
  - Need for additional lab and classroom space for health programs
  - Limited space for Culinary Arts program
- **Barrier Free Accessibility**
  - Learning Assistance Lab on second floor, difficult to access
- **Student Support Services**
  - Located in several areas, some not easily accessible
- **Growth**
  - Update placeholders
    - Future project sites
    - Building additions
  - Whitman Center
    - Space and capacity issues require constant review and monitoring
- **Site**
  - No athletic fields

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

## **Solution Criteria**

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

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

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

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

## MASTER PLAN

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

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

### **Phase 1 2009-2011**

#### **Deferred Maintenance**

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

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

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

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

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

## **Renovations and Updates**

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

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

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

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

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

## **Landscape and Site**

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

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

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

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

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

### **Career Technology Center**

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

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

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

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

#### **Whitman Center**

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

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

#### **Warrick Student Services/Administration Building Addition and Reconfiguration**

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

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

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

### **Phase 3 2014-2018**

#### **Athletic Fields**

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

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

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

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

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

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

## **Warrick Student Services/Administration Building Addition and Reconfiguration**

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

### **Culinary Arts**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Long Range Priorities 2019**

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

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

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

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

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

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

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

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

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

### **Future Campus Expansion Zone**

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

## ARCHITECTURAL GUIDELINES

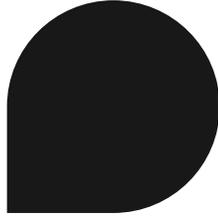
Architectural guidelines are an important part of a master plan, providing a design framework for future development. The goal is not to stifle creativity or the use of new materials or techniques, but to foster a harmony between existing and future facilities, thus avoiding a disjointed appearance that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

Suggested architectural guidelines are as follows:

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

# Maps and Floor Plans

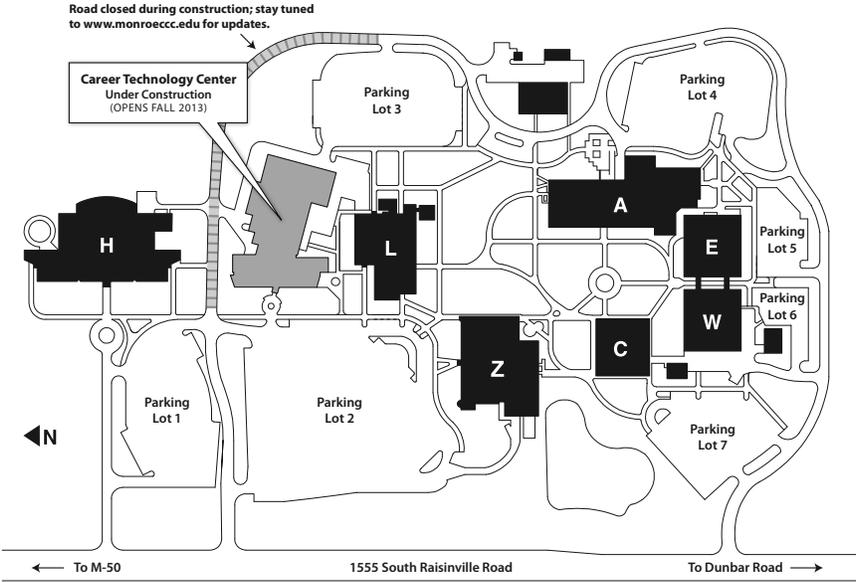




# CAMPUS GUIDE

- Main Campus
- Whitman Center

# MAIN CAMPUS GUIDE



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

# A

## WARRICK STUDENT SERVICES/ADMINISTRATION BUILDING

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

# C

## CAMPBELL LEARNING RESOURCES CENTER

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

- Elevator available in south hallway

### Downstairs:

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

### Main Floor: Library

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

### Second Floor:

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

# E

## EAST TECHNOLOGY BUILDING

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(Houses various classrooms, labs and business faculty offices)

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

### **SAE & Construction Management Garage:**

- SAE Formula Car Work Area
- Construction Management Lab

# H

## WELCH HEALTH EDUCATION BUILDING

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

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

# L

## LIFE SCIENCES BUILDING

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

### **First Floor:**

- **L-102** – Anatomy and Physiology Lab
- **L-104** – Anatomy and Physiology Lab
- **L-105** – Greenhouse
- **L-108 & 110** – Biology Labs
- **L-112** – Eastern Michigan University Office

# L

## LIFE SCIENCES BUILDING

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### First Floor (cont.):

- **L-113** – Physical/Earth Science Lab
- **L-126** – Science/Mathematics Division Office
- **L-140** – Largest lecture hall on campus

### Second Floor:

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

# W

## WEST TECHNOLOGY BUILDING

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

- **W-151 & 153** – Automotive Engineering Technology Labs
- **W-157** – RCTC
- **W-159** – Mechanical Engineering Technology Lab
- **W-163** – Materials Lab
- **W-164** – Hydraulics/Pneumatics Lab
- **W-165** – Welding Lab
- **W-169 & 171** – Product and Process Technology Lab
- **W-176** – Industrial/Technology Division Office

# Z

## LA-Z-BOY CENTER

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

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

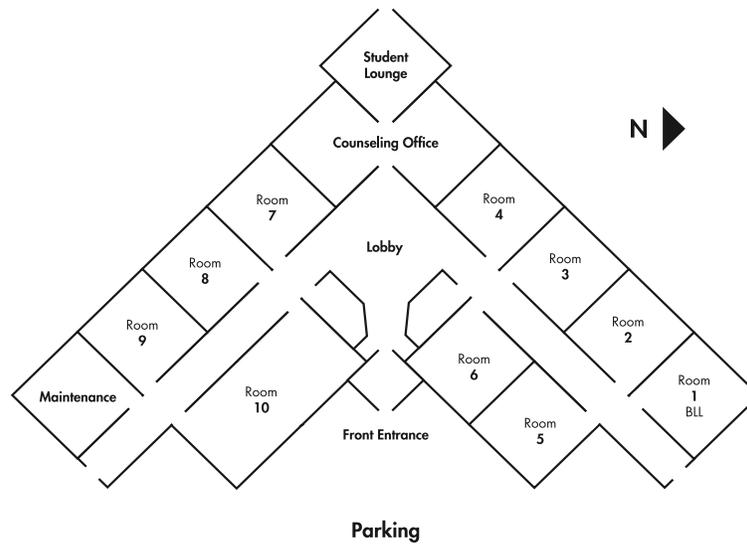
## WHITMAN CENTER

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

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

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

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



### Office Hours:

#### Fall/Winter Semesters

Monday - Thursday: 8 a.m. - 8 p.m.

Friday: 8 a.m. - 4:30 p.m.

#### Spring/Summer Semesters

Please call (734) 847-0559



MONROE COUNTY COMMUNITY COLLEGE'S RECYCLING PROGRAM

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

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

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

**How does it work?**

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

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

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

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

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

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

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

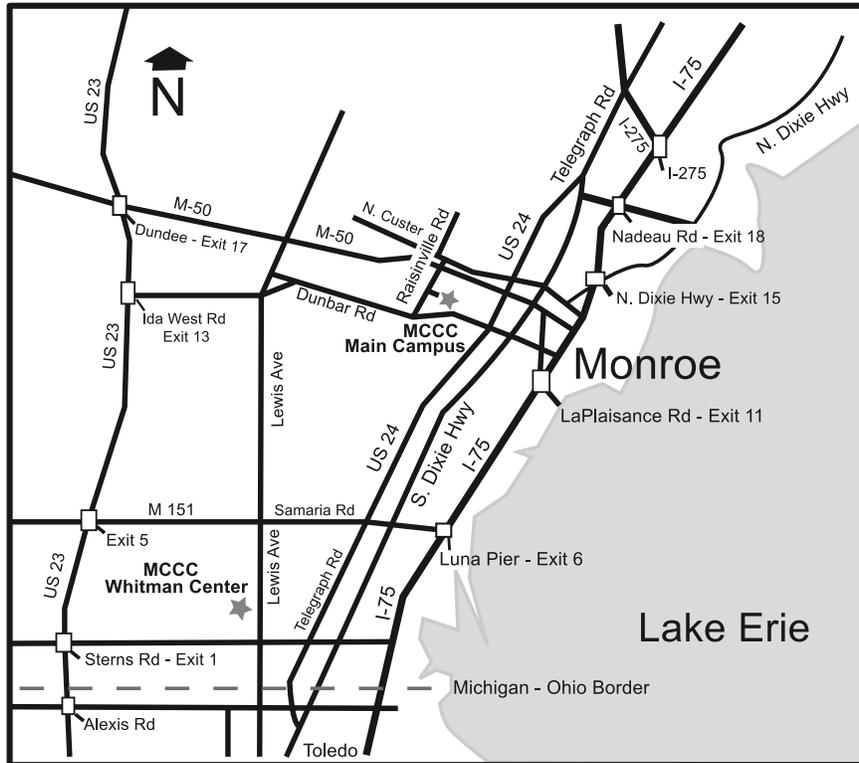
It is projected that MCCC produces nearly 1 million pounds of waste a year, which equates to 500 tons. Without recycling, all of that would go into landfills. Through the MCCC Recycling Program, 43 percent of that waste will be recycled and diverted from landfills. That's about 205 tons or 410,000 pounds.

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

GROUP #1 (must be placed in paper-mix containers)		GROUP #2 (must be placed in appropriately labeled 23-gallon containers)		GROUP #3
 Newspaper Remove bags, strings and rubber bands	 Office Paper All types and sizes	 *Clear Glass Empty, clear glass only	 *Plastic Bags Most retail and grocery bags	 Cardboard and Paper Bags Flatten cardboard and cut into pieces No wax coated cardboard
 Paperboard No wax coated paperboard	 Magazines and Catalogs All types and sizes	 *Aluminum Cans Empty cans only	 *Plastic Jugs/Bottles (#1 & #2)	(Must be broken down and placed next to the nearest recycling container)  <b>UNACCEPTABLE ITEMS</b> <ul style="list-style-type: none"> <li>• Paper milk or juice cartons</li> <li>• Styrofoam containers/packing</li> <li>• Garbage</li> <li>• Propane tanks</li> <li>• Paint cans</li> <li>• Colored glass</li> <li>• Medical waste/syringes</li> <li>• Flammable liquids</li> <li>• Household cleaners</li> <li>• Chemicals (dry or liquid)</li> <li>• Wood items</li> <li>• Concrete</li> <li>• Garden hose</li> <li>• Electrical cords</li> </ul>
 Phone Books All types and sizes	 Junk Mail Envelopes, flyers, brochures, postcards, etc.	 *Household Plastic (#3 - #7) Empty containers only	 *Steel and Tin Cans Empty cans only	
* Please rinse/clean containers before putting into recycling bin.				

**PLASTIC REFERENCE GUIDE**

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



**MONROE COUNTY  
COMMUNITY COLLEGE**

enriching lives

**Main Campus**  
1555 South Raisinville Road  
Monroe, MI 48161-9746

**Whitman Center**  
7777 Lewis Avenue  
Temperance, MI 48182

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

# Annual Report



ENRICHING



*That's our mission.*



MONROE COUNTY  
COMMUNITY COLLEGE

2010/2011 ANNUAL REPORT TO THE COMMUNITY

## MISSION

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

## VISION

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

## CORE VALUES

Monroe County Community College is dedicated to these core values:

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

# A Message From the President



In a recent survey, we learned that an overwhelming majority of those Monroe County Community College serves believe the college is meeting its mission of “enriching lives.” We also found that most people in the county believe the college is already meeting its vision to become our community’s first choice for higher learning.

This is a testament to the faculty and staff at MCCC who are dedicated to providing practical, personal higher education that offers a lifetime of value – education that truly enriches lives. Below are examples of the results of this dedication in 2010-11:

- The Foundation at MCCC funded 18 innovative learning projects implemented by faculty and staff at the college.
- Students in the MCCC culinary skills and management program established a new upscale atmosphere and brand at the on-campus restaurant.
- Student Government and the college’s student newspaper, The Agora, presented the lone debate between U.S. Rep. John Dingell (D-Dearborn) and his Republican opponent, Dr. Robert Steele.
- The Board of Trustees approved the state funding match for construction of the Career Technology Center.
- Officials cut the ceremonial ribbon marking the completion of a Detroit Edison solar installation on the Main Campus.
- MCCC, in partnership with DTE Energy, announced the development of a new nuclear engineering technology program at the college.
- An orientation program was implemented specifically for non-traditional students planning on returning to college.
- Critically acclaimed author James McBride discussed his book at the La-Z-Boy Center and met with students as part of One Book, One Community of Monroe County, a community read led by MCCC in conjunction with 12 other community partners.

I invite you to read on to find out more about how MCCC enriched lives in 2010-11.

Sincerely,

A handwritten signature in black ink that reads "David E. Nixon". The signature is written in a cursive, flowing style.

David E. Nixon, Ed.D.  
President

# Transformational LEARNING



At MCCC, we provide hands-on, personal mentorship from faculty who understand the subtleties of effective student learning – both in and out of the classroom. Our focus is on instructional excellence and the cultivation of informed, participating citizens.

## INNOVATIVE PROJECTS THAT ENHANCE THE EDUCATIONAL EXPERIENCE

The Foundation at MCCC's Enhancement Grants Program provided funding for the development and implementation of 18 innovative learning projects that support the MCCC mission. The funded grant projects for 2011 and their recipients included:

- **MCCC Study Abroad: Eastern Europe 2011**, Dr. Joanna Sabo, *professor of political science*
- **The Humanities Experience: Live Theater**, Cheryl Johnston, *assistant professor of reading and English*
- **National College Media Spring Convention**, Dan Shaw, *assistant professor of humanities and journalism*, and Marissa Beste, *editor-in-chief for The Agora student newspaper*
- **International Studies Class Trip to the United Nations Headquarters**, Dr. Joanna Sabo

### STUDYING ART AND GOVERNMENT IN EUROPE

In May, MCCC students in the Study Abroad Program learned first-hand about art and government in Europe during stops in Austria, Hungary, Poland and the Czech Republic. Students completing the program earned six college credits – three for ART 155 (Art Appreciation) and three for POLSC 211 (Comparative Politics).



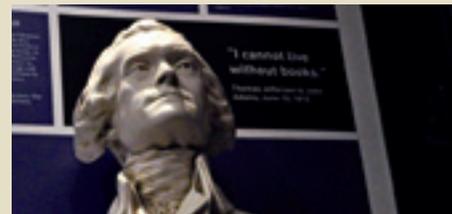
### CULINARY STUDENTS ESTABLISH UPSCALE ATMOSPHERE, BRAND FOR CUISINE 1300 RESTAURANT

During fall 2010, the second-year culinary arts students – under the direction of Chef Kevin Thomas and Chef Vicki LaValle – transformed the atmosphere at the on-campus Cuisine 1300 restaurant from casual to an elegant, a la carte dining experience at a reasonable price. In addition to introducing new fare, the culinary students worked with the college's Marketing Department to develop a matching brand identity for the restaurant, including a newly designed brand mark, menu and promotional campaign.

CUISINE  
300

### LIBRARY OF CONGRESS ON WHEELS COMES TO MCCC

A special Library of Congress traveling exhibit – mounted in a customized, 18-wheel truck – visited MCCC in January. The "Gateway to Knowledge" exhibition featured high-quality facsimiles of many of the Library's top treasures and information about the millions of resources in the Library's unparalleled collections.



- **Math and Science Society Field Trip to Visit Michigan Science Exhibits “Bodies Revealed” and “Crime Scene Insects” and the Lake Michigan Dunes**, Lori Bean, *associate professor of biology and chemistry*
- **MCCC Viticulture and Enology Project**, Chef Kevin Thomas, *instructor of culinary skills*
- **Michigan Association for the Education of Young Children Annual Conference**, Tiffany Wright, *instructor of early childhood development*
- **One Book, One Community – Guest Speaker and Author James McBride**, Penny Dorcey-Naber, *administrative assistant to the dean of humanities/social sciences*, and Beth Kohler, *coordinator of grants and major gifts*
- **Family Fun Night**, Tom Ryder, *campus community events/student activities coordinator*
- **Gas Grill Project**, Tom Ryder
- **Enrichment at the Whitman Center**, Sandy Kosmyrna, *director of the Whitman Center*
- **Improving New Student Orientation**, Jill Denko, *assistant professor of student services*
- **Michigan Society for Respiratory Care’s Annual Sputum Bowl Trivia Contest**, Bonnie Boggs, *director of respiratory therapy*
- **Headsets**, Milward Beaudry, *adjunct broadcasting instructor*
- **National Robotics Challenge – MCCC Society of Manufacturing Engineers Student Chapter**, Robert Leonard, *assistant professor of manufacturing technology*
- **MCCC Club Volleyball**, Suzanne Wetzol, *vice president of administration and executive director of The Foundation at MCCC*
- **“Writing Together, Writing Forever,”** Dr. Carrie Nartker, *associate professor of English*
- **Music 165 Teaching at Frenchtown Senior Citizen Center**, Joy Schroeder, *adjunct music instructor*

#### STUDENT GOVERNMENT AND STUDENT NEWSPAPER PRESENT DINGELL–STEELE DEBATE



Prior to the November 2010 election, MCCC Student Government and the college’s student newspaper, The Agora, presented the lone debate between U.S. Rep.

John Dingell (D-Dearborn) and his Republican opponent, Dr. Robert Steele, which took place at the La-Z-Boy Center, Meyer Theater. The 15th Congressional District Debate was introduced by Student Government President Holly Self and moderated by MCCC President Dr. David Nixon. Prior to the debate, the audience submitted questions for the candidates to MCCC Student Government and Agora staff members.

#### HONORING EXCELLENCE

At the Honors Program in April, MCCC recognized excellence among its faculty and students. Top award winners were Cheryl Johnston, assistant professor of reading and English, Outstanding Faculty Award; Dr. Clayton McKenzie, adjunct instructor of biology, Outstanding Adjunct Faculty Award; and Dawn Witmer, a grandmother who came back to school to set an example for her grandchildren, Faculty Association Outstanding Student Award.



#### MCCC ALUM NAMED EDITOR OF BGSU STUDENT NEWSPAPER

Monroe County Community College alum Asia Rapai was named editor-in-chief of The BG News for the 2011 academic year. The BG News is the student newspaper of Bowling Green State University in Bowling Green, Ohio. Rapai – a former staffer for MCCC’s student newspaper, The Agora – competed against eight other applicants for the position. BGSU has an enrollment of about 20,000 students.



# Entrepreneurial and Responsive LEADERSHIP



MCCC is accountable to all of its stakeholders who rely on it for entrepreneurial and responsive leadership. As a result, the community has access to a college built on integrity that supplies the comprehensive educational offerings necessary to lead Monroe County into the future.

## **BOARD APPROVES STATE FUNDING MATCH FOR CONSTRUCTION OF CAREER TECHNOLOGY CENTER**

The Monroe County Community College Board of Trustees voted unanimously in January to make \$8.5 million available – through funds held in reserve and gifts it has received – for the college’s 50 percent match for the construction of a 60,350-square-foot Career Technology Center. The total authorized cost for the facility is \$17 million, with \$8,499,800 coming from the State Building Authority, \$8.5 million from MCCC and \$200 from the state general fund.

Under the same resolution that made the funds available, the board authorized the intent of the college and The Foundation at MCCC to move forward on a capital campaign that will allow MCCC to adjust the contribution amounts between college reserves and gifts, while still providing its \$8.5 million share of the cost of constructing the Career Technology Center.

The facility will provide infrastructure to support state-of-the-art classrooms and lab space required to deliver instruction and skills necessary to secure high-growth, high-demand and high-paying jobs. These include program areas such as 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, the Career Technology Center will provide facilities and equipment necessary for the development of programs in the emerging areas of advanced manufacturing; alternative energies such as wind, solar and fuel cell technology; and sustainable and green technologies.





### RIBBON CUT ON DETROIT EDISON SOLAR INSTALLATION AT MCCC

During Earth Week in April, officials cut the ceremonial ribbon marking the completion of the Detroit Edison solar installation on the Main Campus of Monroe County Community College. The 500-kilowatt, \$3 million SolarCurrents system on the extreme eastern side of the campus covers three acres and connects directly to the Detroit Edison grid. It officially began producing energy at 1:31 p.m. on February 22.

“There is no more perfect and appropriate way to ring in Earth Week than a solar installation at Monroe County Community College – where innovation, technology and training are central to the curriculum,” said U.S. Rep John D. Dingell (D-Dearborn).

