### MCC Facilities Assessment

**Main Building North**  
8/11/2010

#### Building Rating System

<table>
<thead>
<tr>
<th></th>
<th>Possible</th>
<th>Earned</th>
<th>Percent</th>
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</thead>
<tbody>
<tr>
<td><strong>Site:</strong></td>
<td><strong>1.0</strong> Total Points</td>
<td>200</td>
<td>159</td>
</tr>
<tr>
<td><strong>Building:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1 Building Exterior Elements</td>
<td>100</td>
<td>82</td>
<td>82%</td>
</tr>
<tr>
<td>2.2 Accessibility</td>
<td>100</td>
<td>82</td>
<td>82%</td>
</tr>
<tr>
<td>2.3 Structural</td>
<td>100</td>
<td>75</td>
<td>75%</td>
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<tr>
<td>2.4 Building Envelope</td>
<td>100</td>
<td>47</td>
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<tr>
<td>2.5 Interior / Finishes</td>
<td>135</td>
<td>88</td>
<td>65%</td>
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<tr>
<td>2.6 Life Safety</td>
<td>100</td>
<td>60</td>
<td>60%</td>
</tr>
<tr>
<td>2.7 Food Service</td>
<td>0</td>
<td>0</td>
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<tr>
<td>2.8 Mechanical</td>
<td>175</td>
<td>132</td>
<td>75%</td>
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<tr>
<td>2.9 Electrical</td>
<td>115</td>
<td>59</td>
<td>51%</td>
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</table>

#### Totals:

|   | 1125 | 784 | 70% |

---
# MCC Facilities Assessment

## Main Building North

<table>
<thead>
<tr>
<th>Building Name:</th>
<th>Main Building North</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address:</td>
<td>___________________</td>
</tr>
<tr>
<td>Building Data:</td>
<td>___________________</td>
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<tr>
<td>Original Construction:</td>
<td>1967</td>
</tr>
<tr>
<td>Additions/Renovations:</td>
<td>___________________</td>
</tr>
<tr>
<td>Number of Floors:</td>
<td>3</td>
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<tr>
<td>Building Capacity:</td>
<td>___________________</td>
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<td>Building Area:</td>
<td>112,500 SF</td>
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<td>Site Area:</td>
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### Building Data Record

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<thead>
<tr>
<th>Types of Construction:</th>
<th>Bearing Masonry</th>
<th>Steel Frame</th>
<th>Concrete Frame</th>
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<tr>
<td></td>
<td>Wood</td>
<td>Other</td>
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<table>
<thead>
<tr>
<th>Exterior Surfacing:</th>
<th>Brick</th>
<th>Metal</th>
<th>Stucco</th>
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<tbody>
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<td></td>
<td>Wood</td>
<td>Other</td>
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<table>
<thead>
<tr>
<th>Floor Construction:</th>
<th>Structural Slab</th>
<th>Steel Joists</th>
<th>Slab on Grade</th>
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<tr>
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<td>Wood Joists</td>
<td>Other</td>
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<thead>
<tr>
<th>Air Conditioning:</th>
<th>Roof Top</th>
<th>Window Units</th>
<th>Central</th>
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<tbody>
<tr>
<td></td>
<td>Room Units</td>
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<table>
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<th>Heating:</th>
<th>Roof Top</th>
<th>Forced Air</th>
<th>Central</th>
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<tr>
<td></td>
<td>Room Units</td>
<td>Steam</td>
<td>Hot Water</td>
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<thead>
<tr>
<th>Electrical Service:</th>
<th>Aerial</th>
<th>Underground</th>
<th>Primary 7200/12470V</th>
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<td>Secondary</td>
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<table>
<thead>
<tr>
<th>480/277V Voltage:</th>
<th>3 Phase:</th>
<th>4 Wire:</th>
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<table>
<thead>
<tr>
<th>Generator:</th>
<th>Exists</th>
<th>Natural Gas</th>
<th>Diesel</th>
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<tbody>
<tr>
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</table>
MCC Facilities Assessment

Main Building North

8/11/2010

Aerial Photography

1 of 1
MCC Facilities Assessment

1.0 Building Site

1.1 Site is large enough to meet present needs and future needs. | 200 Points | Possible 25 | Earned 8

1.2 Separation of bus, car and pedestrian traffic is adequate for the safety of occupants. | 25 | 25

1.3 Site has stable, well drained soil with no signs of erosion. Storm water management is effective. | 25 | 18

1.4 Pedestrian services include adequate sidewalks with crosswalks, curb cuts, etc. | 20 | 15

1.5 Condition of Pedestrian services include sidewalks, curb cuts, etc. | 15 | 13

1.6 Sufficient on-site parking is provided for all occupants | 20 | 17

1.7 Condition of on-site parking | 15 | 12

1.8 Vehicular entrances and exits permit safe traffic flow. | 20 | 16

1.9 Outdoor facilities are adequate and accessible | 15 | 15

1.10 Condition of Outdoor facilities | 20 | 20

TOTAL - Building Site | 200 | 159

Notes:

<table>
<thead>
<tr>
<th>Maximum Points</th>
<th>Non-Existent 0%</th>
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</table>
MCC Facilities Assessment

Main Building North 8/11/2010

2.1 Building Exterior Elements 100 Points

2.1.1 Exterior building / site signage is adequate.

Possible Earned
15 9

2.1.2 Landscaping is adequate and appropriate.

20 18

2.1.3 Site and entry are well defined.

20 20

2.1.4 Entrances are sheltered from inclement weather.

20 20

2.1.5 Overall curb appeal (Building and Site)

25 15

TOTAL - Building Exterior Elements

100 82

Notes:

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</tbody>
</table>
2.2 Accessibility

2.2.1 Exterior Walks and drives contain barrier-free curb cuts for building accessibility.  
2.2.2 Barrier-Free parking is provided.  
2.2.3 Outdoor areas and structures are on accessible routes.  
2.2.4 Building entrances and exits are barrier-free.  
2.2.5 Toilet rooms are on accessible routes and designed to meet barrier-free codes.  
2.2.6 Occupied spaces are accessible and are on accessible routes. 

TOTAL - Accessibility

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</table>
MCC Facilities Assessment

Main Building North

8/11/2010

2.3 Structural 100 Points

<table>
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<tr>
<th>Possible</th>
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<td>25</td>
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Notes:

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- Very Inadequate 1-29%
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- Excellent 90-100%

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<td>15</td>
<td>20</td>
<td>25</td>
</tr>
</tbody>
</table>

2.3.1 Condition of the roof.

2.3.2 Condition of the (visible) foundations.

2.3.3 Condition of exterior and interior walls.

2.3.4 Structure is non-combustible.

TOTAL - Structural

100 75
MCC Facilities Assessment

Main Building North

2.4 Building Envelope

2.4.1 Wall insulation is adequate.

Possible: 15
Earned: 6

2.4.2 Roof insulation is adequate.

Possible: 15
Earned: 6

2.4.3 Condition of exterior wall finishes, masonry, siding, etc.

Possible: 15
Earned: 12

2.4.4 Condition of exterior windows.

Possible: 15
Earned: 3

2.4.5 Condition of exterior doors and frames.

Possible: 10
Earned: 4

2.4.6 Exterior glass is insulated.

Possible: 15
Earned: 3

2.4.7 Openings / penetrations are sealed.

Possible: 5
Earned: 4

2.4.8 Building has proper amounts of daylighting.

Possible: 10
Earned: 9

TOTAL - Building Envelope

Possible: 100
Earned: 47

Notes: Wind turbine has been installed on the roof of the west stair tower.
# MCC Facilities Assessment

**Main Building North**

## 2.5 Interior / Finishes

### 2.5.1 Condition of toilet rooms.

Possible: 20  
Earned: 16

### 2.5.2 Condition of flooring.

Possible: 20  
Earned: 12

### 2.5.3 Condition of ceilings.

Possible: 20  
Earned: 12

### 2.5.4 Condition of walls.

Possible: 15  
Earned: 12

### 2.5.5 Condition of equipment.

Possible: 15  
Earned: 12

### 2.5.6 Condition of doors and hardware.

Possible: 15  
Earned: 6

### 2.5.7 Condition of casework.

Possible: 15  
Earned: 6

### 2.5.8 Condition of visual display boards.

Possible: 15  
Earned: 12

### 2.5.9 Condition of lockers.

Possible: 0  
Earned: 0

### TOTAL - Interior / Finishes

Possible: 150  
Earned: 88

**Notes:** Interior ceilings show cupping from high humidity.

<table>
<thead>
<tr>
<th>Condition</th>
<th>Non-Existent</th>
<th>Very Inadequate 1-29%</th>
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</tr>
</tbody>
</table>

8/11/2010
MCC Facilities Assessment

Main Building North

2.6 Life Safety and Security 100 Points

2.6.1 Fire alarm system is up-to-date and adequate for building served. 15 13

2.6.2 Fire sprinkler system installed throughout building. 15 0

2.6.3 Security system is installed throughout building. 10 5

2.6.4 Card access control system is installed. 10 5

2.6.5 Security camera system is installed. 15 7

2.6.6 There are at least two independent exits from any point in the building. 10 8

2.6.7 Egress stairways are adequate. 10 8

2.6.8 Exterior doors open outward and are equipped with panic hardware. 5 4

2.6.9 Classroom doors are adequate for egress requirements. 5 5

2.6.10 Corridors lead to an exit or exit stair. 5 5

TOTAL - Life Safety and Security 100 60

Notes:

<table>
<thead>
<tr>
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</tr>
</tbody>
</table>
MCC Facilities Assessment