### MCCC GOES TOBACCO-FREE

On Aug. 1, 2010, MCCC became tobacco-free indoors and outdoors. The college’s tobacco-free status was the culmination of a two-year, phased approach to eliminating tobacco use on campus grounds. The phased approach was implemented to provide ample time for employees, students and visitors to the campus to adjust to the change.



**We are TOBACCO-FREE indoors and outdoors**

Policy 6.20

### PRODUCT AND PROCESS TECHNOLOGY LAB OUTFITTED FOR HIGH-PERFORMANCE MANUFACTURING

The former manufacturing technology program at Monroe County Community College was transformed last year into a brand new one – product and process technology – and the laboratory for the program was outfitted with several new machines, including a CNC (computer numerical control) high-speed machining center, a CNC wire EDM (electrical discharge machine) and a CNC turning center. The program’s new name transmits its broad versatility; it is designed to prepare students for careers in the high-performance manufacturing of consumer goods. The program redesign was featured in Community College Times, a national publication produced by the American Association of Community Colleges.

### MCCC HOSTS FREE BUSINESS TRAINING SESSION FOR DOWNSIZED EMPLOYEES

In May, MCCC partnered with Macomb Community College to host a free, 40-hour business training session for unemployed or underemployed individuals. The seminar, “Business Communications after Being Downsized,” trained participants on how to communicate effectively, strengthen interpersonal relationships, tap unrecognized potential, manage stress and handle fast-changing workplace conditions. The session was made possible through a grant from the Department of Labor.

### TRANSFER AGREEMENT WITH EMU COLLEGE OF BUSINESS RENEWED

MCCC renewed a transfer articulation agreement with Eastern Michigan University’s College of Business that allows MCCC students who earn an associate of applied science degree in computer programming or Web development to transfer up to 88 MCCC credits toward a bachelor of business administration in computer information systems at EMU. The agreement will be in place through 2014. In a recent college survey of MCCC graduates, 13 percent reported that they had transferred to EMU.



### NEW RECYCLING CAMPAIGN DEBUTS

The Physical Plant Department implemented a new recycling campaign entitled “Going Green at MCCC” designed to recycle up to 43 percent of the college’s waste – about 410,000 pounds – and divert it from landfills. The campaign included a new logo, fliers, Web presence, signage and premium items. Recycling station locator maps were placed near each trash receptacle and on the college Web site. Director of Physical Plant Jim Blumberg and Housekeeping Foreman Mike Stasko met with employee and student groups to encourage their participation in recycling.



### NEW NUCLEAR ENGINEERING TECHNOLOGY PROGRAM DEVELOPED

In February, MCCC, in partnership with DTE Energy, announced the development of a new nuclear engineering technology program at the college. MCCC President Dr. David E. Nixon and Jack Davis, senior vice president and chief nuclear officer at DTE Energy, signed an agreement of understanding authorizing the two organizations to jointly participate in the Nuclear Energy Institute’s Nuclear Uniform Curriculum Program to develop future employees for the U.S. nuclear power industry.

# Valuing Diversity and Cultural

# ENRICHMENT

Through course offerings, campus and community events, student and group activities and other initiatives, MCCC is committed to diversity and cultural enrichment.

## MCCC HOSTS AUTHOR JAMES McBRIDE

Critically acclaimed author, musician and screenwriter James McBride discussed his book, "The Color of Water: A Black Man's Tribute to his White Mother," at the La-Z-Boy Center in April. He also met with students in creative writing classes at MCCC.

McBride's book was selected as the featured novel for One Book, One Community of Monroe County, a community read sponsored by MCCC and 12 other community partners and coordinated by Cheryl Johnston, assistant professor of reading and English; Carrie Nartker, professor of English; and Penny Dorcey-Naber, administrative assistant to the dean of humanities/social sciences.



## NATIONAL PARK DEDICATED DURING CEREMONY AT MCCC

A community-wide celebration to officially dedicate Monroe's new River Raisin National Battlefield was held at the La-Z-Boy Center in October 2010. Special guests of honor Sen. Carl Levin (D-Michigan) and U.S. Rep. John Dingell (D-Dearborn) delivered the keynote address. MCCC President Dr. David E. Nixon served as emcee of the event, which featured music by the MCCC College/Community Symphony Band, a Sacred Soil Ceremony and additional presentations by National Park Service representatives and other elected officials and dignitaries.

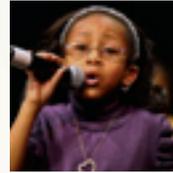
## NEW DANCE COMPANY STARTED

Inside Out Dance Ensemble, a new dance company at MCCC, held its first auditions in November 2010. Inside Out performs contemporary dance concerts under the direction of Kellie Lajiness, adjunct dance instructor. Lajiness holds a bachelor of fine arts from Western Michigan University and a master of arts in dance from Ohio State University and has taught as an adjunct instructor at MCCC for more than 10 years.



## NEWMAN CLUB HOSTS PRESENTATION BY ONE OF SUDAN'S 'LOST CHILDREN'

In April, the Newman Club sponsored a presentation by Abubakar, one of the "lost children of Sudan," who shared his personal experience of Sudan life. Abubakar's journey began when he was arrested by the Sudan government on suspicion of involvement with the Darfur rebels. He fled from Sudan to Ghana, where he lived in refugee camps for four years. In March 2009, he was brought to Michigan through the process of resettlement, which is handled by the U.N. He now lives in Grand Rapids, where he works for Amway and as an interpreter.



### CRYSTAL BOWERSOX HIGHLIGHTS BANNER EVENTS SEASON

“American Idol” runner-up and Toledo, Ohio-area native Crystal Bowersox played two sold out shows at MCCC in April. Bowersox was promoting her first studio release, “Farmer’s Daughter,” and tickets for both La-Z-Boy Center performances were gone less than two hours after going on sale. The Bowersox shows highlighted another banner season of events at the La-Z-Boy Center, which also included numerous packed houses for shows such as “Late Night Catechism,” Paula Poundstone, “American Rock and Roll,” Pure Prairie League and “A Night of Comedy” with Kevin McPeck.

### LOCAL WOMEN’S HISTORY PROGRAM HELD AT WHITMAN CENTER

“In Search of Our Past: Women of Northwest Ohio,” took place in March at the Whitman Center in Temperance and featured authors Linda Temple Baker, James Marshall and Joyce Lane. The program celebrated the Women Alive! Coalition’s 25th anniversary and included the stories of Millie Benson, author of many Nancy Drew books; Joe Ann Cousino, sculptor; Ottabee Simms, educator and activist; Joyce Mahaney, Native American activist; and Rusty Monroe, the former owner of Rusty’s Jazz Café in Toledo.

### MCCC PLAYS KEY ROLE IN ‘PURE MONROE’ CAMPAIGN



MCCC played a key role in the “Pure Monroe, Michigan” marketing campaign designed to increase pride in and awareness of the many resources available in Monroe County. The campaign kicked off in May at MCCC during a live broadcast of the Paul W. Smith show on WJR-AM. The campaign was conceived by local leaders, including MCCC President Dr. David Nixon; Doug Chaffin, president and CEO of Monroe Bank & Trust; Lonnie Peppler-Moyer, president of Monroe Publishing Company; and Annette Phillips, CEO of Mercy Memorial Hospital System.

Dr. David Nixon provided the voiceover for the 30-second TV and radio spots, which were written by MCCC Marketing Director Joe Verkennes and produced by TK Productions of Monroe. Verkennes also wrote the campaign’s six print ads, which were designed by Jim Dombrowski, creative services manager at Monroe Publishing Company. The campaign also utilizes a billboard and Facebook page developed by Dombrowski and a 60-second radio spot provided by Pure Michigan that was voiced by actor Tim Allen.

Additional campaign direction and coordination was provided by Mary Jane Town, senior vice president and director of marketing at MBT, and Michelle Dugan, executive director of the Monroe County Chamber of Commerce.

### MCCC HONORS DR. MARTIN LUTHER KING JR. WITH TWO-DAY CELEBRATION

MCCC celebrated the life of Dr. Martin Luther King Jr. and his contributions to racial justice and equality by hosting a two-day celebration in January. Activities included performances by several local organizations and artists, as well as a Service/Volunteer and Diversity Fair.



# ACCESSIBILITY



Since its founding in 1964, MCCC has been here for students from all walks of life who want to reach their potential through a high-quality, affordable education.

## EASING THE ADJUSTMENT TO COLLEGE FOR NON-TRADITIONAL STUDENTS

The Office of Lifelong Learning at Monroe County Community College implemented an orientation program specifically for non-traditional students planning on returning to college. The three-day orientation, entitled “Return to Learn,” includes a campus tour and informational sessions on topics including admissions counseling, MCCC e-mail account set-up, faculty expectations of students, online registration, the Learning Assistance Lab, Library, student clubs, campus security, e-learning, note and test taking skills, and time management.

## MCCC HOSTS INAUGURAL CAREER AND OPPORTUNITY EXPO

### CAREER & OPPORTUNITY | EXPO

MCCC hosted the first-annual Career and Opportunity Expo this spring in the Gerald Welch Health Education Building. The expo featured employers and resources for students, veterans and the community, and was sponsored by MCCC in partnership with Siena Heights University, Eastern Michigan University, Michigan Institute of Aviation and Technology, the Monroe County Employment and Training Department Michigan Works!, Michigan Department of Labor and Economic Growth, and the Veterans of Foreign Wars.



## NEW ONLINE EMPLOYMENT SERVICE NETWORK LAUNCHED

The Office of Workforce Development launched a new Web site service to assist students, alumni and Monroe County residents in accessing employment and employers in finding qualified applicants from among MCCC students and graduates.

The service, College Central Network, allows job seekers to search and apply for local and national jobs that match their qualifications and preferences. CCN offers the option to upload, manage and modify a pre-existing resume. For those who haven't written a resume yet, there is an application that provides step-by-step instructions for building one. Users can also upload a career portfolio of additional work.

Employers can post jobs targeted to MCCC students and alumni and search their resumes and career portfolios. This allows employers to access qualified candidates when a position opens, rather than waiting for applicants.



## HELPING STUDENTS TO APPLY FOR FINANCIAL AID

In February, MCCC hosted College Goal Sunday, a statewide event that provided parents and students with free help filling out the Free Application for Federal Student Aid online. Anyone interested in attending a postsecondary institution who might need financial aid was invited to attend. College Goal Sunday is a collaborative effort of the Michigan Guaranty Agency, Michigan Student Financial Aid Association and EduGuide.



## GRADUATES RECOGNIZED AT 44TH ANNUAL COMMENCEMENT CEREMONY

Monroe County Community College graduates were recognized during the 44th Annual Commencement Ceremony on April 29 in the Gerald Welch Health Education Building. Two graduation candidates were selected to make commencement remarks: Kelly M. Harness and Constance M. Huff, both occupational program students. Harness was introduced by faculty mentor Kathleen Masters, assistant professor of nursing, and Huff was introduced by faculty mentor Mark Hall, director of admissions and guidance services. Dr. David Waggoner, professor of chemistry, was the Honorary Grand Marshal for the ceremony. This traditional honor is peer-awarded and bestowed upon a full-time faculty member who is held in high academic and personal esteem for his or her contributions to the institution.

## HURD ROAD PROPERTY DONATION EXPANDS OPPORTUNITIES IN WELDING EDUCATION

Hurd Property Inc. donated 6,770 square feet of former factory space to The Foundation at MCCC in fall 2010, and the college is utilizing the facility to meet program demand in its Welding Center of Expertise. The training offered at the center is funded by a grant awarded under the Community Based Job Training Grant program as implemented by the U.S. Department of Labor's Employment and Training Administration.



## CREDIT ENROLLMENT SURPASSES 4,700 FOR FIRST TIME

For the first time, Monroe County Community College surpassed the 4,700 mark for credit enrollment. The Fall Semester 2010 credit enrollment figure of 4,723 was up 99 students over the previous year's record of 4,624, an increase of 2 percent.

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Listed here are the individuals, corporations and organizations who have given annual gifts to The Foundation at Monroe County Community College between July 1, 2010 and June 30, 2011.

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

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

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

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

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

See a list of giving opportunities  
 and tax advantages and  
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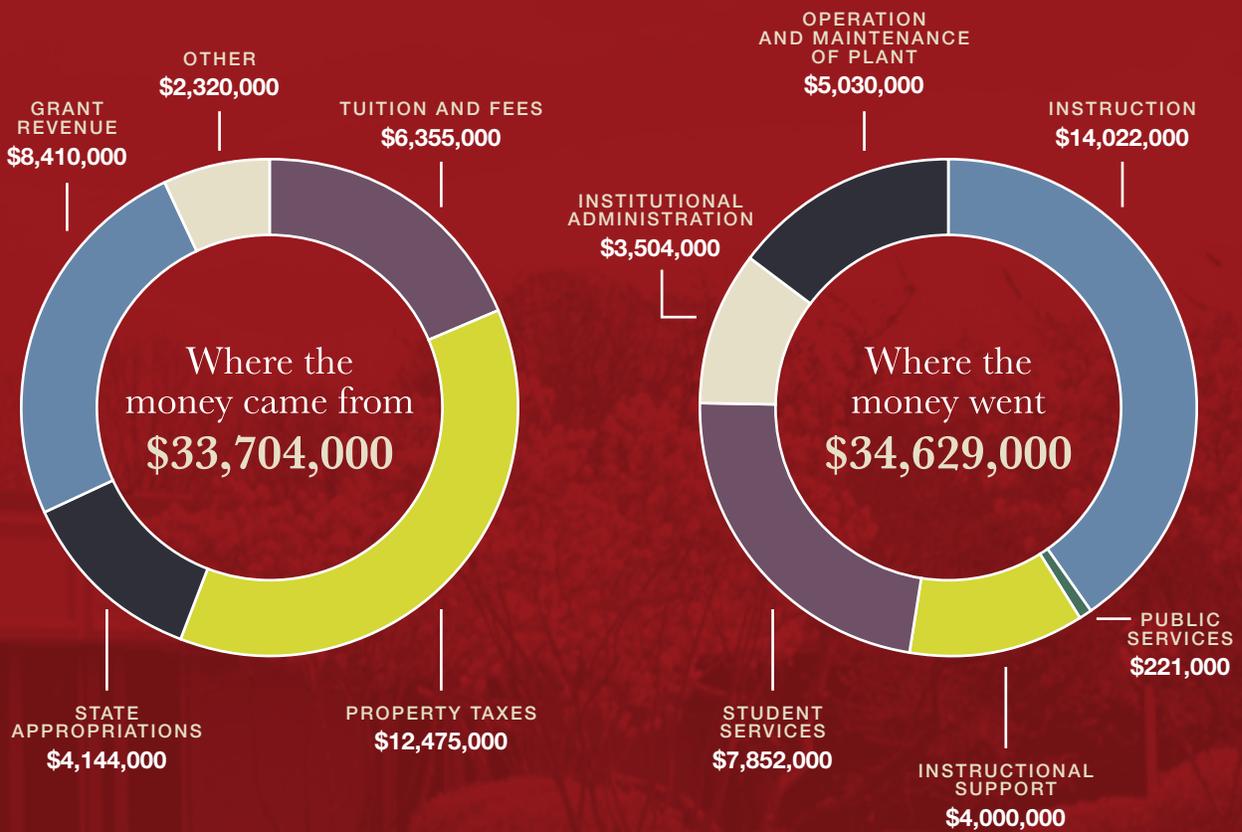
[www.monroeccc.edu/foundation](http://www.monroeccc.edu/foundation).



# Revenues and Expenditures

## MCCC Revenues and Expenditures

Fiscal Year Ended June 30, 2011\*



\*2010-2011 PRE-AUDIT FINANCIAL SUMMARY

# The Foundation at MCCC

*Fiscal Year Ended June 30, 2011\**

DURING THE FISCAL YEAR ENDED JUNE 30, 2011

We received contributions totaling	\$611,341
Investment gains of	\$333,393
Special event revenues of	\$39,473
We received in-kind contributions for administrative services from MCCC and other in-kind support of	\$217,474
Federal funds	\$0

---

**Which resulted in total revenues of** **\$1,201,681**

We distributed to MCCC for scholarships and program funds	(\$497,019)
And had administrative and fund raising expenses of	(\$217,474)
And had other expenses of	(\$3,170)
Which resulted in total expenditures of	(\$717,663)
Resulting in a total net assets increase of	\$484,018
When combined with our net assets at June 30, 2010 of	\$3,234,453

---

**Resulted in new net assets at June 30, 2011 of** **\$3,718,471**

The June 30, 2011 net assets are represented by

Cash of	\$1,134,312
Investments of	\$2,217,793
Accounts and pledges receivable of	\$459,230
Our total assets as of June 30, 2011 were	\$3,811,335
Our total liabilities as of June 30, 2011 were	(\$92,864)

---

**Our net assets, therefore, as of June 30, 2011 were** **\$3,718,471**

\*2010-2011 PRE-AUDIT FINANCIAL SUMMARY



# MONROE COUNTY COMMUNITY COLLEGE

enriching lives

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

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

### **Main Campus**

1555 S. Raisinville Road

Monroe, MI 48161

734-242-7300 or 1-877-YES-MCCC

### **Whitman Center**

7777 Lewis Avenue

Temperance, MI 48182

734-847-0559

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

# Student Profile



# STUDENT PROFILE DATA



MONROE COUNTY  
COMMUNITY COLLEGE

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enriching lives

## Table of Contents

Summary	1
Enrollment Demographics and Status	2-3
2011/2012 Fall Term Comparisons	4-6
Monroe County High School Graduates at MCCC	7
Enrollment by City	8
Enrollment by Curriculum, College Transfer Programs	9-10
Enrollment by Curriculum, Career Programs	11-16
Business Division	11-12
Health Science Division	13
Humanities/Social Sciences Division	14
Industrial Technology Division	15
Science/Mathematics Division	16
Enrollment by Curriculum Grand Totals	17

## Summary

Fall 2012 enrollment at Monroe County Community College has declined by 369 students. Total enrollment at 4,071 is 8% less when compared to Fall 2011. The total of enrolled credit hours is also down by 10%.

In 2011 MCCC experienced its first enrollment decline in 10 years. Factors that contributed to the decline in enrollment last year continue to influence enrollment this year: fewer displaced workers entering college with retraining grants and fewer recent high school graduates enrolling due to the change in health insurance laws. For the second year we see declines in key student group enrollments that are directly influenced by these changes. These groups contributed to substantial increases in enrollment over the past decade but are now trending downward with declines for 2011 and 2012. The groups and subsequent change in percentage for 2012 include:

Full-time enrollment, down 15.4%.

41-50 age group enrollment, down 14.7%.

31-40 age group enrollment, down 13.7%

2012 Monroe County High School graduates enrolled at MCCC, down 5%

Modest increases are present in the following student groups:

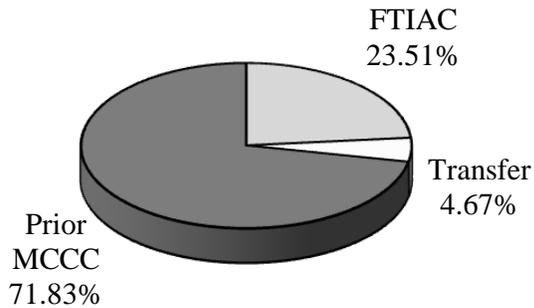
21 more students from out-of-district, in-state

4 more students from out of state

14 more part-time male students

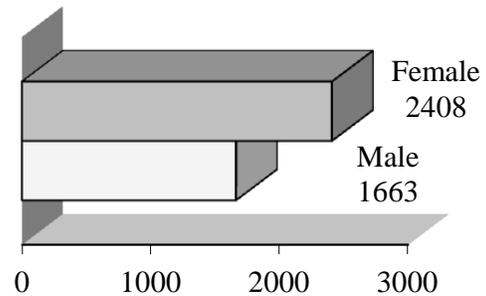
## Monroe County Community College Fall 2012 Student Profile

### Enrollment 4071

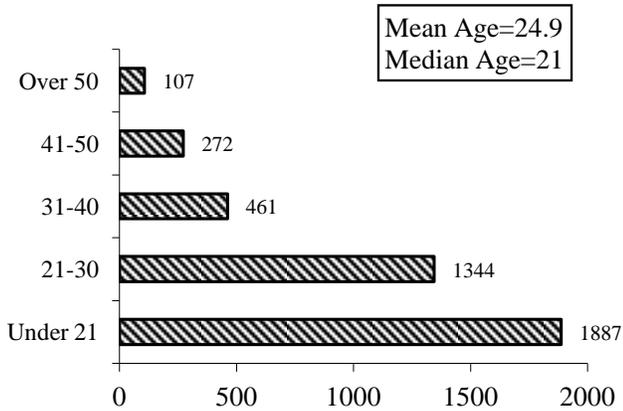


FTIAC=First Time In Any College

### Gender



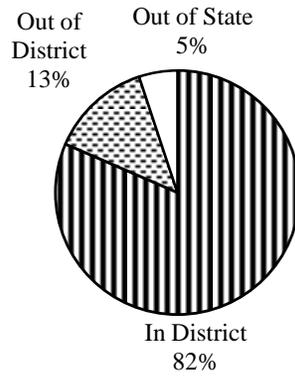
### Age



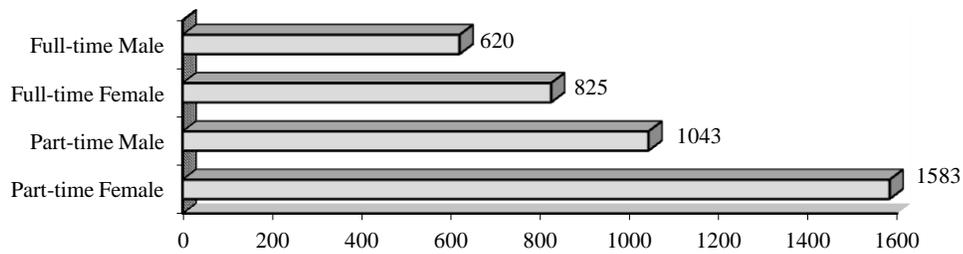
### Ethnicity

Ethnicity	Count	Percentage
White	3048	74.9%
Black or African American	138	3.4%
Hispanic	110	2.7%
Asian	20	0.5%
American Indian/Alaska Nat.	21	0.5%
International	6	0.15%
Hawaiian/Pacific Islander	1	0.02%
Not Reported	727	17.9%
<b>Total</b>	<b>4071</b>	

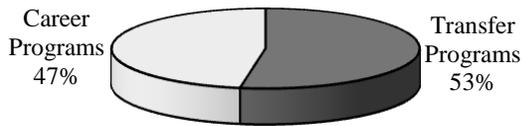
# District Status



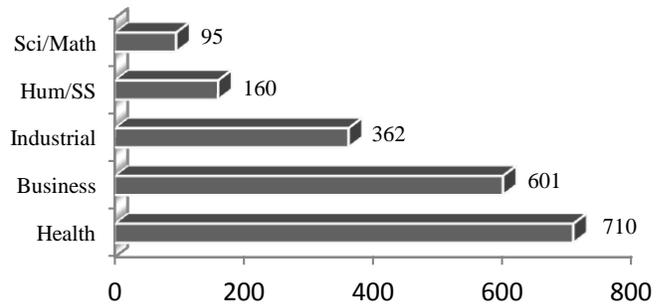
## Gender and Status



## Transfer & Career Programs



## Career Program Division Totals

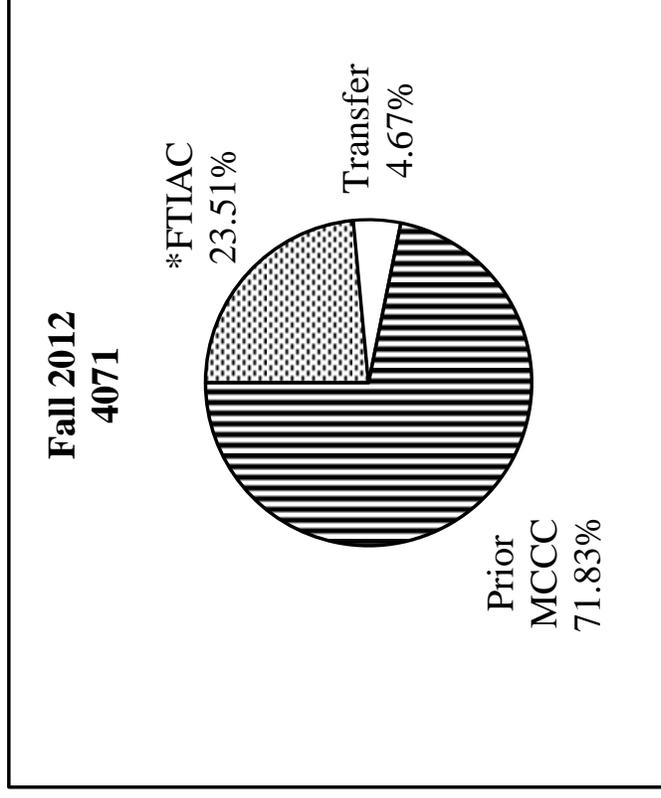
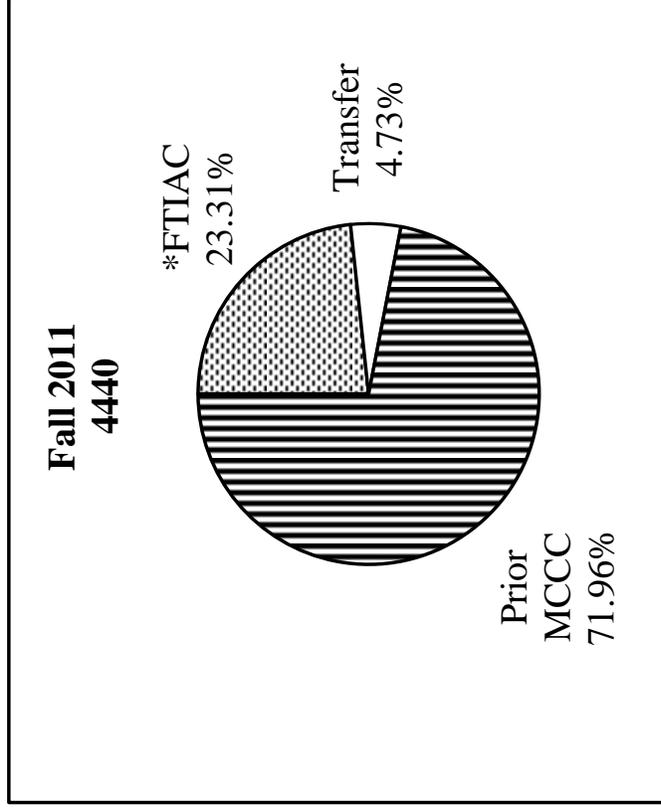


**Monroe County Community College  
Fall Term Student Profile Comparison  
2011/2012**

	<b>Fall 2011</b>	<b>Fall 2012</b>	<b>+/- 2011</b>
<b><u>Enrollment by Key Group</u></b>			
*FTIAC	1035	957	-78
Transfer	210	190	-20
Prior MCCC	3195	2924	-271
Total	4440	4071	-369
<b><u>Enrollment by Credit Status</u></b>			
Part-time	2731	2626	-105
Full-time	1709	1445	-264
<b><u>Gender</u></b>			
Female	2673	2408	-265
Male	1767	1663	-104
<b><u>Gender and Credit Status</u></b>			
Part-time Female	1702	1583	-119
Full-time Female	971	825	-146
Part-time Male	1029	1043	14
Full-time Male	738	620	-118
<b><u>Age</u></b>			
Under 21	2074	1887	-187
21-30	1400	1344	-56
31-40	534	461	-73
41-50	319	272	-47
Over 50	113	107	-6
<b><u>District Status</u></b>			
In District	3712	3318	-394
Out of District	525	546	21
Out of State	203	207	4

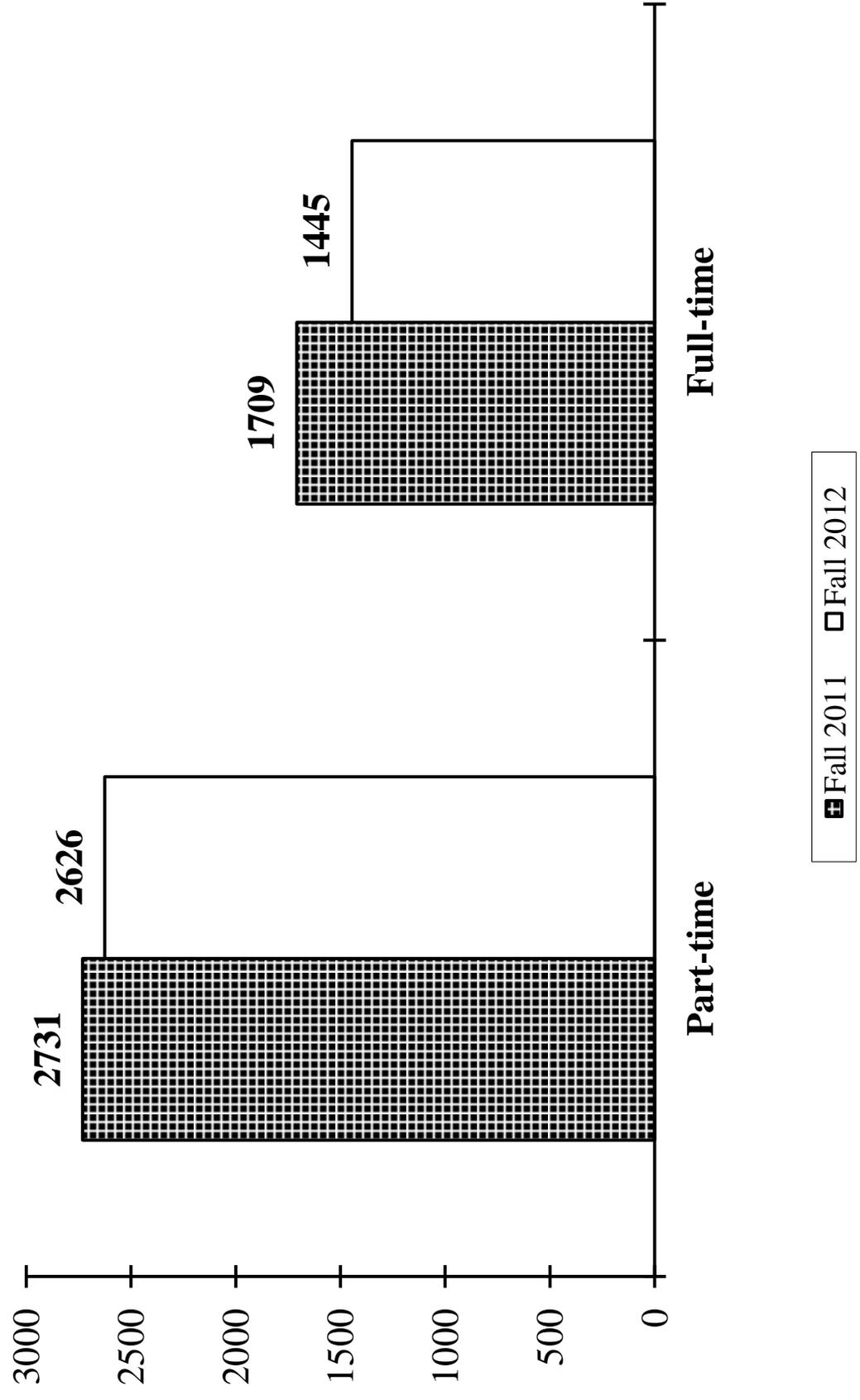
\*FTIAC=First Time In Any College

# Fall Enrollment Comparison



\*FTIAC=First Time In Any College

# Full-time & Part-time Comparison



**Enrollment By Monroe County High School Graduates  
Fall 2012**

<b>High School</b>	<b>Total 2012 Graduating Class</b>	<b>2012 Grads Enrolled at MCCC</b>	<b>% of Class Enrolled at MCCC</b>
Airport	193	58	30%
Bedford	360	67	19%
Dundee	112	28	25%
Ida	131	50	38%
Jefferson	175	63	36%
Mason	99	12	12%
Monroe	403	119	30%
St. Mary Catholic Central	106	21	20%
Summerfield	46	8	17%
Whiteford	69	8	12%
<b>Total</b>	<b>1694</b>	<b>434</b>	<b>26%</b>

<b>Fall 2012</b>			
<i>Cities with Enrollment &gt;9</i>			
<b>Alpha Sort</b>		<b>Numeric Sort</b>	
<b>City</b>	<b>Total</b>	<b>City</b>	<b>Total</b>
Belleville	14	Monroe	1504
Blissfield	17	Temperance	354
Britton	12	Newport	276
Brownstown	43	Carleton	214
Carleton	214	Toledo	160
Deerfield	25	Dundee	150
Dundee	150	Lambertville	150
Erie	100	Petersburg	142
Flat Rock	91	Ida	120
Ida	120	Erie	100
La Salle	82	Trenton	99
Lambertville	150	Flat Rock	91
Luna Pier	17	La Salle	82
Maybee	46	South Rockwood	74
Milan	38	Ottawa Lake	51
Monroe	1504	Maybee	46
New Boston	28	Brownstown	43
Newport	276	Rockwood	40
Ottawa Lake	51	Milan	38
Petersburg	142	New Boston	28
Riga	11	Deerfield	25
Riverview	14	Woodhaven	23
Rockwood	40	Southgate	21
Samaria	11	Blissfield	17
South Rockwood	74	Luna Pier	17
Southgate	21	Wyandotte	17
Temperance	354	Belleville	14
Toledo	160	Riverview	14
Trenton	99	Britton	12
Woodhaven	23	Riga	11
Wyandotte	17	Samaria	11

<b>Transfer Programs, Fall 2012</b>		<b>Full-time</b>			<b>Part-time</b>			<b>Totals</b>
<b>Program Name</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Totals</b>	
Associate of Arts				1		1	1	
Associate of Science	27	15	42	68	25	93	135	
Dual Enrollment	6	3	9	228	101	329	338	
Guest Enrollment	1	1	2	16	11	27	29	
Liberal Arts	272	200	472	368	244	612	1084	
Post Graduate Enrollment	1	2	3	44	27	71	74	
Pre Allied Health	2	1	3	5	2	7	10	
Pre Architecture	1	4	5	2	1	3	8	
Pre Art	3	2	5	1	2	3	8	
Pre Biology	3	3	6	3	3	6	12	
Pre Business Administration	1	5	6	9	5	14	20	
Pre Chemistry	2	2	4		2	2	6	
Pre Communications	11	4	15		3	3	18	
Pre Computer Science		2	2	1		1	3	
Pre Conservation		1	1				1	
Pre Dentistry	6	1	7	10		10	17	
Pre Elementary Education	15	3	18	26	5	31	49	
Pre Engineering	1	18	19	2	16	18	37	
Pre English Language Literature	1	2	3	4	1	5	8	
Pre Foreign Language				1	1	2	2	
Pre History		5	5		3	3	8	
Pre Journalism	2	2	4	2	2	4	8	
Pre Law	2	1	3	3	9	12	15	
Pre Mathematics	1		1	1	1	2	3	
Pre Medical Technology	1		1				1	
Pre Medicine	4	7	11	8	4	12	23	
Pre Nursing (4 Year Transfer)	2	2	4		1	1	5	
Pre Occupational Therapy	3		3	2		2	5	
Pre Optometry				1		1	1	
Pre Pharmacy	8	3	11	4		4	15	
Pre Physical Therapy	5	6	11	6	5	11	22	
Pre Psychology	17	5	22	24	9	33	55	

<b>Transfer Programs, Fall 2012</b>		<b>Full-time</b>			<b>Part-time</b>		
<b>Program Name</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Totals</b>
Pre Secondary Education	7	4	11	10	6	16	27
Pre Social Work	7	3	10	16	2	18	28
Pre Special Education	4	1	5	10		10	15
Pre Sports Medicine	2		2	1	3	4	6
Pre Veterinary Medicine	6	1	7	10		10	17
Undecided	2	2	4	12	13	25	29
<b>Grand Total</b>	<b>426</b>	<b>311</b>	<b>737</b>	<b>899</b>	<b>507</b>	<b>1406</b>	<b>2143</b>

<b>Business Division, Fall 2012</b>											
<b>Program Name</b>	<b>Full-time</b>				<b>Part-time</b>				<b>Total</b>	<b>Totals</b>	
	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>					
Accounting	14	12	26	41	15	56	82				
Accounting Certificate				2		2	2				
Administrative Assistant - Legal				2		2	2				
Administrative Assistant- Administrative				3		3	3				
Administrative Office Assistant Certificate	1		1	1		1	2				
Administrative Office Specialist Certificate	1		1	2		2	3				
Administrative Professional - Legal	2		2	1		1	3				
Administrative Professional - Medical	4		4	1	1	2	6				
Administrative Professional-Administrative	7	2	9	19	2	21	30				
Application Software Specialist				2		2	2				
Application Software Specialist Certificate				1		1	1				
Associate of Applied Science		1	1				1				
Banking Management				1		1	1				
Business Management	33	38	71	57	69	126	197				
CIS: Accounting/CIS	3		3	2	1	3	6				
CIS: Computer Programming	2	9	11	4	8	12	23				
CIS: Computer Science	2	20	22	4	35	39	61				
CIS: End User Support Specialist	1		1	2	1	3	4				
CIS: Internet Professional-Web Design					3	3	3				
CIS: Internet Professional-Web Development		1	1				1				
CIS: Microcomputer Specialist-Application Spec		1	1				1				
CIS: Microcomputer Specialist-Graphic Design				2		2	2				
CIS: Microcomputer Technician Certificate					1	1	1				
CIS: PC Support Technician		4	4	3	13	16	20				
CIS: PC Support Technician Certificate					2	2	2				
CIS: System Administration Specialist		10	10	1	7	8	18				
CIS: System Administration Specialist Cert		1	1		1	1	2				
CIS: Web Design	1	1	2	1	1	2	4				
CIS: Web Design Certificate	1		1	2	2	4	5				
CIS: Web Development				2		2	2				
Culinary Skills and Management	7	3	10	14	5	19	29				
Electronic Office Assistant Certificate				1		1	1				

<b>Business Division, Fall 2012</b>											
<b>Program Name</b>	<b>Full-time</b>			<b>Part-time</b>			<b>Totals</b>				
	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>					
End User Support Specialist					1	1	1				
Graphic Design - Digital Media	9	9	18	7	8	15	33				
Graphic Design - Digital Media Certificate				1	1	2	2				
Graphic Design - Illustration		1	1		5	5	6				
Graphic Design - Illustration Certificate					1	1	1				
Industrial Management - Office					1	1	1				
Information Assurance and Security					1	1	1				
Liberal Arts-Pre-Culinary Skills and Management	3	3	6	9	9	18	24				
Medical Office Coordinator	3		3	7	2	9	12				
<b>Grand Total</b>	<b>94</b>	<b>116</b>	<b>210</b>	<b>195</b>	<b>196</b>	<b>391</b>	<b>601</b>				

<b>Health Sciences Division, Fall 2012</b>		<b>Full-time</b>			<b>Part-time</b>			
<b>Program Name</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Totals</b>	
Liberal Arts - Pre Practical Nursing	14	1	15	25	4	29	44	
Liberal Arts-Pre LPN to RN	1		1	4		4	5	
Liberal Arts-Pre Nursing	127	27	154	229	39	268	422	
Liberal Arts-Pre Respiratory Therapy	8	2	10	25	10	35	45	
Nursing	43	8	51	47	16	63	114	
Phlebotomy Technician Certificate				5		5	5	
Practical Nursing Certificate	15		15	1		1	16	
Respiratory Therapy	24	8	32	21	6	27	59	
<b>Grand Total</b>	<b>232</b>	<b>46</b>	<b>278</b>	<b>357</b>	<b>75</b>	<b>432</b>	<b>710</b>	

<b>Humanities/Social Sciences Division, Fall 2012</b>		<b>Full-time</b>			<b>Part-time</b>			
<b>Program Name</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Totals</b>	
Criminal Justice	28	30	58	20	38	58	116	
Fine Arts	10	3	13	10	2	12	25	
Law Enforcement					2	2	2	
Teacher Paraprofessional	3	4	7	7	3	10	17	
<b>Grand Total</b>	<b>41</b>	<b>37</b>	<b>78</b>	<b>37</b>	<b>45</b>	<b>82</b>	<b>160</b>	

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

<b>Industrial Technology Division, Fall 2012</b>		<b>Full-time</b>			<b>Part-time</b>			
<b>Program Name</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Totals</b>	
Apprentice: Tool and Die					2	2	2	
Associate of Applied Science	1		1	9	14	23	24	
Automotive Engineering Technology		8	8		17	17	25	
Construction Management Technology	1	12	13		18	18	31	
Electronics and Computer Technology		5	5		18	18	23	
General Technology	1	2	3	2	10	12	15	
Industrial Electricity/Electronics Tech	1	1	2		13	13	15	
Industrial Management-Plant					3	3	3	
Manufacturing Technology					6	6	6	
Manufacturing Technology Certificate					1	1	1	
Mechanical Design Technology		6	6	2	20	22	28	
Mechanical Engineering Technology		7	7	3	20	23	30	
Metrology Technology	1		1				1	
Metrology Technology Certificate	1		1				1	
Nuclear Engineering Technology - Joint Program		1	1	2	2	4	5	
Nuclear Engineering Technology	2	15	17	4	7	11	28	
Prod & Proc Tech: CNC Certificate					1	1	1	
Product and Process Technology		1	1	2	6	8	9	
Quality Systems Technology	1		1	2		2	3	
Solar Photovoltaic Energy Certificate					2	2	2	
Welding Grant CBJT	1	35	36	3	18	21	57	
Welding Technology		11	11	2	33	35	46	
Welding Technology: Advanced Certificate		1	1		2	2	3	
Welding Technology: Basic Certificate					3	3	3	
<b>Grand Total</b>	<b>10</b>	<b>105</b>	<b>115</b>	<b>31</b>	<b>216</b>	<b>247</b>	<b>362</b>	

<b>Program Name</b>	<b>Full-time</b>			<b>Part-time</b>			<b>Totals</b>
	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>	
Early Childhood Development	21	3	24	60	1	61	85
Early Childhood Development Certificate				2		2	2
Chemistry	1	2	3	2	3	5	8
<b>Grand Total</b>	<b>22</b>	<b>5</b>	<b>27</b>	<b>64</b>	<b>4</b>	<b>68</b>	<b>95</b>

<b>Career/Transfer Totals, Fall 2012</b>	<b>Full-time</b>			<b>Part-time</b>		
	<b>Female</b>	<b>Male</b>	<b>Total</b>	<b>Female</b>	<b>Male</b>	<b>Total</b>
Career Programs	399	309	708	684	536	1220
Transfer Programs	426	311	737	899	507	1406
<b>Grand Total</b>	<b>825</b>	<b>620</b>	<b>1445</b>	<b>1583</b>	<b>1043</b>	<b>2626</b>
						<b>4071</b>

# Building Appraisal

APPRAISAL OF

MONROE COUNTY COMMUNITY COLLEGE

1555 SOUTH RAISINVILLE ROAD

MONROE, MICHIGAN 48161

# R.A. Schettler, Inc.

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

**Certified  
Appraisal Service**

(313) 532-6220

Industrial - Commercial

**RAS**

Residential - Institutional

NOVEMBER 1, 2011

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

DEAR MS. WETZEL:

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

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

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

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

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

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

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

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

A RECOGNIZED AUTHORITY SINCE 1935

R. A. SCHETTLER, INC.

PAGE 2

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

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

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

VERY TRULY YOURS,



R. A. SCHETTLER, INC.

RAS/CM

R.A SCHETTLER, INC.  
REGISTERED APPRAISERS

-CERTIFY-

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

WAS WELL AND REASONABLY WORTH:

- EIGHTY-SIX MILLION, SEVEN HUNDRED SEVENTY-SIX THOUSAND,  
AND FOUR HUNDRED DOLLARS.