Main Building North

2.7 Food Service  

2.7.1 Condition of flooring.

<table>
<thead>
<tr>
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<td>15</td>
<td>20</td>
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</tr>
</tbody>
</table>

Notes: No food service in north part of the main building
MCC Facilities Assessment

Main Building North

2.8 Mechanical

2.8.1a Heat source type is appropriate for the application.
   Possible 5  Earned 4

2.8.1b Condition of the heating source.
   Possible 0  Earned 0

2.8.2a Cooling source type is appropriate for the application.
   Possible 5  Earned 4

2.8.2b Cooling exists in appropriate spaces.
   Possible 5  Earned 4

2.8.2c Condition of cooling source.
   Possible 0  Earned 0

2.8.3 Condition of the heating and cooling distribution system.
   Possible 20  Earned 12

2.8.4 Condition of the terminal devices.
   Possible 20  Earned 16

2.8.5 Condition of the air handling equipment.
   Possible 20  Earned 16

2.8.6 Condition of controls.
   Possible 20  Earned 16

2.8.7 Ventilation effectiveness.
   Possible 10  Earned 8

2.8.8 Condition of the sanitary system.
   Possible 10  Earned 8

2.8.9 Condition of the storm system.
   Possible 10  Earned 8

2.8.10 Plumbing fixtures are adequate for building occupancy
   Possible 10  Earned 8

2.8.11 Condition of exterior water supply.
   Possible 10  Earned 8

2.8.12 Condition of the internal water distribution system.
   Possible 10  Earned 4

2.8.13 Speciality classrooms (labs, shops, etc.) are equipped with the appropriate plumbing fixtures.
   Possible 10  Earned 8

2.8.14 Condition of drinking fountains.
   Possible 10  Earned 8

TOTAL - Mechanical
   Possible 175  Earned 132

Notes:
See next page.
2.8 Mechanical Cont.

Notes:
1. Admin and Success Center have new air handling units
2. Several rooms have newer vertical unit ventilators
3. Chemical Storage Rm 149 has ventilation issues that need to be addressed including the flammable storage cabinet
4. There are hydronic flow and balance issues
5. There are problems with the domestic hot water recirculation resulting in long delays before hw reaches the fixture.
6. Outdoor air intake chases on exterior walls of the third floor have odor and humidity issues
7. There is a problem with high humidity in the third floor classrooms and corridors
8. There is a problem with infiltration from the soffits into the ceiling spaces that needs to be addressed.
9. Heating hot water is provided by the boilers in the Technology Building
10. The west side is served by the chiller in the Main Bldg Third Floor
11. The east side is served by the chiller in the Third Floor under Overbrook Theater
MCC Facilities Assessment

Main Building North

8/11/2010

2.9 Electrical

150 Points

Possible | Earned
---|---

2.9.1 Condition of the electrical service.

2.9.2 Interior building and exterior building lights.

2.9.3 Condition / capacity of distribution and branch panels.

2.9.4 Condition site lighting.

2.9.5 Emergency lighting is provided and meets current egress requirements.

2.9.6 Condition of receptacles and circuiting.

2.9.7 Lighting controls are provided to meet energy code.

2.9.8 Condition of public address system.

2.9.9 Condition of clock system.

2.9.10 Emergency power is provided by a generator.

TOTAL - Electrical

| 115 | 59 |

Notes:

1. Egress lighting meets code only in renovated areas.
3.0 Recommendations

This section is intended to document and quantify recommended items / improvements noted during the building assessment. This section is included as a means of quantifying improvement cost through a conceptual estimate. These costs are placeholders of potential value to a recommended item. They only attempt to give an estimated dollar value to a recommended item. This section is designed as a tool to demonstrate the potential costs of recommendations / improvements and provide a comparison based on these costs to other buildings in the district. These costs broken down into recommended time lines based on a 5 year, 10 year and 15 year time table.

<table>
<thead>
<tr>
<th>Recommendations to be performed within 1 to 5 years</th>
<th>Area / Qty.</th>
<th>*Cost per</th>
<th>Total</th>
</tr>
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TOTAL - 1 to 5 years

$ -
### MCC Facilities Assessment

**Main Building North**  
**8/11/2010**

<table>
<thead>
<tr>
<th>Recommendations to be performed within 6 to 10 years</th>
<th>Area / Qty.</th>
<th>*Cost per</th>
<th>Total</th>
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</table>

**TOTAL - 6 to 10 years**

<table>
<thead>
<tr>
<th>Recommendations to be performed within 11 to 15 years</th>
<th>Area / Qty.</th>
<th>*Cost per</th>
<th>Total</th>
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</table>

**TOTAL - 11 to 15 years**

**GRAND TOTAL**

|                                                       |             |           |       |

* The cost reflect total project costs and include: Architectural fees, Construction Management fees, Building Permit fees, moving costs, abatement costs, etc.