ON THE BASIS OF ITS REPLACEMENT VALUE NEW

---

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS . . . . . \$86,776,400.00

---

DATE: NOVEMBER FIRST, TWO THOUSAND ELEVEN

R.A. SCHETTLER, INC.

PROJECT NO: 2180

BY *Dee W*

R.A SCHETTLER, INC.  
REGISTERED APPRAISERS

-CERTIFY-

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

WAS WELL AND REASONABLY WORTH:  
- SIXTY-TWO MILLION, FIVE HUNDRED SEVENTY-ONE THOUSAND,  
AND THREE HUNDRED DOLLARS

ON THE BASIS OF ITS SOUND VALUATION

---

DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS . . . . \$62,571,300.00

---

DATE: NOVEMBER FIRST, TWO THOUSAND ELEVEN

R.A. SCHETTLER, INC.

PROJECT NO: 2180

BY 

R.A. SCHETTLER, INC  
SUMMATION

Asset Acct: MONROE COUNTY COMMUNITY COLLEGE

As of 11/1/11

REAL ESTATE - BUILDING -

Summary by:	Replacement Value New	Sound or Depr. Value
HEALTH EDUCATION BUILDING	10,702,900.00	9,204,500.00
CAMPBELL LEARNING RESOURCES CTR.	11,102,900.00	6,338,900.00
EAST TECHNOLOGY BUILDING	5,426,800.00	3,147,600.00
LIBRARY/TECHNOLOGY BOILER HOUSE	713,600.00	471,000.00
LIFE SCIENCE BUILDING	13,950,600.00	9,067,900.00
LIFE SCIENCE BOILER	639,200.00	421,900.00
MAINTENANCE BUTLER BUILDING	53,200.00	29,800.00
POWER PLANT	2,657,800.00	1,647,800.00
STUDENT SERVICES/ADMINISTRATION	15,461,100.00	10,204,300.00
TECHNICAL BUTLER BUILDING	65,000.00	36,400.00
WEST TECHNOLOGY BUILDING	5,465,300.00	3,497,800.00
WHITMAN CENTER	3,548,800.00	2,874,500.00
WHITMAN CENTER GARAGE	22,900.00	18,500.00
SALT STORAGE	15,600.00	13,600.00
SAE/CONSTRUCTION LAB	160,800.00	146,300.00
LA-Z-BOY CENTER	15,544,300.00	14,456,200.00
WELDING TECHNOLOGY CENTER	1,227,600.00	994,300.00
ASSET ACCOUNT GRAND TOTAL	86,776,400.00	62,571,300.00
PERCENT DEPRECIATION	X	

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
FOUNDATION:	254,100.00
SUPERSTRUCTURE:	
FRAME	616,100.00
FLOORS	378,300.00
FLOOR COVERINGS	304,800.00
CEILINGS	87,300.00
ROOF STRUCTURE	608,800.00
ROOF COVER	413,100.00
INTERIOR CONSTRUCTION	1,894,900.00
BUILT-IN FIXTURES	289,900.00
ELECTRICAL	918,100.00
PLUMBING	721,100.00
HEATING AND AIR CONDITIONING	1,539,100.00
MISCELLANEOUS	534,900.00
EXTERIOR WALLS	1,349,600.00
TOTAL LABOR AND MATERIALS	9,910,100.00
ARCHITECT'S PLANS AND SUPERVISION	8%

Replacement Value New	10,702,900.00
Depreciation %	14%
Sound Valuation	9,204,500.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: HEALTH EDUCATION BUILDING

QUALITY OF CONSTRUCTION: VERY GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE, WITH MECHANICAL PENTHOUSE

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

TOTAL SQUARE FEET - 50,700

FOUNDATION: POURED REINFORCED CONCRETE

SUPERSTRUCTURE:

FRAME - STRUCTURAL STEEL

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

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

CEILINGS - SUSPENDED ACOUSTICAL THROUGHOUT EXCEPT GYM

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

ROOF COVER - SINGLE PLY MEMBRANE ROOF WITH INSULATION

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

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

R. A. SCHESSLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

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HEALTH EDUCATION BUILDING: continued

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SUPERSTRUCTURE: CONTINUED

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

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

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

HEATING AND AIR CONDITIONING -

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

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

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 3

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HEALTH EDUCATION BUILDING: continued

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

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

Description	11/1/11
<b>BASEMENT:</b>	
FRAME	348,200.00
FLOOR	115,900.00
CEILING	98,600.00
EXTERIOR WALLS	236,100.00
INTERIOR PARTITION	677,600.00
ELECTRICAL	332,100.00
<b>FOUNDATION:</b>	287,400.00
<b>SUPERSTRUCTURE:</b>	
FRAME	859,700.00
FLOORS	616,900.00
FLOOR COVERINGS	247,700.00
CEILINGS	267,900.00
ROOF STRUCTURE	281,200.00
ROOF COVER	172,600.00
INTERIOR CONSTRUCTION	1,556,200.00
BUILT-IN FIXTURES	164,100.00
ELECTRICAL	950,400.00
PLUMBING	728,100.00
HEATING AND AIR CONDITIONING	1,390,100.00
EXTERIOR WALLS	910,700.00
ELEVATORS	151,900.00
<b>TOTAL LABOR AND MATERIALS</b>	<u>10,393,400.00</u>
<b>ARCHITECT'S PLANS AND SUPERVISION</b>	7%
<hr/>	
Replacement Value New	11,120,900.00
Depreciation %	43%
Sound Valuation	<u>6.338,900.00</u>

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: CAMPBELL LEARNING RESOURCES CENTER

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS B

NO. OF STORIES: TWO WITH BASEMENT

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

TOTAL SQUARE FEET - 52,369

BASEMENT:

FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

CEILINGS - SUSPENDED ACOUSTICAL TILE

FLOOR COVERINGS - VINYL TILE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - CONCRETE  
- STEEL, PENTHOUSE

FLOORS - PRECAST CONCRETE

FLOOR COVERINGS - VINYL TILE; CARPET; CERAMIC TILE

CEILINGS - SUSPENDED ACOUSTICAL TILE

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

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - FRAME AND MASONRY PARTITIONS

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

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

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CAMPBELL LEARNING RESOURCES CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

ROOMS: C223-C224-C225-C229-C230

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

ROOMS: C226-C228-C232

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

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

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

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

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

BUILT: 1968

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
<b>BASEMENT:</b>	
FLOOR	44,000.00
EXTERIOR WALLS	218,400.00
ELECTRICAL	65,200.00
<b>FOUNDATION:</b>	134,900.00
<b>SUPERSTRUCTURE:</b>	
FRAME	314,300.00
FLOORS	241,500.00
FLOOR COVERINGS	153,500.00
CEILINGS	145,600.00
ROOF STRUCTURE	328,600.00
ROOF COVER	237,400.00
INTERIOR CONSTRUCTION	1,086,600.00
BUILT-IN FIXTURES	153,600.00
ELECTRICAL	491,300.00
PLUMBING	292,900.00
HEATING AND AIR CONDITIONING	696,700.00
EXTERIOR WALLS	467,300.00
TOTAL LABOR AND MATERIALS	<u>5,071,800.00</u>
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	<u>5,426,800.00</u>
Depreciation %	<u>42%</u>
Sound Valuation	<u>3,147,600.00</u>

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: EAST TECHNOLOGY

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

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

TOTAL - 28,523 SQUARE FEET

BASEMENT:

FLOORS - CONCRETE  
EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE

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

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

ROOM 101:

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

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REAL ESTATE - BUILDING - MONROE COMMUNITY COLLEGE

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SUPERSTRUCTURE: continued

EAST TECHNOLOGY: continued

BUILT-IN FIXTURES - continued

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

ROOM 101B:

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

ROOM 101C:

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

ROOM 103:

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

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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page 3

EAST TECHNOLOGY: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

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

- 1 - LIEBERT MODEL DS, COMPUTER ROOM AIR CONDITIONER

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

BUILT: 1968

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
TUNNEL:	
FLOOR	4,450.00
EXTERIOR WALLS	51,100.00
ELECTRICAL	14,000.00
FOUNDATION:	11,100.00
SUPERSTRUCTURE:	
FRAME	26,700.00
FLOORS	17,700.00
ROOF STRUCTURE	29,600.00
ROOF COVER	48,200.00
ELECTRICAL	80,900.00
HEATING AND AIR CONDITIONING	235,400.00
EXTERIOR WALLS	147,800.00
TOTAL LABOR AND MATERIALS	666,950.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	713,600.00
Depreciation %	34%
Sound Valuation	471,000.00

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: LIBRARY/TECHNICAL BUILDING BOILER HOUSE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

PIPE TUNNEL:

FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE, 8"

ROOF STRUCTURE - REINFORCED CONCRETE, 8" WITH INSULATION

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOIST, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

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

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

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

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

BUILT: 1978

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
<b>BASEMENT:</b>	
FLOOR	26,300.00
EXTERIOR WALLS	93,200.00
INTERIOR PARTITION	117,300.00
ELECTRICAL	84,900.00
<b>FOUNDATION:</b>	<b>293,100.00</b>
<b>SUPERSTRUCTURE:</b>	
FRAME	1,479,800.00
FLOORS	617,100.00
FLOOR COVERINGS	283,600.00
CEILINGS	538,800.00
ROOF STRUCTURE	342,200.00
ROOF COVER	247,200.00
INTERIOR CONSTRUCTION	1,689,300.00
BUILT-IN FIXTURES	1,504,700.00
ELECTRICAL	1,389,500.00
PLUMBING	1,094,300.00
HEATING AND AIR CONDITIONING	1,522,000.00
EXTERIOR WALLS	1,577,700.00
ELEVATORS	136,900.00
<b>TOTAL LABOR AND MATERIALS</b>	<b>13,037,900.00</b>
<b>ARCHITECT'S PLANS AND SUPERVISION</b>	<b>7%</b>
Replacement Value New	13,950,600.00
Depreciation %	35%
Sound Valuation	9,067,900.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: LIFE SCIENCE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS A

NO. OF STORIES: TWO WITH PARTIAL BASEMENT

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

TOTAL 54,905 SQUARE FEET

BASEMENT:

FLOOR - CONCRETE ON GROUND

EXTERIOR WALLS - REINFORCED CONCRETE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE, REINFORCED PIER AND FOOTING

SUPERSTRUCTURE:

FRAME - STEEL, FIREPROOFED

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

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

CEILINGS - SUSPENDED ACOUSTICAL TILE;  
- SUSPENDED METAL ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

- 1 - DOVER PASSENGER ELEVATOR, SERIAL NO. 14410  
WITH 2-STOPS, 6,000 LB. CAPACITY
- 1 - FISHER HAMILTON DOUBLE FACE SAFEAIRE FUME HOOD  
ROOM 206/207
- 2 - FISHER HAMILTON SAFEAIRE HORIZON FUME HOODS, RM207
- 9 - FISHER HAMILTON CONCEPT FUME HOODS, RM 205
- 2 - FUME HOODS, RM 203
- 1 - FUME HOOD, RM 204

REAL ESTATE - BUILDING

MONROE COMMUNITY COLLEGE

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LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

PAGE 3

REAL ESTATE - BUILDING -

MONROE COUNTY COMMUNITY COLLEGE

LIFE SCIENCE: continued

BUILT-IN FIXTURES - continued

- WOOD WALL CABINETS, DOORS, 5.5 LINEAR FT. - ROOM 113
- WOOD WALL CABINET, OPEN, 12 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 10 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 21.5 LINEAR FT. - ROOM 208
- WOOD WALL CABINET, GLASS DOORS, 6 LINEAR FT. - ROOM 209
- WOOD WALL CABINET, DOORS, 36.5 LINEAR FT. - ROOM 210
- WOOD WALL CABINET, BIFOLD DOORS, 8 LINEAR FT. - ROOM 209
- HIGH DENSITY STORAGE UNITS WITH RAIL SYSTEM INCLUDING  
3 - 108 X 24 X 72" RACKS, 1 - 108 X 12 X 72" RACK - ROOM 112-1
- TALL DISPLAY CASE, WOOD, 35 X 22 X 82" - ROOM 113
- 6 - STUDENT PENINSULA WORK STATIONS, WOOD PEDESTAL BASE, OCTAGON  
RESIN TOP - ROOM 210
- 6 - STUDENT LAB WORK STATIONS, WOOD BASE, RESIN TOP, 8' - ROOM 113
- 2 - STUDENT LAB WORK STATIONS, WOOD BASE, WITH SINK, RESIN TOP, 8'  
ROOM 113
- 1 - ISLAND LAB BENCH, WOOD BASE, RESIN TOP, 12 X 4 X 3' - ROOM 209
- 3 - INSTRUCTORS WORK STATIONS, WOOD, RESIN TOP, 12'
- 1 - BUTCHER BLOCK COUNTER WITH WOOD BASE, 14'
- 1 - WOOD BASE CABINETS, RESIN TOP, 32 LINEAR FT. - ROOM 210
- 2 - ADA WOOD BASE CABINETS, RESIN TOP, 3' - ROOM 210
- WOOD BASE CABINET, RESIN TOP, 27.5 LINEAR FT. - ROOM 208
- WOOD BASE CABINET, RESIN TOP, 31.5 LINEAR FT. - ROOM 209
- WOOD BASE CABINET, RESIN TOP, 16.5 LINEAR FT. - ROOM 113
- WOOD BASE CABINET, RESIN TOP, 13.5 LINEAR FT. - ROOM 112-1
- 2 - TALL CABINETS, GLASS FRONT DOORS, 47" - ROOM 113
- 2 - TALL CABINETS, SOLID DOORS WITH TUBS, 47" - ROOM 113
- 1 - TALL CABINET, UPPER/LOWER DOORS, 36" - ROOM 209
- 1 - TALL CABINET, SOLID DOOR, RAILS, 47" - ROOM 112-1
- 1 - TALL CABINET, OPEN SHELVES, 42" - ROOM 112-1
- 1 - TALL CABINET, SOLID DOORS, 42" - ROOM 113
- 2 - TALL CABINETS, SOLID DOORS, 42" - ROOM 112
- 4 - TALL CABINETS, SOLID DOORS, 42" - ROOM 209
- 7 - TALL CABINETS, SOLID DOORS, 36" - ROOM 210
- 3 - SINK CABINETS, 42" - ROOM 113
- 1 - SINK CABINET, 35" - ROOM 112-1
- 1 - SINK CABINET, 35" - ROOM 209
- 1 - SINK CABINET, 30" - ROOM 208
- 1 - SINK CABINET, 48" - ROOM 113
- 1 - SINK CABINET, 30" - ROOM 210
- 7 - DRAWER CABINET, RESIN TOP, 24" - ROOM 113
- 1 - DRAWER CABINET, RESIN TOP, 24" - ROOM 112-1
- 1 - STAINLESS STEEL WORK TABLE, SHELF UNDER, 2'10" - ROOM 105
- 1 - TALL CABINET, WOOD, 4 DOOR 1 DRAWER, GLASS UPPER, 36" - ROOM 102
- 1 - STAINLESS STEEL WORK TABLE, 108" - ROOM 105
- 7 - ADA CLASSROOM DOORS

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

LIFE SCIENCE: CONTINUED

BUILT-IN FIXTURES - CONTINUED

- 2 - TALL CABINETS, WOOD, 4 DOOR, GLASS UPPER, 48" - ROOM 102
- 2 - TALL CABINETS, WOOD, 4 DOOR, GLASS UPPER, 36" - ROOM 102
- 4 - TALL CABINETS, WOOD, 2 DOOR, 26" - ROOM 103
- 1 - WALL CABINET, WOOD, GLASS FRONT, 24" - ROOM 102
- 2 - WALL CABINETS, WOOD, GLASS FRONT, 48" - ROOM 102
- 1 - WALL CABINET, WOOD, GLASS FRONT, 54" - ROOM 102
- 1 - WALL CABINET, WOOD, GLASS FRONT, 36" - ROOM 102
- 5 - WALL CABINETS, WOOD, GLASS FRONT, 36" - ROOM 103
- 1 - WALL CABINET, WOOD, GLASS FRONT, 48" - ROOM 104
- 1 - WALL CABINET, WOOD, GLASS FRONT, 54" - ROOM 104
- 5 - WALL CABINETS, WOOD, GLASS FRONT, 30" - ROOM 104
- 1 - TALL CABINET, WOOD, 4 DOOR, GLASS UPPER, 36" - ROOM 104
- 1 - BASE CABINET, WOOD, 2 DOOR, EPOXY TOP, 48" - ROOM 104
- 1 - BASE CABINET, WOOD, 3 DRAWER, EPOXY TOP, 27" - ROOM 104
- 1 - BASE CABINET, WOOD, 2 DOOR, EPOXY TOP, 54" - ROOM 102
- 1 - BASE CABINET, WOOD, 2 DOOR, EPOXY TOP, 48" - ROOM 102
- 2 - BASE CABINETS, WOOD, 3 DRAWER, EPOXY TOP, 36" - ROOM 103
- 7 - BASE CABINETS, WOOD, 2 DOOR, 1 DRAWER, EPOXY TOP, 36" - ROOM 104
- 2 - BASE CABINETS, WOOD, 2 DOOR, EPOXY TOP, 48" - ROOM 104
- 1 - BASE CABINET, WOOD, 2 DOOR, 1 DRAWER, EPOXY TOP, 36" - ROOM 104
- 3 - BASE CABINETS, WOOD, 2 DOOR, SINK, EPOXY TOP, 36" - ROOM 104
- 3 - BASE CABINETS, WOOD, 2 DOOR, SINK, EPOXY TOP, 36" - ROOM 102
- 1 - BASE CABINET, WOOD, 3 DRAWER, EPOXY TOP, 36" - ROOM 104
- 1 - BASE CABINET, WOOD, 3 DRAWER, EPOXY TOP, 36" - ROOM 102
- 6 - BASE CABINETS, WOOD, 2 DOOR, 1 DRAWER, EPOXY TOP, 36" - ROOM 102
- 1 - STAINLESS STEEL WORK TABLE, LOWER SHELF, 2 DRAWER, ADJUSTABLE LEGS, 96" - ROOM 105
- 1 - AMS FUME HOOD, METAL BASE, 2 DOOR, EPOXY TOP, 60" - ROOM 102
- 1 - AMS FUME HOOD, METAL BASE, 2 DOOR, EPOXY TOP, 60" - ROOM 104
- 1 - EMERGENCY EYEWASH/SHOWER STATION - ROOM 104
- 1 - EMERGENCY EYEWASH/SHOWER STATION - ROOM 102
- 1 - ADA SINK BASE WITH SINK, 36" - ROOM 102
- 1 - ADA SINK BASE WITH SINK, 36" - ROOM 104
- 1 - TALL CABINET, WOOD, 2 DOOR, 48" - ROOM 104
- 4 - WALL CABINETS, STAINLESS STEEL, SLIDING 2 DOOR, 36" - ROOM 105
- 3 - WALL CABINETS, STAINLESS STEEL, SLIDING 2 DOOR, 48" - ROOM 105
- 1 - FREE STANDING STAINLESS STEEL SINK, 30" - ROOM 105
- 1 - WALL MOUNTED ADA STAINLESS STEEL SINK, 19" - ROOM 105
- 6 - STUDENT LAB WORK STATIONS, WOOD BASE, 6 DOORS, EPOXY TOP, 108"-102
- 6 - STUDENT LAB WORK STATIONS, WOOD BASE, 6 DOORS, EPOXY TOP, 108"-104
- 1 - SINK STATION, WOOD, 6 DOORS, EPOXY TOP, 72 X 36" - ROOM 102
- 1 - SINK STATION, WOOD, 6 DOORS, EPOXY TOP, 72 X 36" - ROOM 104
- 1 - ADA STUDENT LAB WORK STATION, WOOD, 2 DOORS, EPOXY TOP, 60 X 36" ROOM 102
- 1 - ADA STUDENT LAB WORK STATION, WOOD, 2 DOORS, EPOXY TOP, 60 X 36" ROOM 104
- 1 - INSTRUCTORS LAB WORK STATION, WOOD, 3 DOORS, NOVA MONITOR CRADLE, KEYBOARD MOUSE TRAY, GLARE SHIELD, EPOXY TOP, 130 X 33" - RM 102
- 1 - INSTRUCTORS LAB WORK STATION, WOOD, 3 DOORS, NOVA MONITOR CRADLE, KEYBOARD MOUSE TRAY, GLARE SHIELD, EPOXY TOP, 130 X 33" -ROOM 104
- 1 - STAINLESS STEEL WORK TABLE, LOWER SHELF, 2 DOOR, ADJUSTABLE LEGS, 132 X 30" - ROOM 105

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 5

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LIFE SCIENCE BUILDING: continued

SUPERSTRUCTURE: continued

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

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

HEATING -

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

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

BUILT: 1972

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
FOUNDATION:	11,100.00
SUPERSTRUCTURE:	
FRAME	26,700.00
FLOORS	17,700.00
ROOF STRUCTURE	29,600.00
ROOF COVER	48,200.00
ELECTRICAL	80,900.00
HEATING AND AIR CONDITIONING	235,400.00
EXTERIOR WALLS	147,800.00
TOTAL LABOR AND MATERIALS	<u>597,400.00</u>
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	639,200.00
Depreciation %	34%
Sound Valuation	<u>421,900.00</u>

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: LIFE SCIENCE BOILER HOUSE

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 2,184

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL JOISTS, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF WITH INSULATION

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

HEATING -

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

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

BUILT: 1978

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
FOUNDATION:	3,525.00
SUPERSTRUCTURE:	
FRAME	9,300.00
FLOORS	7,150.00
ROOF STRUCTURE	6,225.00
ROOF COVER	4,550.00
EXTERIOR WALLS	19,400.00
TOTAL LABOR AND MATERIALS	50,150.00
ARCHITECT'S PLANS AND SUPERVISION	6%

Replacement Value New	53,200.00
Depreciation %	44%
Sound Valuation	29,800.00

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: MAINTENANCE BUTLER BUILDING

QUALITY OF CONSTRUCTION: AVERAGE

TYPE OF BUILDING: CLASS S

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 1,500

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL

ROOF COVER - STEEL

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
FOUNDATION:	45,500.00
SUPERSTRUCTURE:	
FRAME	106,300.00
FLOORS	80,300.00
ROOF STRUCTURE	115,700.00
ROOF COVER	83,400.00
INTERIOR CONSTRUCTION	73,300.00
ELECTRICAL	324,900.00
PLUMBING	46,600.00
HEATING	1,325,600.00
EXTERIOR WALLS	259,300.00
TOTAL LABOR AND MATERIALS	<u>2,460,900.00</u>
ARCHITECT'S PLANS AND SUPERVISION	8%

Replacement Value New	<u>2,657,800.00</u>
Depreciation %	38%
Sound Valuation	<u>1,647,800.00</u>

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: POWER PLANT

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: PARTIAL TWO

TOTAL SQUARE FEET = 9,394

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; WOOD JOIST; WOOD DECK

ROOF STRUCTURE - STEEL JOIST, GYPSUM ON FORM BOARD

ROOF COVER - MODIFIED BITUMEN, SINGLE PLY WITH INSULATION

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

- I.T.E. UNIPOWER SWITCHBOARD, 1,000 AMPERE
- 3 - PRIMARY SWITCH UNITS
- NIAGARA 500 KVA TRANSFORMER
- FIRE ALARM SYSTEM

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

HEATING - 5 - TRANE GAS FIRED UNIT HEATERS, SUSPENDED  
- CLEAVER BROOKS MODEL CB-200-400 PACKAGED BOILER  
GAS FIRED

- 1- CARRIER MODEL 16JB041-20012 ABSORPTION REFRIGERATION  
MACHINE, 410 TON, #20012
- PUMPS, COMPRESSORS, AS REQUIRED
- MARLEY COOLING TOWER, #2-875-70
- 2 - MARLEY DOUBLE FLOW COOLING TOWERS, #8457  
2-114; 67A

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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page 2

POWER PLANT: continued

SUBSTRUCTURE: continued

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

BUILT: 1968

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
<b>BASEMENT:</b>	
FRAME	266,800.00
FLOOR	196,600.00
CEILING	48,900.00
EXTERIOR WALLS	252,900.00
INTERIOR PARTITION	1,016,800.00
ELECTRICAL	512,600.00
<b>FOUNDATION:</b>	388,100.00
<b>SUPERSTRUCTURE:</b>	
FRAME	550,100.00
FLOORS	646,600.00
FLOOR COVERINGS	323,000.00
CEILINGS	331,200.00
ROOF STRUCTURE	886,000.00
ROOF COVER	478,700.00
INTERIOR CONSTRUCTION	2,342,600.00
BUILT-IN FIXTURES	616,700.00
ELECTRICAL	1,058,600.00
PLUMBING	1,013,600.00
HEATING AND AIR CONDITIONING	2,258,200.00
EXTERIOR WALLS	1,124,700.00
ELEVATORS	136,900.00
<b>TOTAL LABOR AND MATERIALS</b>	<b>14,449,600.00</b>
<b>ARCHITECT'S PLANS AND SUPERVISION</b>	<b>7%</b>
Replacement Value New	15,461,100.00
Depreciation %	34%
Sound Valuation	10,204,300.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH BASEMENT

DIMENSIONS: BASEMENT - 24,186 SQUARE FEET

1ST FLOOR- 49,957 SQUARE FEET

TOTAL SQUARE FEET = 74,143

BASEMENT:

FRAME - REINFORCED CONCRETE

FLOORS - CONCRETE

FLOOR COVERINGS - VINYL TILE

EXTERIOR WALLS - REINFORCED CONCRETE

CEILINGS - SUSPENDED ACOUSTICAL TILE

INTERIOR WALLS - MASONRY PARTITIONS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE DECK

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

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

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

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

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

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE page 2

STUDENT SERVICES/ADMINISTRATION/BOILER/MECHANICAL: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES -

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

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

STUDENT SERVICES/ADMINISTRATION/BOILER/MECHANICAL: continued

SUPERSTRUCTURE: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

HEATING -

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

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

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

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

BUILT: 1968 - 1978 - 1988

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
FOUNDATION:	4,250.00
SUPERSTRUCTURE:	
FRAME	11,900.00
FLOORS	8,700.00
ROOF STRUCTURE	7,750.00
ROOF COVER	7,950.00
EXTERIOR WALLS	20,700.00
TOTAL LABOR AND MATERIALS	<u>61,300.00</u>
ARCHITECT'S PLANS AND SUPERVISION	6%
Replacement Value New	<u>65,000.00</u>
Depreciation %	<u>44%</u>
Sound Valuation	<u>36,400.00</u>

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: TECHNOLOGY BUTLER BUILDING

QUALITY OF CONSTRUCTION: AVERAGE

TYPE OF BUILDING: CLASS S

NO. OF STORIES: ONE

TOTAL SQUARE FEET = 1,830

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - STEEL

ROOF COVER - STEEL WITH INSULATION

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

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
<b>BASEMENT:</b>	
FLOOR	60,100.00
EXTERIOR WALLS	258,100.00
ELECTRICAL	127,500.00
<b>FOUNDATION:</b>	152,700.00
<b>SUPERSTRUCTURE:</b>	
FRAME	354,300.00
FLOORS	261,500.00
FLOOR COVERINGS	110,300.00
CEILINGS	117,300.00
ROOF STRUCTURE	328,600.00
ROOF COVER	237,400.00
INTERIOR CONSTRUCTION	1,086,600.00
BUILT-IN FIXTURES	65,200.00
ELECTRICAL	491,300.00
PLUMBING	292,900.00
HEATING AND AIR CONDITIONING	696,700.00
EXTERIOR WALLS	467,300.00
<b>TOTAL LABOR AND MATERIALS</b>	<u>5,107,800.00</u>
<b>ARCHITECT'S PLANS AND SUPERVISION</b>	7%
<b>Replacement Value New</b>	<u>5,465,300.00</u>
<b>Depreciation %</b>	36%
<b>Sound Valuation</b>	<u>3,497,800.00</u>

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

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NAME OF BUILDING: WEST TECHNOLOGY

QUALITY OF CONSTRUCTION: GOOD

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH PARTIAL BASEMENT

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

TOTAL 32,180 SQUARE FEET

BASEMENT:

FLOORS - CONCRETE

EXTERIOR WALLS - REINFORCED CONCRETE

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

FLOORS - CONCRETE ON GROUND;  
- PRECAST CONCRETE

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

CEILINGS - SUSPENDED ACOUSTICAL TILE

ROOF STRUCTURE - STEEL JOISTS, GYPSUM ON FORM BOARD

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

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

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE      page 2

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WEST TECHNOLOGY BUILDING: continued

SUPERSTRUCTURE: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

HEATING -

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

EXTERIOR WALLS -

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

BUILT: 1968

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
FOUNDATION:	84,600.00
SUPERSTRUCTURE:	
FRAME	256,300.00
FLOORS	143,200.00
FLOOR COVERINGS	69,400.00
CEILINGS	152,800.00
ROOF STRUCTURE	199,200.00
ROOF COVER	84,400.00
INTERIOR CONSTRUCTION	832,500.00
BUILT-IN FIXTURES	34,000.00
ELECTRICAL	410,900.00
PLUMBING	260,100.00
HEATING AND AIR CONDITIONING	460,100.00
EXTERIOR WALLS	329,100.00
TOTAL LABOR AND MATERIALS	3,316,600.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	3,548,800.00
Depreciation %	19%
Sound Valuation	2,874,500.00

R. A. SCHETTLER, INC.

Appraisal Engineers

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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

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

page 2

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WHITMAN CENTER: continued

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

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

HEATING -

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

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

MISCELLANEOUS -

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

BUILT: 1991

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.  
Appraisal Engineers

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

Description	11/1/11
FOUNDATION:	1,080.00
SUPERSTRUCTURE:	
FLOORS	2,480.00
CEILINGS	1,050.00
ROOF STRUCTURE	3,000.00
ROOF COVER	1,400.00
ELECTRICAL	1,210.00
HEATING	1,080.00
EXTERIOR WALLS	8,100.00
MISCELLANEOUS CONSTRUCTION	3,500.00
Replacement Value New	22,900.00
Depreciation %	19%
Sound Valuation	18,500.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WHITMAN CENTER GARAGE

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 540, MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - WOOD JOISTS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - GYPSUM BOARD

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

HEATING - 2 - TPI ELECTRIC WALL HEATERS

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

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

YEAR BUILT: 1991

QUALITY OF CONSTRUCTION: AVERAGE

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
FOUNDATION:	850.00
SUPERSTRUCTURE:	
FLOORS	1,800.00
ROOF STRUCTURE	2,680.00
ROOF COVER	1,240.00
ELECTRICAL	1,450.00
EXTERIOR WALLS	7,580.00
<hr/>	
Replacement Value New	15,600.00
Depreciation %	13%
Sound Valuation	13,600.00

R. A. SCHESSLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

---

NAME OF BUILDING: SALT STORAGE

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

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

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - WOOD RAFTERS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - GYPSUM BOARD

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT

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

YEAR BUILT: 1999

QUALITY OF CONSTRUCTION: AVERAGE

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
FOUNDATION:	4,850.00
SUPERSTRUCTURE:	
FLOORS	8,700.00
CEILINGS	6,750.00
ROOF STRUCTURE	10,300.00
ROOF COVER	4,450.00
INTERIOR CONSTRUCTION	6,450.00
ELECTRICAL	26,200.00
HEATING	30,800.00
EXTERIOR WALLS	62,300.00
Replacement Value New	160,800.00
Depreciation %	9%
Sound Valuation	146,300.00

R. A. SCHETTLER, INC.

Appraisal Engineers

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REAL ESTATE - BUILDING - MONROE COUNTY COMMUNITY COLLEGE

---

NAME OF BUILDING: SAE/CONSTRUCTION LAB

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

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

TOTAL SQUARE FEET = 1,067

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON SAND FILL; WITH VAPOR BARRIER

ROOF STRUCTURE - WOOD TRUSSES, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - PLYWOOD WITH INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

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

HEATING - 2 - REZNOR, GAS, SUSPENDED

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

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

YEAR BUILT: 2001

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
BASEMENT:	
FLOOR	9,100.00
EXTERIOR WALLS	57,100.00
INTERIOR PARTITION	17,600.00
FOUNDATION:	599,100.00
SUPERSTRUCTURE:	
FRAME	739,400.00
FLOORS	581,400.00
FLOOR COVERINGS	424,400.00
CEILINGS	83,700.00
ROOF STRUCTURE	588,200.00
ROOF COVER	363,800.00
INTERIOR CONSTRUCTION	2,487,400.00
BUILT-IN FIXTURES	779,000.00
ELECTRICAL	2,160,600.00
PLUMBING	797,000.00
HEATING AND AIR CONDITIONING	3,144,700.00
MISCELLANEOUS CONSTRUCTION	229,500.00
EXTERIOR WALLS	1,465,400.00
TOTAL LABOR AND MATERIALS	14,527,400.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	15,544,300.00
Depreciation %	7%
Sound Valuation	14,456,200.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: LA-Z-BOY CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: TWO

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

TOTAL SQUARE FEET + 53,329

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL

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

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

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

ROOF COVER - SINGLE PLY MEMBRANE ROOF WITH INSULATION

CEILINGS - LAY-IN CEILING SUSPENDED; SUSPENDED GYPSUM BOARD

INTERIOR CONSTRUCTION - MASONRY AND FRAME PARTITIONS

BUILT-IN FIXTURES -

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

REAL ESTATE - BUILDING MONROE COUNTY COMMUNITY COLLEGE

LA-Z-BOY CENTER: continued

BUILT-IN FIXTURES - continued

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

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

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

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

LA-Z-BOY CENTER: continued

ELECTRICAL - continued

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

HEATING AND AIR CONDITIONING -

- 1 - TRANE MODEL MCCB021 AIR HANDLING UNIT, #AHU-2
- 1 - TRANE MODEL MCCB050 AIR HANDLING UNIT, #AHU-1
- 1 - TRANE MODEL MCCB030 AIR HANDLING UNIT, #AHU-3
- 1 - CLEAVER BROOKS FLX-700-600-160HW GAS FIRED BOILER,  
SERIAL NO. BT-8798
- 1 - CLEAVER BROOKS FLX-700-600-160HW GAS FIRED BOILER,  
SERIAL NO. BT-8797
- PUMPS AS REQUIRED
- 1 - TRANE MODEL TSCA040 ROOFTOP AIR HANDLING UNIT, SERIAL  
NO. K03K52935A, RTU-2
- 1 - TRANE TSCA035 ROOFTOP AIR HANDLING UNIT, SERIAL NO.  
K03K52949A, RTU-3
- 1 - TRANE RTAC1404UHON CHILLER, #UO4004541
- 1 - TRANE RTAC1404UHON 133 TON CHILLER, #UO4004540
- 1 - LIEBERT AIR CONDITIONER WITH ROOFTOP UNIT
- 1 - TRANE TSCA014 ROOFTOP AIR HANDLING UNIT, SERIAL NO.  
K03K52921A, RTU-1

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

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

MISCELLANEOUS: FULLY AUTOMATIC FIRE SUPPRESSION SPRINKLERS

- STAGE RIGGING
- CURTAINS
- ORCHESTRA ENCLOSURE

YEAR BUILT: 2004

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.  
Appraisal Engineers

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

Description	11/1/11
FOUNDATION:	57,200.00
SUPERSTRUCTURE:	
FRAME	99,500.00
FLOORS	102,800.00
FLOOR COVERINGS	19,100.00
CEILINGS	5,300.00
ROOF STRUCTURE	79,100.00
ROOF COVER	96,800.00
INTERIOR CONSTRUCTION	94,900.00
BUILT-IN FIXTURES	64,300.00
ELECTRICAL	216,600.00
PLUMBING	71,500.00
HEATING AND AIR CONDITIONING	73,200.00
MISCELLANEOUS CONSTRUCTION	10,300.00
EXTERIOR WALLS	167,500.00
TOTAL LABOR AND MATERIALS	1,158,100.00
ARCHITECT'S PLANS AND SUPERVISION	6%
Replacement Value New	1,227,600.00
Depreciation %	19%
Sound Valuation	994,300.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

NAME OF BUILDING: WELDING TECHNOLOGY CENTER

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

TOTAL SQUARE FEET 18,910

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - WOOD

FLOORS - CONCRETE SLAB ON GROUND

FLOOR COVER - CARPET  
- CERAMIC TILE

ROOF STRUCTURE - WOOD TRUSSES, WOOD JOISTS

ROOF COVER - METAL PANEL WITH INSULATION

CEILINGS - GYPSUM BOARD

INTERIOR CONSTRUCTION - WOOD FRAME PARTITIONS

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

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING  
OF:

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

REAL ESTATE - BUILDING

MONROE COUNTY COMMUNITY COLLEGE

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WELDING TECHNOLOGY CENTER: continued

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

HEATING AND AIR CONDITIONING -

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

EXTERIOR WALLS - PREFINISHED METAL SIDING ON EXPOSED WOOD  
WOOD FRAME WITH INSULATION FULL HEIGHT OF  
WELDING STATION WALL

- 2 - OVERHEAD DOORS, METAL, 12' X 14'
- 2 - OVERHEAD DOORS, METAL WITH ELECTRIC OPERATOR  
12' X 14'
- 1 - OVERHEAD DOOR, METAL, 10' X 10'

MISCELLANEOUS: - COMPRESSED AIR PIPING  
- PROPYLENE GAS PIPING

YEAR BUILT: 1992

QUALITY OF CONSTRUCTION: GOOD

# R.A. Schettler, Inc.

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

Certified  
Appraisal Service

(313) 532-6220

Industrial - Commercial



Residential - Institutional

DECEMBER 1, 2011

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

DEAR MS. WETZEL,

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.

A RECOGNIZED AUTHORITY SINCE 1935

**R. A. Schettler, Inc.**  
Appraisal Engineers

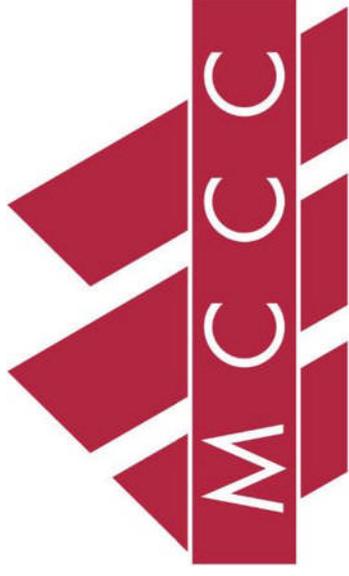
Monroe County Community College  
Library Holdings by Building

DATE: NOVEMBER 2011

Building Name	Circulating Books	Reference Books	Periodicals	Videotape	CD Rom	Sound Recordings	Other Holdings	Building Total
LRC	2,351,300	619,000	777,176	493,920	0	0	0	\$4,241,396
<b>TOTAL</b>	<b>\$2,351,300</b>	<b>\$619,000</b>	<b>\$777,176</b>	<b>\$493,920</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,241,396</b>

# Facilities Capital Planning Report





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



**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS

# Table of Contents

## Summary

Purpose of the Study .....	1
Glossary .....	1
Deferred Maintenance Backlog – A Brief Background .....	5

## College Condition Reports

Vital Statistics .....	6
College Condition Photos .....	8
Main Campus .....	10
Whitman Center.....	26
Hurd Road Center.....	28

## Appendix

Building Data Sheets .....	29
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## Purpose of the Study

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

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

## Glossary

### Vital Statistics

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

### Observation Highlights

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

### Current Replacement Value (CRV)

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

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

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

### Facilities Condition Index (FCI)

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

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

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

### Priority Issues/One Year DMB Excess

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

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



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

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

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

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

### Zero-Five Year DMB Excess

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

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

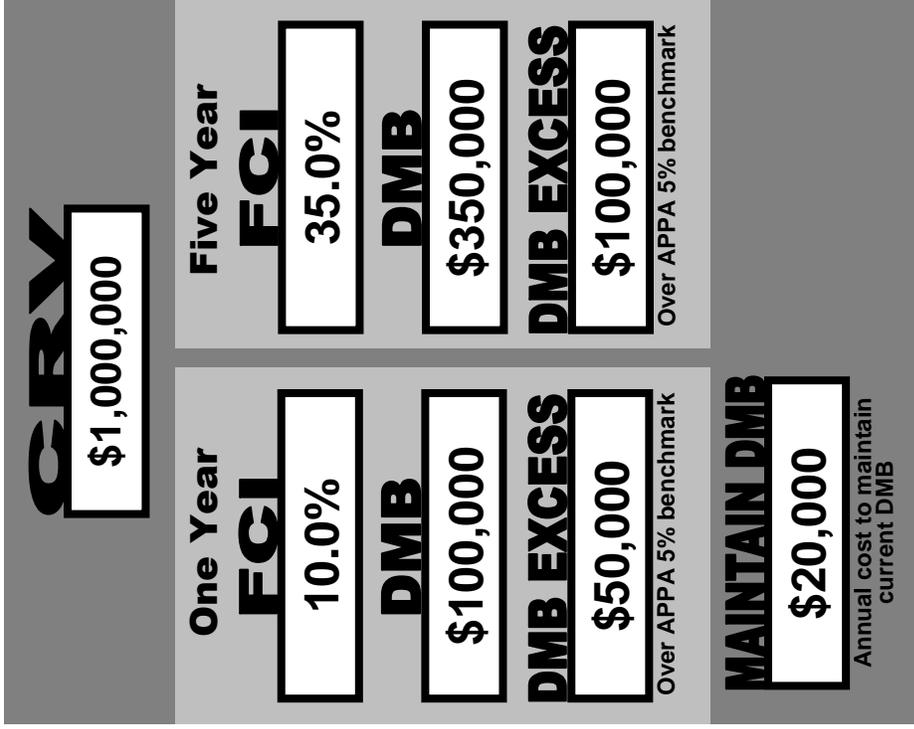
**DMB Equilibrium (Annual cost to maintain current DMB)**

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

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

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

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



Generic Example of how the aforementioned data appears in this report

### Building Use Types

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

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

### Building Components

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

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

## Deferred Maintenance Backlog

### A Brief Background

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

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

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

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

Other conclusions from the report include:

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

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

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

## Vital Statistics:

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

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

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

### Issues found across campus include:

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

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

## Summary:

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

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

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

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

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

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

**Recommendations:**

**Short Term Recommendation:**

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

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

**Long Term Recommendation:**

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

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



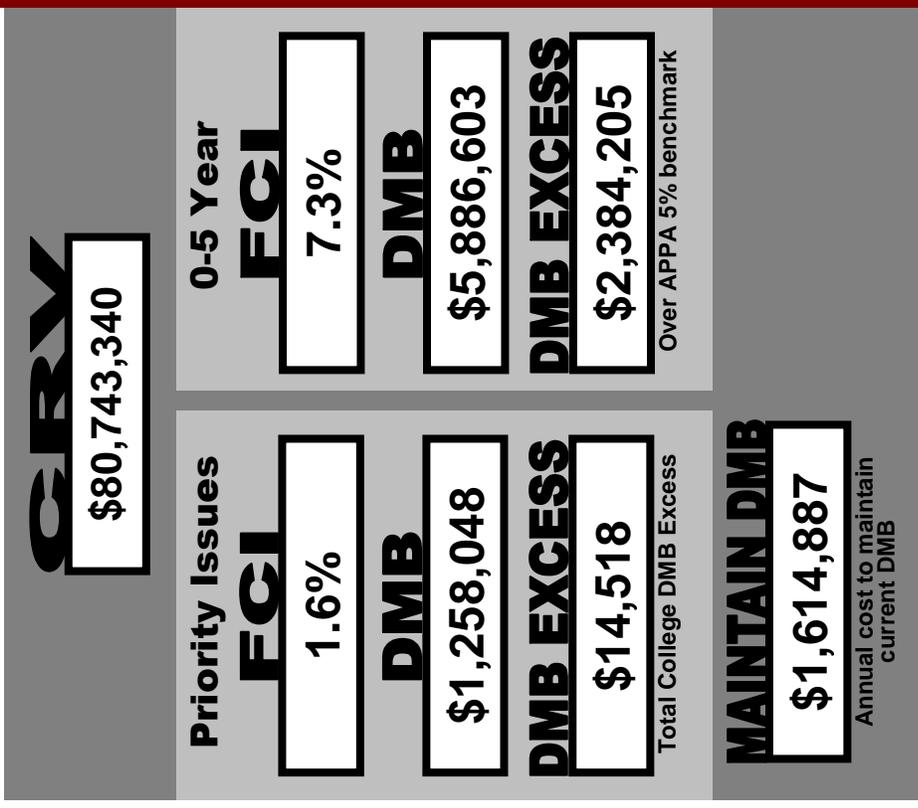
1 YEAR



5 YEAR

# College-wide Condition

Monroe County Community College



## Campus Condition Examples

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



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



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



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



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



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



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



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



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

## Vital Statistics:

### Campbell Learning Resources Center

Use Type(s): Library, Classroom, Lab

Built: 1968

Area: 52,369 SF

Floors: 3

## Observation Highlights:

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



1 YEAR



5 YEAR



**CRV**  
\$9,793,003

### Priority Issues

**FCI**

2.3%

**DMB**

\$206,632

**DMB EXCESS**

\$0

Over APPA 5% benchmark

### 0-5 Year

**FCI**

10.9%

**DMB**

\$1,069,396

**DMB EXCESS**

\$579,746

Over APPA 5% benchmark

**MAINTAIN DMB**

\$195,860

Annual cost to maintain current DMB

### **Campbell Learning Resources 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, Classroom, Student Union, Administration

**Built:** 1968, additions in 1978, 1988

**Area:** 72,219 SF

**Floors:** 1

### Observation Highlights:

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



**CRV**  
\$12,927,201

### Priority Issues

**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



## 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.



1 YEAR



5 YEAR



**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

## 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.



1 YEAR



5 YEAR

**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

## Vital Statistics:

Physical Plant

Use Type(s): Power House

Built: 1968

Area: 9,394 SF

Floors: 2 (partial basement)

## Observation Highlights:

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



**CRV**  
\$2,019,710

### Priority Issues

**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



1 YEAR



5 YEAR

## Vital Statistics:

Boiler House 100

Use Type(s): Power House

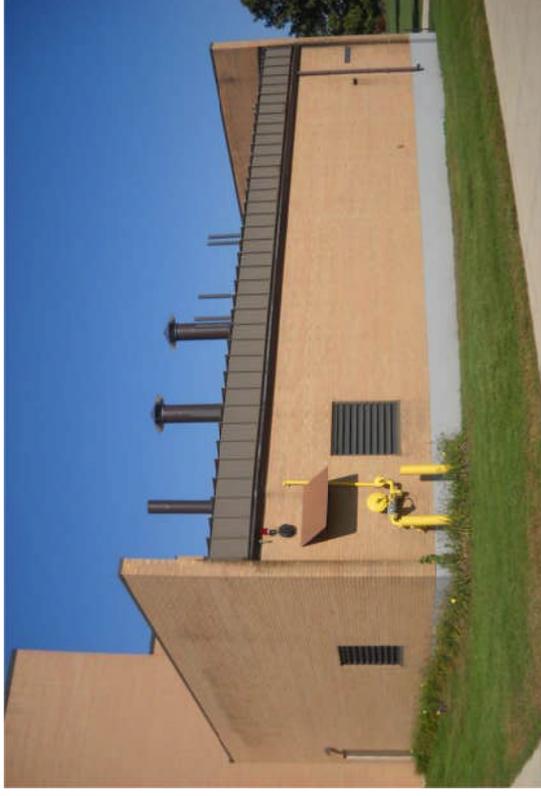
Built: 1978

Area: 2,184 SF

Floors: 1

## Observation Highlights:

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



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

## 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

## 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



## Vital Statistics:

### Maintenance Butler Building

Use Type(s): Storage

Built: 1978

Area: 1,500 SF

Floors: 1

## Observation Highlights:

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



**CRV**  
\$172,500

### Priority Issues

**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



1 YEAR



5 YEAR

## 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

## 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.



1 YEAR



5 YEAR



**CRV**  
\$46,000

### Priority Issues

**FCI**

14.0%

**DMB**

\$6,440

**DMB EXCESS**

\$4,140

Over APPA 5% benchmark

### 0-5 Year

**FCI**

21.5%

**DMB**

\$9,890

**DMB EXCESS**

\$7,590

Over APPA 5% benchmark

**MAINTAIN DMB**

\$920

Annual cost to maintain  
current DMB

## 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 about metal panel system is failing and is due for replacement.
- Exterior soffit: Synthetic stucco on cementitious backer panels is cracking at panel joints.
- Exterior masonry joints are beginning to age and will require tuck-pointing in the near future. Masonry expansion / control joint sealants are likewise nearing end of life and will require general repair and replacement. Slight efflorescence was returning in selected areas.
- IT Room H143 needs a door grille added to provide proper ventilation.
- PRV is needed for elevated City Water pressure issue.
- Wireless equipment is at end of life and requires replacement.



**CRV**  
**\$13,732,218**

### Priority Issues

**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.

# CRV

**\$124,200**

### Priority Issues

# FCI

**1.8%**

# DMB

**\$2,236**

# DMB EXCESS

**\$0**

Over APPA 5% benchmark

### 0-5 Year

# FCI

**3.0%**

# DMB

**\$3,726**

# DMB EXCESS

**\$0**

Over APPA 5% benchmark

# MAINTAIN DMB

**\$2,484**

Annual cost to maintain current DMB



**1 YEAR**



**5 YEAR**



## 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

## 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

# Whitman Center Garage

Monroe County Community College

1 YEAR

5 YEAR

## Vital Statistics:

Hurd Road Center

Use Type(s): Classroom, Vocational Space

Built: 1993

Area: 6,770 SF (of renovated space)

Floors: 1

## Observation Highlights:

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

**CRV**  
\$1,191,520

### Priority Issues

**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



1 YEAR



5 YEAR

# Hurd Road Center

Monroe County Community College





# 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

389,621										
<b>TOTAL S.F.</b>	<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>
	\$80,743,340	\$1,272,359	\$14,518	1.6%	GOOD	\$5,913,648	\$2,411,250	7.3%		FAIR
						<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>		<b>\$/YR MAINTAIN RATING</b>



**Deferred Maintenance Detail Report - by Building  
Monroe 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 %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 3	System/Component Notes

Structure	20	\$1,958,601	0	2	5	93	<p>Description: Poured concrete basement with slab on grade foundation. Concrete frame with concrete masonry block infill.</p> <p>Priority 1: None observed / reported</p> <p>Priority 2: Moisture problem in basement (at room C-3) requires additional investigation and remediation</p> <p>2011: It was reported that problem in Room C-3 still exists, the problem in Room C-16 appears to have been corrected.</p> <p>2008: -Ongoing water / moisture infiltration through the foundation walls. The moisture appears to be the result of underground or hydrostatic sources; minimal leaking is associated with heavy rains. Efflorescence / evidence of moisture was specifically noted in the small theatre and within IT storage area. Problem is on-going. -Limited masonry cracking observed at main stairwell. The fractures appear to be stabilized.</p> <p>Previous Comments: -Room C-3 leaked from cracks, room C-10 leaked at roof conductor exit. In-house team excavated, waterproofed and backfilled in 2001</p>
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**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		Pet. 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 %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes		
						\$	
Cladding	7	\$ 685,510	0	3	5	92	Description: Brick with concrete panel fascia panels  Priority 1: None observed / reported  Priority 2: Minor brick joint tuck-pointing required at North elevation  2011: Sealant joints at fascia panel joints were replaced in 2010.  2008: Brick cladding - no reported problems Soffit and fascia require minor repair and repaint - all sides.

**Campus:** Main Campus

**Bldg. No:** 01

**Building:** Campbell Learning Resources Ctr.

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

**Use Types:**

40 % Library

60 % Classroom

**Notes:** lower level below grade.

System	CRV of System		Pet. of system value to budget for repair/replacement:		System/Component Notes
	%	\$	1-5 Years Priority 1	6-10 Years Priority 2	
HVAC	17	\$1,664,811	2	3	<p>Description:</p> <ul style="list-style-type: none"> <li>- Steam provided from Boiler House 200 and shared with East/West Technology Buildings</li> <li>- Physical Plant provides chilled water</li> <li>- Independent heat pump split-system installed to cool Server Room C-12 (2005)</li> <li>- Independent split Acsystem serves IT in basement</li> <li>- Pneumatic terminal controls on an Apogee DDC framework</li> </ul> <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>
					Previous Comments:

**Campus:** Main Campus      **Use Types:**      **Notes:** lower level below grade.  
**Bldg. No:** 01      40 % Library  
**Building:** Campbell Learning Resources Ctr.      60 % Classroom  
**Area:** 52,369sf      **Yr Built:** 1968      **Floors:** 3

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes		
						\$	
Plumbing	8	\$ 783,440	2	23	5	70	Description: Galvanized piping throughout building.  Priority 1: Electrical Room Areaway draining needs remediation. Provide PRV for City Water pressure issues. Provide domestic water piping replacement or epoxy lining.  Priority 2: Domestic hot water piping is assumed to be fouled and nearing end of life.  2011: -Electrical Room Areaway floor drain is allowing water to corrode and damage ventilation damper. -PRV for city water pressure issue noted in 2008 is not installed. -Domestic water piping will need epoxy lining or replacement.  2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. MCCC has started a program to install new pressure reducing valves to address pressure levels throughout campus -New domestic water heaters installed (2005) -Plumbing fixtures were replaced. (2007) -Flush valves, lavatory faucets were replaced. (2007) -Waste lines were cleared of blockage (2007)  Previous Comments: Original fixtures, newer faucets (10 years)

**Campus: Main Campus**      **Use Types:**      **Notes:** lower level below grade.  
**Bldg. No: 01**      40 % Library  
**Building: Campbell Learning Resources Ctr.**      60 % Classroom  
**Area: 52,369sf**      **Yr Built: 1968**      **Floors: 3**

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

**Campus:** Main Campus      **Use Types:**      **Notes:** lower level below grade.  
**Bldg. No:** 01      40 % Library  
**Building:** Campbell Learning Resources Ctr.      60 % Classroom  
**Area:** 52,369sf      Yr Built: 1968      Floors: 3

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

**Campus: Main Campus**      **Use Types:**      **Notes:** lower level below grade.  
**Bldg. No: 01**                      40 % Library  
**Building: Campbell Learning Resources Ctr.**      60 % Classroom  
**Area: 52,369sf**      **Yr Built: 1968**      **Floors: 3**

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 3	
Voice/Data	4	\$391,720	20	0	5	75
<b>Description:</b> Priority 1: Wireless is failing and replacements are not obtainable. Provide new wireless head-end PCs and equipment. Investigate and remediate why battery-backup for digital PBX is not connected and in use.  Priority 2: No reported problems  2011: Voice/data/wireless -Recommend a campus-wide, all inclusive study for future direction of voice/data/wireless systems.  2008:  <b>Previous Comments:</b> College has not converted to VoIP phones systems Campus servers are located in this building No central clock system is in place (including a wireless system)						

**Campus:** Main Campus      **Use Types:**      **Notes:** lower level below grade.  
**Bldg. No:** 01      40 % Library  
**Building:** Campbell Learning Resources Ctr.      60 % Classroom  
**Area:** 52,369sf      **Yr Built:** 1968      **Floors:** 3

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

**Campus: Main Campus**

**Bldg. No: 01**

**Building: Campbell Learning Resources Ctr.**

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

**Use Types:**

40 % Library

60 % Classroom

**Notes:**lower level below grade.

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

**Campus: Main Campus**      **Use Types:**      **Notes:** lower level below grade.  
**Bldg. No: 01**                      40 % Library  
**Building: Campbell Learning Resources Ctr.**      60 % Classroom  
**Area: 52,369sf**      **Yr Built: 1968**      **Floors: 3**

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

**Campus:** Main Campus      **Use Types:**      **Notes:** lower level below grade.  
**Bldg. No:** 01      40 % Library  
**Building:** Campbell Learning Resources Ctr.      60 % Classroom  
**Area:** 52,369sf      **Yr Built:** 1968      **Floors:** 3

System	CRV of System %	CRV of System \$	Pet. 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. Lig., 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

<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>
\$9,793,003	\$223,280	\$0	2.3%	GOOD

<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>RATING</b>
\$1,069,396	\$579,746	10.9%	\$195,860	POOR

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

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

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

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

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

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

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

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes		
						8	5
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**  
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 10 % Classroom  
 10 % Kitchen/Food Service  
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**Notes:** additions: 1978, 1988.  
 kitchen and servery renovated: 2002  
 original building 59,126 s.f.  
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 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**  
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**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	Description: Galvanized domestic piping (1968) Copper domestic piping within 1978 addition  Priority 1: Install City Water PRV to address pressure control issues.  Priority 2: Galvanized piping is near or at end of life and due for replacement.  2011: -PRV for city water pressure issue noted in 2008 is not installed. -No changes yet reported.  2008: -Public utility is running water to College at 80psi. Historically this has caused problems on campus. College has completed a program to install new pressure reducing backflow preventers to address pressure levels throughout campus. -Replaced main building supply (2004) -Toilet fixtures were replaced (2007)  Previous Comments: -Basement floor drains require on-going maintenance; clean-out scheduled every three years. -Galvanized piping throughout is near or at end of life. Assume replacement or epoxy lining within 10 years (1968).

**Campus: Main Campus**  
**Bldg. No: 02**  
**Building: Student Services/Admin.**  
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 10 % Classroom  
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**Notes:** additions: 1978, 1988.  
 kitchen and servery renovated: 2002  
 original building 59,126 s.f.  
 Partial basement  
 Partial basement

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

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

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

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

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Lighting	4	\$517,088	0	0	5	95	Description: Original fixtures - upgraded to T-8 lamps where appropriate  Priority 1: No reported problems  Priority 2: No reported problems  2011: During interview and walk-through inspection, no significant issues were noted.  2008: Previous Comments: Upgraded to T8 lamps - no reported problems

System	CRV of System %	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	\$517,088	3	0	5	92	Description:  Priority 1: Replace wireless equipment.  Priority 2: No reported problems  2011: Wireless system is failing and replacements are not obtainable.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Notes: additions: 1978, 1988.  
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 original building 59,126 s.f.  
 Partial basement  
 Partial basement

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

**CRV Totals:** \$12,927,201 \$204,250 \$619,213 \$1,641,755 \$10,461,984

**Priority Issues Data**

\$12,927,201	\$204,250	\$0	1.6%	GOOD
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>

**0-5 Year Cumulative Data**

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

**Campus:** Main Campus      **Use Types:**      **Notes:** with penthouse MER, partial basement, and greenhouse.  
**Bldg. No:** 03      40 % Classroom  
**Building:** Life Science      60 % Lab  
**Area:** 54,905sf      **Yr Built:** 1972      **Floors:** 2

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

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

**Use Types:**  
 40 % Classroom  
 60 % Lab

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

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

**Campus:** Main Campus      **Use Types:**      **Notes:** with penthouse MER, partial basement, and greenhouse.  
**Bldg. No:** 03      40 % Classroom  
**Building:** Life Science      60 % Lab  
**Area:** 54,905sf      **Yr Built:** 1972      **Floors:** 2

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

**Campus: Main Campus**  
**Bldg. No: 03**  
**Building: Life Science**  
**Area: 54,905sf**

**Use Types:**  
 40 % Classroom  
 60 % Lab

**Yr Built: 1972 Floors: 2**

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

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

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

**Use Types:**  
 40 % Classroom  
 60 % Lab

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

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

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

**Use Types:**  
 40 % Classroom  
 60 % Lab

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

System	CRV of System %	\$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 2		11+ Years Priority 2
Plumbing	11	\$1,334,741	3	2	5	90	<p>Description:</p> <p>Priority 1:            Provide City Water PRV for pressure issues.            Cold domestic water piping needs epoxy lining or replacement.</p> <p>Priority 2:            No reported problems</p> <p>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.</p> <p>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.</p>

**Campus: Main Campus**  
**Bldg. No: 03**  
**Building: Life Science**  
**Area: 54,905sf**

**Use Types:**  
 40 % Classroom  
 60 % Lab

**Yr Built: 1972 Floors: 2**

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

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

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

**Use Types:**  
 40 % Classroom  
 60 % Lab

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

System	CRV of System		Pet. 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**

**Use Types:**  
 40 % Classroom  
 60 % Lab

**Yr Built: 1972 Floors: 2**

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

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

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

**Use Types:**  
 40 % Classroom  
 60 % Lab

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

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

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

Use Types:  
 40 % Classroom  
 60 % Lab

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

System	CRV of System % \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
		Immed. Priority 1	1-5 Years	6-10 Years	
		15 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%	\$809,338	\$202,638	\$242,680	FAIR
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>DMB</b>	<b>EXCESS</b>	<b>\$/YR MAINTAIN</b>	<b>RATING</b>

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

**Use Types:**  
 40 % Classroom  
 60 % Lab

**Notes:**with partial mechanical basement

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 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 %	\$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 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>
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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>
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**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		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 3	
HVAC	16	\$1,008,573	5	10	15	<p>Description:            One (1) AHU located in the basement            Steam is from Boiler House 200            Chilled Water is from the Physical Plant</p> <p>Priority 1:            Replace reheat control valves, isolation valves, and thermostats.</p> <p>Priority 2:            No reported problems.</p> <p>2011:            Reheat control valves, isolation valves, and thermostats are at end of life and are due for replacement.</p> <p>2008:            -Air handling units are original and operational.            -Ceramics tab 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.</p> <p>2001: Air leaks from air plenum above corridor ceiling sealed.            2003: Air compressors rebuilt            2008: Steam flow recorders are inoperative</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 %	CRV of System \$	Pet. 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 %	\$	Pet. 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		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 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		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 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 %	\$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years		11+ Years
Doors	2	\$126,072	10	15	5	70	Description: Exterior: Original aluminum doors recently cleaned and thresholds replaced. Doors remain in poor condition, hardware worn, all at end of life and due for replacement. Doors and frames non-ADA compliant - east vestibule too shallow.  Interior Doors in good condition, but hardware not ADA compliant  Priority 1: No reported problems  Priority 2: No reported problems  2011: No changes reported.
Floors	5	\$315,179	0	5	5	90	Description: Terrazzo in public areas Ceramic tile in toilets Carpet in computer labs  Priority 1: No reported problems  Priority 2: No reported problems  2011: No changes reported.  2008: Toilet room floors replaced as part of renovations.

**Campus:** Main Campus      **Use Types:**      **Notes:**with partial mechanical basement  
**Bldg. No:** 04      40 % Classroom  
**Building:** East Technology      60 % Lab  
**Area:** 28,523sf      **Yr Built:** 1968      **Floors:**1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:		System/Component Notes
			Immed. Priority 1	11+ Years Priority 2	
Bldg., Fire, ADA, Elevators	4	\$252,143	5	10	80 Description: -Fire alarm upgraded to include horns and strobes -Toilet rooms - minor ADA upgrades 1990 +/-/. Toilet rooms are not ADA adaptable, but wider entry and removal of one stall required. -Emergency lighting and exit signs on battery backup, no reported problems.  Priority 1: No reported problems.  Priority 2: No reported problems.  2011: No changes reported.
Immed. Site, Ext. Ltg., etc	3	\$189,107	5	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

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

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

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

**Use Types:**  
 35 % Classroom  
 65 % Lab

**Notes:**with partial mechanical basement

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

Roof	4	\$288,333	2	80	2	16	<p>Description:            Built-up roof; replaced in 1998.</p> <p>Priority 1:            No reported problems</p> <p>Priority 2:            No reported problems</p> <p>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.</p> <p>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.</p> <p>Previous Comments:            1997 built up roof, no reported problems            Roof regularly inspected</p>
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**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		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 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 %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes		
						CRV of System %	\$
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 %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 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
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**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 %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes

Primary/Secondary	6	\$432,499	0	5	10	85	Description: Transformer supplies 208V to the building from campus loop power.  Priority 1: No reported problems  Priority 2: No reported problems  2011: -During interview and walk-through inspection, no significant issues were noted.  2008:  Previous Comments: Reaching maximum capacity (comment was refuted in 2008 walk-through) Secondary: Switchgear has blanks available for expansion.
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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
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**Campus:** Main Campus  
**Bldg. No:** 05  
**Building:** West Technology  
**Area:** 32,180sf **Yr Built:** 1968 **Floors:** 1

**Use Types:**  
 35 % Classroom  
 65 % Lab

**Notes:**with partial mechanical basement

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 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 %	CRV of System \$	Pet. 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 %	CRV of System \$	Pet. 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      **Use Types:**      **Notes:** with partial mechanical basement  
**Bldg. No:** 05      35 % Classroom  
**Building:** West Technology      65 % Lab  
**Area:** 32,180sf      **Yr Built:** 1968      **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:		System/Component Notes
	%	\$	Immed. Priority 1	11+ Years Priority 2	
Bldg., Fire, ADA, Elevators	4	\$288,333	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. Lig., etc	3	\$216,250	5	10	80 Priority 1: No reported problems
					Priority 2: No reported problems
					2011: No changes reported.

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

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

**Campus:** Main Campus      **Use Types:**      **Notes:**with mechanical penthouse  
**Bldg. No:** 06      15 % Lab  
**Building:** Health Education      15 % Classroom  
**Area:** 50,700sf      **Yr Built:** 1997      **Floors:** 1      70 % Athletic

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 1	
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      **Use Types:**      **Notes:**with mechanical penthouse  
**Bldg. No:** 06      15 % Lab  
**Building:** Health Education      15 % Classroom  
**Area:** 50,700sf      **Yr Built:** 1997      **Floors:** 1      70 % Athletic

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

**Campus:** Main Campus      **Use Types:**      **Notes:**with mechanical penthouse  
**Bldg. No:** 06      15 % Lab  
**Building:** Health Education      15 % Classroom  
**Area:** 50,700sf      **Yr Built:** 1997      **Floors:**1      70 % Athletic

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

**Campus:** Main Campus      **Use Types:**      **Notes:**with mechanical penthouse  
**Bldg. No:** 06      15 % Lab  
**Building:** Health Education      15 % Classroom  
**Area:** 50,700sf      **Yr Built:** 1997      **Floors:** 1      70 % Athletic

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

**Campus:** Main Campus      **Use Types:** Notes:with mechanical penthouse  
**Bldg. No:** 06      15 % Lab  
**Building:** Health Education      15 % Classroom  
**Area:** 50,700sf      **Yr Built:** 1997      **Floors:** 1      70 % Athletic

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

**Campus:** Main Campus      **Use Types:**      **Notes:**with mechanical penthouse  
**Bldg. No:** 06      15 % Lab  
**Building:** Health Education      15 % Classroom  
**Area:** 50,700sf      **Yr Built:** 1997      **Floors:**1      70 % Athletic

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

**Campus:** Main Campus      **Use Types:**      **Notes:**with mechanical penthouse  
**Bldg. No:** 06      15 % Lab  
**Building:** Health Education      15 % Classroom  
**Area:** 50,700sf      **Yr Built:** 1997      **Floors:**1      70 % Athletic

System	CRV of System %	\$	Pct. 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	Description: -Building is on the campus primary loop with an onsite transformer providing 480V and 277V to the building.  Priority 1: Annually monitor water drainage issue at electrical vault.  Priority 2: No reported problems  2011: -During interview and walk-through inspection, no significant issues were noted.  2008:  Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.
Distribution	4	\$400,530	0	0	5	95	Description:  Priority 1: No reported problems  Priority 2: No reported problems  2011: -During interview and walk-through inspection, no significant issues were noted.  2008:  Previous Comments: -Water drains to electrical vault, needs sump pump to resolve drainage problem. 2004 - problem still exists.

**Campus:** Main Campus      **Use Types:**      **Notes:**with mechanical penthouse  
**Bldg. No:** 06      15 % Lab  
**Building:** Health Education      15 % Classroom  
**Area:** 50,700sf      **Yr Built:** 1997      **Floors:** 1      70 % Athletic

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

**Campus:** Main Campus      **Use Types:**      **Notes:**with mechanical penthouse  
**Bldg. No:** 06      15 % Lab  
**Building:** Health Education      15 % Classroom  
**Area:** 50,700sf      **Yr Built:** 1997      **Floors:**1      70 % Athletic

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

**Campus:** Main Campus      **Use Types:**      **Notes:**with mechanical penthouse  
**Bldg. No:** 06      15 % Lab  
**Building:** Health Education      15 % Classroom  
**Area:** 50,700sf      **Yr Built:** 1997      **Floors:**1      70 % Athletic

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

Campus: Main Campus      Use Types:      Notes: with mechanical penthouse  
 Bldg. No: 06      15 % Lab  
 Building: Health Education      15 % Classroom  
 Area: 50,700sf      Yr Built: 1997      Floors: 1      70 % Athletic

System	CRV of System %	Pct. of system value to budget for repair/replacement:	Pct. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 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. Litg., etc      3      \$300,398      2      3      5      90      Description:

Priority 1:  
No reported problems.

Priority 2:  
No reported problems.

2011:  
Entry slab has been removed and replaced.

2008:  
-Entry slabs are settling; up to 1". To date the settlement has been even and has not resulted in trip hazards. Sealant line at expansion joints has failed and is due for replacement.

Previous Comments:  
Water pools behind building after rain.

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

**Priority Issues Data**

\$10,013,250	\$125,166	\$0	1.3%	GOOD
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>

**0-5 Year Cumulative Data**

\$412,546	\$0	4.1%	\$200,265	GOOD
<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>RATING</b>

**Campus:** Main Campus      **Use Types:** 100% Boiler House      **Notes:** equipment included partial basement  
**Bldg. No:** 07  
**Building:** Physical Plant  
**Area:** 9,394sf      **Yr Built:** 1968      **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2	
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      **Use Types:** 100% Boiler House      **Notes:** equipment included partial basement  
**Bldg. No:** 07  
**Building:** Physical Plant  
**Area:** 9,394sf      **Yr Built:** 1968      **Floors:** 1

System	CRV of System %	System \$	Pet. 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      **Use Types:** 100% Boiler House      **Notes:** equipment included partial basement  
**Bldg. No:** 07  
**Building:** Physical Plant  
**Area:** 9,394sf      **Yr Built:** 1968      **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	Description:	System/Component Notes	
							0
HVAC	35	\$706,899	0	50	15	35	<p>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.</p> <p>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 retrofitted 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      **Use Types:** 100% Boiler House      **Notes:** equipment included partial basement  
**Bldg. No:** 07  
**Building:** Physical Plant  
**Area:** 9,394sf      **Yr Built:** 1968      **Floors:** 1

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

**Campus:** Main Campus      **Use Types:** 100% Boiler House      **Notes:** equipment included partial basement  
**Bldg. No:** 07  
**Building:** Physical Plant  
**Area:** 9,394sf      **Yr Built:** 1968      **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2	
Primary/Secondary	11	\$222,168	0	5	5	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	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      **Use Types:** 100% Boiler House      **Notes:** equipment included partial basement  
**Bldg. No:** 07  
**Building:** Physical Plant  
**Area:** 9,394sf      **Yr Built:** 1968      **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes			
						95	5	95
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	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	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      **Use Types:** 100% Boiler House      **Notes:** equipment included partial basement  
**Bldg. No:** 07  
**Building:** Physical Plant  
**Area:** 9,394sf      **Yr Built:** 1968      **Floors:** 1

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

**Campus:** Main Campus      **Use Types:** 100% Boiler House      **Notes:** equipment included partial basement  
**Bldg. No:** 07  
**Building:** Physical Plant  
**Area:** 9,394sf      **Yr Built:** 1968      **Floors:** 1

System	CRV of System		Pet. 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      **Use Types:** 100% Boiler House      **Notes:** equipment included partial basement  
**Bldg. No:** 07  
**Building:** Physical Plant  
**Area:** 9,394sf      **Yr Built:** 1968      **Floors:** 1

System	CRV of System %	System Value	Pet. of system value to budget for repair/replacement:		System/Component Notes
			Immed. Priority 1	11+ Years	

System	CRV of System %	System Value	Immed. Priority 1	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Lig., 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	
CRV	\$2,019,710	DMB	\$431,814
EXCESS	\$0	EXCESS	\$330,828
FCI	1.0%	FCI	21.4%
RATING	GOOD	RATING	POOR

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

**Use Types:**  
 100% Boiler House

**Notes:** equipment included

System	CRV of System %	CRV of System \$	Pet. 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 %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 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      **Use Types:**      **Notes:** equipment included  
**Bldg. No:** 08      100% Boiler House  
**Building:** Boiler House 100 (Life Science)  
**Area:** 2,184sf      Yr Built: 1978      Floors: 1

System	CRV of System %	CRV of System \$	Pet. 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 %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes		
						11+ Years	
Distribution	5	\$23,478	0	0	5	95	Description:  Priority 1: No reported problems.  Priority 2: No reported problems.
Lighting	2	\$9,391	0	0	5	95	2011: -During interview and walk-through inspection, no significant issues were noted.  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.
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      **Use Types:**      **Notes:** equipment included  
**Bldg. No:** 08      100% Boiler House  
**Building:** Boiler House 100 (Life Science)  
**Area:** 2,184sf      Yr Built: 1978      Floors: 1

System	CRV of System %	CRV of System \$	Pet. 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. Lig., etc	2	\$9,391	0	5	5	90	No reported problems

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

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

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

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

**Campus:** Main Campus      **Use Types:**      **Notes:** equipment included  
**Bldg. No:** 09      100% Boiler House  
**Building:** Boiler House 200 (Library/Tech)  
**Area:** 2,184sf      **Yr Built:** 1978      **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. 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	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	0	100	Description: N/A

**Campus: Main Campus**      **Use Types:**      **Notes:**equipment included  
**Bldg. No: 09**                      100% Boiler House  
**Building: Boiler House 200 (Library/Tech)**  
**Area: 2,184sf**      **Yr Built: 1978**      **Floors:1**

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 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.
HVAC	36	\$169,042	0	10	75	15
						Previous Comments: Salt damage and deterioration of brick abutting sidewalk, needs tuck pointing  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      **Use Types:**      **Notes:** equipment included  
**Bldg. No:** 09      100% Boiler House  
**Building:** Boiler House 200 (Library/Tech)  
**Area:** 2,184sf      **Yr Built:** 1978      **Floors:** 1

System	CRV of System %	\$	Pet. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 2		11+ Years Priority 2
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 %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes						
						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	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.
Voice/Data	0	\$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      **Use Types:** Notes:equipment included  
**Bldg. No:** 09      100% Boiler House  
**Building:** Boiler House 200 (Library/Tech)  
**Area:** 2,184sf      Yr Built: 1978      Floors:1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes
Ceilings	0	\$0	0	0	100 Description: N/A
Walls	0	\$0	0	0	100 Description: N/A
Doors	2	\$9,391	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 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 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      **Use Types:**      **Notes:** equipment included  
**Bldg. No:** 09      100% Boiler House  
**Building:** Boiler House 200 (Library/Tech)  
**Area:** 2,184sf      **Yr Built:** 1978      **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:		System/Component Notes
			Immed. Priority 1	1+ Years Priority 2	

Immed. Site, Ext. Lig., etc	2	\$9,391	0	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	\$29,394	\$5,916	\$9,391
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>DMB</b>	<b>EXCESS</b>	<b>\$/YR MAINTAIN</b>
					<b>RATING</b>
					<b>FAIR</b>
					<b>6.3%</b>
					<b>FCI</b>
					<b>RATING</b>
					<b>GOOD</b>
					<b>0.8%</b>
					<b>FCI</b>
					<b>RATING</b>
					<b>EXCESS</b>

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

**Use Types:**  
 100% Boiler House

**Notes:** equipment included

System	CRV of System %	CRV of System \$	Pet. 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      **Use Types:** Notes: equipment included  
**Bldg. No:** 10      100% Boiler House  
**Building:** Boiler House 300 (SSA)  
**Area:** 1,924sf      Yr Built: 1978      Floors: 1

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

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

**Use Types:**  
 100% Boiler House

**Notes:** equipment included

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

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

**Use Types:**  
 100% Boiler House

**Notes:** equipment included

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 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      **Use Types:** Notes: equipment included  
**Bldg. No:** 10      100% Boiler House  
**Building:** Boiler House 300 (SSA)  
**Area:** 1,924sf      Yr Built: 1978      Floors: 1

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

**Campus:** Main Campus      **Use Types:**      **Notes:** equipment included  
**Bldg. No:** 10      100% Boiler House  
**Building:** Boiler House 300 (SSA)  
**Area:** 1,924sf      Yr Built: 1978      Floors: 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
Immed. Site, Ext. Lig., 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				
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	RATING
\$413,660	\$3,102	\$0	0.8%	GOOD	\$36,857	\$16,174	8.9%	FAIR
								\$/YR MAINTAIN

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

**Use Types:**  
 100% Storage/Maintenance

**Notes:**

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 2	
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**      **Use Types:**      **Notes:**  
**Bldg. No: 11**                      100% Storage/Maintenance  
**Building: Maintenance Butler Bldg.**  
**Area: 1,500sf**      **Yr Built: 1978**      **Floors: 1**

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

System	CRV of System %	\$	2	3	5	90	System/Component Notes
Doors	10	\$17,250	0	0	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
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**Campus:** Main Campus      **Use Types:**      **Notes:**  
**Bldg. No:** 11      100% Storage/Maintenance  
**Building:** Maintenance Butler Bldg.  
**Area:** 1,500sf      **Yr Built:** 1978      **Floors:** 1

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

Immed. Site, Ext. Lig., 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						
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING
\$172,500	\$4,382	\$0	2.5%	GOOD	\$7,504	\$0	4.4%	\$3,450	GOOD

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

Structure	37	\$77,867	0	0	5	95	Description: Slab on grade foundation; no reported problems Steel frame structure; no reported problems  Priority 1: No reported problems  Priority 2: No reported problems  2011: No reported problems.
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.
							2008: Building interior was not reviewed in 2008 - building was inaccessible at the time of walk-through.

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

**Use Types:**  
 100% Storage/Maintenance

**Notes:**

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

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

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

**Use Types:**  
 100% Storage/Maintenance

**Notes:**

System	CRV of System %	CRV of System \$	Pet. 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      **Use Types:**      **Notes:**  
**Bldg. No:** 12      100% Storage/Maintenance  
**Building:** Technology Butler Bldg.  
**Area:** 1,830sf      **Yr Built:** 1983      **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. 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 %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 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
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**CRV Totals:** \$210,450 \$4,462 \$9,386 \$9,618 \$186,985

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

**Campus:** Main Campus      **Use Types:**      **Notes:**  
**Bldg. No:** 13                      100% Storage/Maintenance  
**Building:** Salt Storage  
**Area:** 400sf      **Yr Built:** 1999      **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2	
Structure	40	\$18,400	35	0	0	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	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	Description: N/A

**Campus:** Main Campus      **Use Types:**      **Notes:**  
**Bldg. No:** 13                      100% Storage/Maintenance  
**Building:** Salt Storage  
**Area:** 400sf      **Yr Built:** 1999      **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes		
						95	5
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      **Use Types:**      **Notes:**  
**Bldg. No:** 13      100% Storage/Maintenance  
**Building:** Salt Storage  
**Area:** 400sf      **Yr Built:** 1999      **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:		System/Component Notes
			Immed. Priority 1	11+ Years Priority 2	
Doors	15	\$6,900	0	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	100 No reported problems
Bldg., Fire, ADA, Elevators	0	\$0	0	0	100 Description: N/A
Immed. Site, Ext. Ltg., etc	0	\$0	0	0	100 Description: Included with Power Plant

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

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

**Campus: Main Campus**      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
**Bldg. No: 14**      10 % Administration  
**Building: La-Z-Boy Center**      20 % Classroom  
**Area: 53,329sf**      Yr Built: 2004      Floors: 1      70 % Auditorium

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years 6-10 Years 11+ Years	Priority			System/Component Notes	
			Priority 1	Priority 2			
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      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
**Bldg. No:** 14      10 % Administration  
**Building:** La-Z-Boy Center      20 % Classroom  
**Area:** 53,329sf      Yr Built: 2004      Floors: 1      70 % Auditorium

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

**Campus:** Main Campus      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
**Bldg. No:** 14      10 % Administration  
**Building:** La-Z-Boy Center      20 % Classroom  
**Area:** 53,329sf      Yr Built: 2004      Floors: 1      70 % Auditorium

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. 1-5 Years 6-10 Years 11+ Years Priority 1 Priority 2	System/Component Notes		
			2	3	5
Glazing	4	\$549,289	90	Description: Aluminum framed glazing system  Priority 1: No reported problems  Priority 2: -Sealant where frames about 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      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
**Bldg. No:** 14      10 % Administration  
**Building:** La-Z-Boy Center      20 % Classroom  
**Area:** 53,329sf      Yr Built: 2004      Floors: 1      70 % Auditorium

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

**Campus:** Main Campus      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
**Bldg. No:** 14      10 % Administration  
**Building:** La-Z-Boy Center      20 % Classroom  
**Area:** 53,329sf      Yr Built: 2004      Floors: 1      70 % Auditorium

System	CRV of System %	\$	Pct. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years	
HVAC	15	\$2,059,833	1	2	2	95
Description: (2) gas fired Cleaver Brooks hot water boilers (2) grade mounted, air cooled chillers Attic mounted AHU's operate with variable frequency drives. -Smaller rooftop air handling units at office areas -Theatre zone has humidification; No reported problems. -VAV boxes with terminal reheat. -Perimeter radiant heat: Belimo valves were subject to a recall and College is replacing failed units on an as-needed basis. -Controls on Trane EMS computer, connected to campus-wide Apogee system  Priority 1: -IT Room H143 should have a door grille for air transfer.  Priority 2: -No reported problems.  2011: -During interview and walk-through inspection, no significant issues were noted.  2008: No reported problems.  Previous Comments: No reported problems.						

**Campus: Main Campus**      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
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**Building: La-Z-Boy Center**      20 % Classroom  
**Area: 53,329sf**      Yr Built: 2004      Floors: 1      70 % Auditorium

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

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**Area: 53,329sf**      Yr Built: 2004      Floors: 1      70 % Auditorium

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes	
							0
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**      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
**Bldg. No: 14**      10 % Administration  
**Building: La-Z-Boy Center**      20 % Classroom  
**Area: 53,329sf**      Yr Built: 2004      Floors: 1      70 % Auditorium

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

Voice/Data	3	\$411,967	3	0	5	92	Description:  Priority 1: Replace wireless equipment.  Priority 2: No reported problems.
Ceilings	3	\$411,967	0	0	5	95	2011: -Wireless system is failing and replacements are not obtainable. -Approximately 15-18 phone/data pairs were lost during construction.  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**      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
**Bldg. No: 14**      10 % Administration  
**Building: La-Z-Boy Center**      20 % Classroom  
**Area: 53,329sf**      Yr Built: 2004      Floors: 1      70 % Auditorium

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			System/Component Notes	
			Immed. Priority 1	1-5 Years Priority 2	6-10 Years Priority 1		11+ Years Priority 2
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      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
**Bldg. No:** 14      10 % Administration  
**Building:** La-Z-Boy Center      20 % Classroom  
**Area:** 53,329sf      Yr Built: 2004      Floors: 1      70 % Auditorium

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

**Campus: Main Campus**      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
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**Building: La-Z-Boy Center**      20 % Classroom  
**Area: 53,329sf**      Yr Built: 2004      Floors: 1      70 % Auditorium

System	CRV of System %	\$	Pct. 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	Description: Building is sprinkled throughout. Building alarm includes horns, strobes, detection, and pull stations. Due to date of completion, facility is assumed to meet applicable codes.  Priority 1: No reported problems.  Priority 2: No reported problems.  2011: No changes reported. Fire Alarm - During interview and walk-through inspection, no significant issues were noted. -All fire alarm issues have been resolved.  2008: Fire alarm panel was recently replaced due to failure. At time of walk-through, building was experiencing false alarms.  Previous Comments: Meets current codes, no reported problems.
Immed. Site, Ext. Lig., etc	3	\$411,967	0	0	5	95	Description:  Priority 1: No reported problems  Priority 2: No reported problems  2011: No changes reported. 2008: No reported problems.  Previous Comments: Area upgraded as part of site development for new building, no reported problems

**Campus:** Main Campus      **Use Types:**      **Notes:** plus lobby with mezzanine access, mechanical penthouses  
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**Area:** 53,329sf      Yr Built: 2004      Floors: 1      70 % Auditorium

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

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

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

**Campus:** Main Campus      **Use Types:**      **Notes:**  
**Bldg. No:** 15      100% Storage/Maintenance  
**Building:** SAE Building  
**Area:** 1,080sf      **Yr Built:** 2001      **Floors:** 1

System	CRV of System %	Pet. 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 %	CRV of System \$	Pet. 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      **Use Types:**      **Notes:**  
**Bldg. No:** 15      100% Storage/Maintenance  
**Building:** SAE Building  
**Area:** 1,080sf      **Yr Built:** 2001      **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	System/Component Notes		
						1+	2+
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.
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		Pet. 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      **Use Types:**      **Notes:**  
**Bldg. No:** 15      100% Storage/Maintenance  
**Building:** SAE Building  
**Area:** 1,080sf      **Yr Built:** 2001      **Floors:** 1

System	CRV of System %	CRV of System \$	Pet. 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

<b>Priority Issues Data</b>		<b>0-5 Year Cumulative Data</b>	
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>
\$124,200	\$2,236	\$0	1.8%
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>
\$3,726	\$0	\$2,484	3.0%
<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>
<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>
<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>

**Campus:** Whitman Center      **Use Types:**      **Notes:**  
**Bldg. No:** 16      10 % Administration  
**Building:** Whitman Center      20 % Lab  
**Area:** 17,650sf      **Yr Built:** 1991      **Floors:** 1      70 % Classroom

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

**Campus:** Whitman Center  
**Bldg. No:** 16  
**Building:** Whitman Center  
**Area:** 17,650sf

**Yr Built:** 1991 **Floors:** 1

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

**Notes:**

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

**Campus:** Whitman Center  
**Bldg. No:** 16  
**Building:** Whitman Center  
**Area:** 17,650sf

**Yr Built:** 1991 **Floors:** 1

**Use Types:**

10 % Administration  
 20 % Lab  
 70 % Classroom

**Notes:**

System	CRV of System %	CRV of System \$	Pct. of system value to budget for repair/replacement:			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>
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**Campus:** Whitman Center      **Use Types:**      **Notes:**  
**Bldg. No:** 16      10 % Administration  
**Building:** Whitman Center      20 % Lab  
**Area:** 17,650sf      **Yr Built:** 1991      **Floors:** 1      70 % Classroom

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

**Campus:** Whitman Center  
**Bldg. No:** 16  
**Building:** Whitman Center  
**Area:** 17,650sf

**Yr Built:** 1991 **Floors:** 1

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

**Notes:**

System	CRV of System %	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 1	6-10 Years Priority 2	11+ Years	Notes	System/Component Notes
Plumbing	8	\$276,752	0	0	0	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      **Use Types:**      **Notes:**  
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**Building:** Whitman Center      20 % Lab  
**Area:** 17,650sf      Yr Built: 1991      Floors: 1      70 % Classroom

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

**Campus:** Whitman Center      **Use Types:**      **Notes:**  
**Bldg. No:** 16      10 % Administration  
**Building:** Whitman Center      20 % Lab  
**Area:** 17,650sf      **Yr Built:** 1991      **Floors:** 1      70 % Classroom

System	CRV of System %	CRV of System \$	Pct. 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      **Use Types:**      **Notes:**  
**Bldg. No:** 16      10 % Administration  
**Building:** Whitman Center      20 % Lab  
**Area:** 17,650sf      **Yr Built:** 1991      **Floors:** 1      70 % Classroom

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

**Campus:** Whitman Center      **Use Types:**      **Notes:**  
**Bldg. No:** 16      10 % Administration  
**Building:** Whitman Center      20 % Lab  
**Area:** 17,650sf      **Yr Built:** 1991      **Floors:** 1      70 % Classroom

System	CRV of System %	System \$	Pct. 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

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

**Yr Built:** 1991 **Floors:** 1

**Notes:**

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

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

**CRV Totals:**

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

**Priority Issues Data**

\$3,459,400	\$62,615	\$0	1.8%	GOOD
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>

**0-5 Year Cumulative Data**

\$210,677	\$37,707	6.1%	\$69,188	FAIR
<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>RATING</b>

**Campus:** Whitman Center  
**Bldg. No:** 17  
**Building:** Whitman Center Garage  
**Area:** 480sf

**Yr Built:** 1991 **Floors:** 1

**Use Types:**  
 100% Storage/Maintenance

**Notes:**

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 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 %	CRV of System \$	Pet. 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.
Plumbing	0	\$0	0	0	0	100	2011: During interview and walk-through inspection, no problems were reported. Description: N/A
Primary/Secondary	0	\$0	0	0	0	100	Description: N/A

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

**Use Types:**  
 100% Storage/Maintenance

**Notes:**

System	CRV of System %	CRV of System \$	Pet. of system value to budget for repair/replacement:			System/Component Notes
			Immed. Priority 1	1-5 Years Priority 2	6-10 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.
Lighting	1	\$552	0	0	5	95	2011: During interview and walk-through inspection, no problems were reported.
							Description: Minimal lighting - fluorescent fixtures.
							Priority 1: - No reported problems.
							Priority 2: - No reported problems.
Voice/Data	0	\$0	0	0	0	100	2011: During interview and walk-through inspection, no problems were reported.
							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      **Use Types:**      **Notes:**  
**Bldg. No:** 17      100% Storage/Maintenance  
**Building:** Whitman Center Garage  
**Area:** 480sf      **Yr Built:** 1991      **Floors:** 1

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 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.
Floors	10	\$5,520	0	0	5	95 Description: Concrete Priority 1: No reported problems. Priority 2: No reported problems. 2011: Exterior - overhead sectional door and man door are at end of life and due for replacement.
Bldg., Fire, ADA, Elevators	4	\$2,208	0	5	10	85 Description: No fire system, security system only.
Immed. Site, Ext. Lig., etc	2	\$1,104	0	5	10	85 Description: No reported problems
						Priority 1: No reported problems. Priority 2: No reported problems. 2011: No reported problems.

**Campus:** Whitman Center      **Use Types:**      **Notes:**  
**Bldg. No:** 17      100% Storage/Maintenance  
**Building:** Whitman Center Garage  
**Area:** 480sf      **Yr Built:** 1991      **Floors:** 1

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

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

<b>CRV</b>	\$55,200	<b>DMB</b>	\$13,138	<b>EXCESS</b>	\$10,378	<b>FCI</b>	23.8%	<b>RATING</b>	POOR
<b>Priority Issues Data</b>									
<b>CRV</b>	\$13,690	<b>DMB</b>	\$10,930	<b>EXCESS</b>	\$1,104	<b>FCI</b>	24.8%	<b>RATING</b>	POOR

**Campus:** Hurd Road      **Use Types:**      **Notes:** 6,770 sf renovated and occupied for welding. Balance unused.  
**Bldg. No:** 18      10 % Classroom  
**Building:** Welding Center      90 % Vocational Lab  
**Area:** 6,770sf      **Yr Built:** 1993      **Floors:** 1

System	CRV of System		Pet. 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

**Use Types:**  
 10 % Classroom  
 90 % Vocational Lab

**Yr Built:** 1993 **Floors:** 1

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

System	CRV of System		Pet. of system value to budget for repair/replacement:			System/Component Notes
	%	\$	Immed. Priority 1	1-5 Years Priority 2	6-10 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 %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years 6-10 Years 11+ Years	System/Component Notes			
			Priority 1	Priority 2		
Primary/Secondary	5	\$59,576	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.
Distribution	13	\$154,898	0	0	100	2011: During interview and walk-through inspection, no issues were noted.  Description: Shunt-trip buss-duct for welding operations. Circuit breakers for lighting/receptacles.  Priority 1: No reported problems.  Priority 2: No reported problems.
Lighting	5	\$59,576	0	0	100	2011: During interview and walk-through inspection, no issues were noted.  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		Pet. 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 **Use Types:** Notes: 6,770 sf renovated and occupied for welding. Balance unused.  
**Bldg. No:** 18 10 % Classroom  
**Building:** Welding Center 90 % Vocational Lab  
**Area:** 6,770sf **Yr Built:** 1993 **Floors:** 1

System	CRV of System %	Pet. of system value to budget for repair/replacement: Immed. 1-5 Years Priority 1	6-10 Years Priority 2	11+ Years Priority 2	System/Component Notes		
						\$	
Doors	2	\$23,830	0	2	3	95	Description: Insulated metal-clad man doors, exterior (3). Metal-clad man doors, interior (5). Over-head, insulated metal clad, sectional door, exterior.  Priority 1: No reported problems.  Priority 2: Paint man door on South elevation.  2011: Paint man door on South elevation.
Floors	2	\$23,830	0	2	3	95	Description: Carpet at Classroom. Ceramic tile (12x12) at Toilet Room. Exposed concrete at Shop area, some large patches.  Priority 1: No reported problems.  Priority 2: No reported problems.  2011: No reported problems.
Bldg., Fire, ADA, Elevators	1	\$11,915	0	0	5	95	Description: Toilet Room does not comply with current ADA standards. Fire Alarm system is new. Security System is new.  Priority 1: No reported problems.  Priority 2: No reported problems.  2011: During interview and walk-through inspection, no issues were noted.

**Campus:** Hurd Road  
**Bldg. No:** 18  
**Building:** Welding Center  
**Area:** 6,770sf  
**Yr Built:** 1993 **Floors:** 1

**Use Types:**  
 10 % Classroom  
 90 % Vocational Lab

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

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

Immed. Site, Ext. Lig., 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				
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	RATING
\$1,191,520	\$0	\$0	0.0%	GOOD	\$20,256	\$0	1.7%	GOOD
								\$23,830
								\$/YR MAINTAIN

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

# Maintenance and Replacement Fund



Monroe County Community College

BACK-UP INFORMATION  
FOR  
2012-13 BUDGET

MAINTENANCE AND REPLACEMENT FUND

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

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

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

<b>FY</b>	<b>Transfers From General Fund</b>
1996-97	500,000
1997-98	800,000
1998-99	1,500,000
1999-00	2,111,000
2000-01	1,000,000
2001-02	-0-
2002-03	1,000,000
2003-04	3,700,000
2004-05	-0-
2005-06	1,000,000
2006-07	-0-
2007-08	-0-
2008-09	1,000,000
2009-10	-0-
2010-11	-0-
2011-12	-0-

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

The last such study was conducted in 2011 and indicated that by "APPA standards, short-term critical issues (those considered critical to operation, safety-related or having potential for collateral damage) are minimal." The report stated that this situation is typical for most institutions and that "MCCC has done a particularly good job containing these issues." However, while few items of great cost are likely to fail or significantly impact building viability within the next year, when looking out five years, "long-term conditions for several building quickly become rated fair to poor."

The industry recommendation is that 2 percent of current replacement value be budgeted each year. For MCCC this would be \$1,643,068 (2% x \$82,153,402). The report recommends that the College should review the items that comprise the One Year Deferred Maintenance Backlog of approximately \$1.3 million 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, the College should "also immediately begin budgeting for the projected \$6.38 million in deferred maintenance issues over the next five years and evaluate alternative solutions where the cost of repairs outweighs the benefits."

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. An Annual Roof Maintenance Survey and analysis performed in 2011 indicated that most of the roof systems in place are in a fair to good condition with a series of interior leaks on five of the nine buildings.
- HVAC systems near of past the end of their service life indicate a need to budget for replacement in the next few years. Valves on some systems are 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.
- 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.

It is important to note that the report only looks at buildings. Total plant needs also include grounds, parking lots, and other non-building items. As the following graph indicates, our annual average total expenditure for major facility and grounds projects over the last nine years is \$1,050,547.

Increased repairs, some major breakdowns, and equipment age, prompted an engineering study of the College's boilers and chillers which was completed in February 2009. The study concluded that the best course of action would be replacement. Some of this work began in FY 2010-11 and is planned to continue over the next three to four years with a phase-in process to spread out costs and minimize operational disruptions.

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

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

There are five projects proposed for next year at a total cost of \$475,000. Included in these projects is \$251,710 in expenses related to the Career Technology Center that are not matched by the State of Michigan.

A \$2 million transfer from the Maintenance and Replacement Fund was done during FY 2011-2012 to help support construction of the Career Technology Center. This transfer leaves a minimal balance in this fund; however, as funds are raised via the Capital Campaign and transferred to the College from The Foundation, this fund will be the first to be replenished. The FY 2012-2013 Maintenance and Replacement includes \$100,000 in revenues from Capital Campaign gifts.

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



# State Capital Outlay Project Request



Monroe County Community College  
 FY 2013 CAPITAL OUTLAY PROJECT REQUEST  
 October 2012

**Renovations to East and West Technology Buildings**

Total Project Cost: \$12,000,000

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

A. Project Description

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

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

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

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

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

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

#### B. Other Alternatives Considered

There are no practical alternatives for addressing this need.

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

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

#### D. Funding Resources

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

# Instructions for Master Plan Request





STATE OF MICHIGAN  
STATE BUDGET OFFICE  
LANSING

RICK SNYDER  
GOVERNOR

JOHN E. NIXON, CPA  
DIRECTOR

August 22, 2012

**BUDGET LETTER -- CAPITAL OUTLAY**

**TO: University and Community College Presidents**

**Fiscal Year 2014 Capital Outlay Budget Information**  
**Due Date: November 2, 2012**

In conjunction with the fiscal year 2013 Executive Budget Recommendation, Governor Snyder proposed capital outlay process reforms to streamline approvals and make future spending decisions more transparent and merit-based. As you know, the legislature has not yet acted on these reforms. The Governor remains committed, however, to reforming the capital outlay process and will continue to work with the legislature on enacting the necessary statutory legislation. In light of the impending changes to the capital outlay process and the significant capital investments recently authorized in Public Act 192 of 2012, the State Budget Office is not accepting capital outlay project requests for fiscal year 2014 at this time.

However, the statutory requirement that universities and community colleges submit a Five-Year Capital Outlay Plan remains in current law and is expected to continue to serve as a critical planning tool in the future. The requirements of the Five-Year Capital Outlay Plan are outlined below:

**Five-Year Capital Outlay Plan**

The Five-Year Capital Outlay Plan should be revised as appropriate, and approved annually by the institution's governing body. The Five-Year Capital Outlay Plan is to evaluate all capital priorities in light of current programming efforts, anticipated programming changes, and the current capital base. At a minimum, the Five-Year Capital Outlay Plan should cover fiscal year 2014 through fiscal year 2018. It is to include both self-funded projects, and those in which future state cost participation may be requested. The Department of Technology, Management and Budget, has developed a set of minimum criteria the comprehensive planning documents are to incorporate. These criteria are listed in Attachment "A" and remain unchanged from fiscal year 2013. Institutions may amend their Five-Year Capital Outlay Plan during the fiscal year by providing notification of the revision to the State Budget Office.

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

### I. Mission Statement

Summary description of the overall mission of the institution.

### II. Instructional Programming

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

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

### III. Staffing and Enrollment

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

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

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 2014 through fiscal year 2018.
- g. Identify the amount of non-routine maintenance the institution has budgeted for in its current fiscal year and relevant sources of financing.