

MCC Facilities Assessment

Technology Building

8/13/2010

Building Rating System

	Possible	Earned	Percent
Site:			
1.0 Total Points	200	140	70%
Building:			
2.1 Building Exterior Elements	100	74	74%
2.2 Accessibility	100	80	80%
2.3 Structural	100	71	71%
2.4 Building Envelope	100	56	56%
2.5 Interior / Finishes	150	90	60%
2.6 Life Safety	100	60	60%
2.7 Food Service	0	0	#DIV/0!
2.8 Mechanical	180	131	73%
2.9 Electrical	115	62	54%
Totals:	1145	764	67%

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Building Data Record

Building Name: Technology Building

Street Address: _____

Building Data: Original Construction: 1966

Additions/Renovations: N/A

Number of Floors: 1 Building Capacity: _____

Building Area: 45,000 SF Site Area: _____

Types of Construction: Bearing Masonry Steel Frame Concrete Frame
 Wood Other

Exterior Surfacing: Brick Metal Stucco
 Wood Other

Floor Construction: Structural Slab Steel Joists Slab on Grade
 Wood Joists Other

Air Conditioning: Roof Top Window Units Central
 Room Units

Heating: Roof Top Forced Air Central
 Room Units Steam Hot Water

Electrical Service: Aerial Underground Primary
 Secondary 7200/12470V

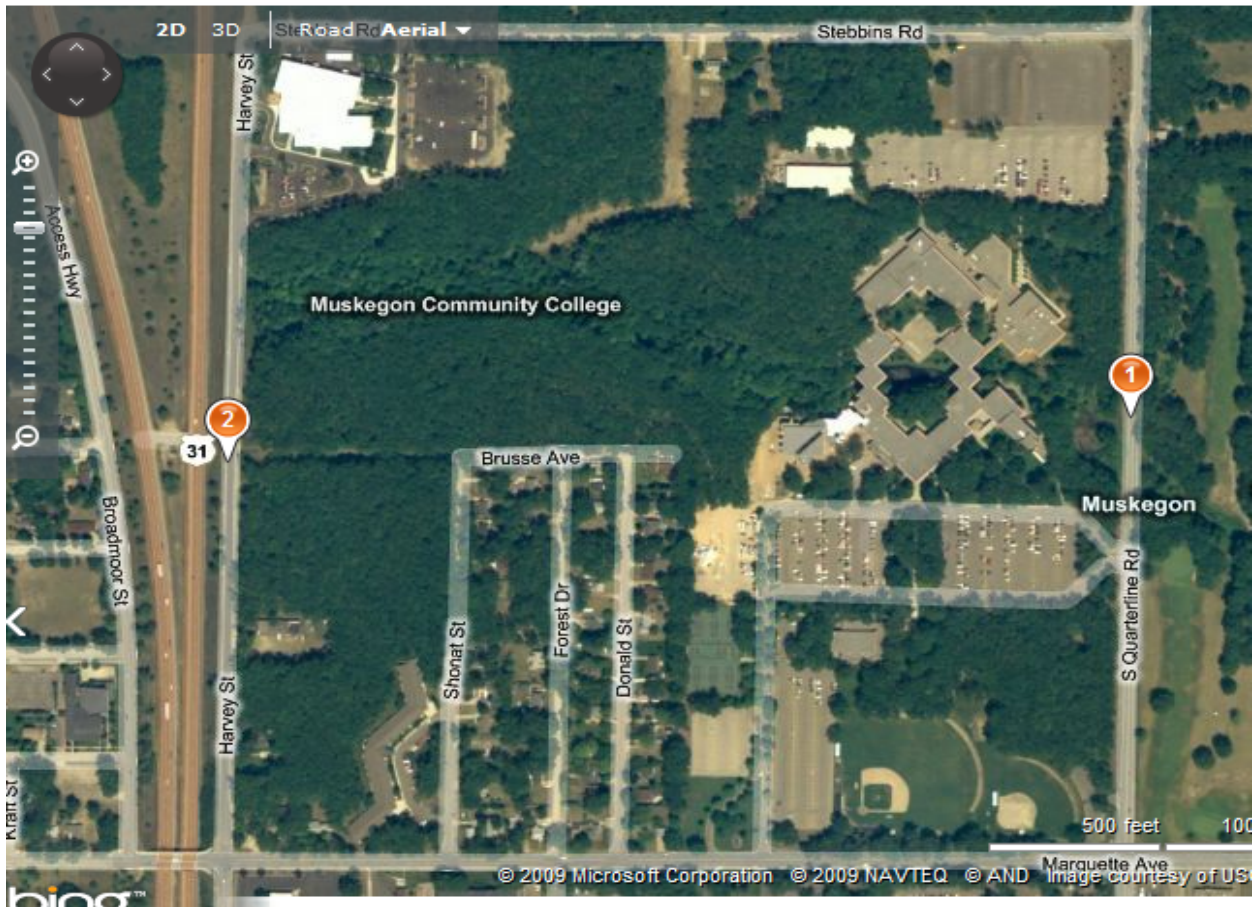
480/277V Voltage: **3** Phase: **4** Wire:

Generator: Exists Natural Gas Diesel
 None

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Aerial Photography

0



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1.0 Building Site

200 Points

	Possible	Earned
1.1 Site is large enough to meet present needs and future needs.	25	13
1.2 Separation of bus, car and pedestrian traffic is adequate for the safety of occupants.	25	22
1.3 Site has stable, well drained soil with no signs of erosion. Storm water management is effective.	25	23
1.4 Pedestrian services include adequate sidewalks with crosswalks, curb cuts, etc.	20	14
1.5 Condition of Pedestrian services include sidewalks, curb cuts, etc.	15	12
1.6 Sufficient on-site parking is provided for all occupants	20	12
1.7 Condition of on-site parking	15	12
1.8 Vehicular entrances and exits permit safe traffic flow.	20	12
1.9 Outdoor facilities are adequate and accessible	15	6
1.10 Condition of Outdoor facilities	20	14
TOTAL - Building Site	200	140

Notes:

Maximum Points	Non-Existent 0%	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

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2.1 Building Exterior Elements

100 Points

	Possible	Earned
2.1.1 Exterior building / site signage is adequate.	15	11
2.1.2 Landscaping is adequate and appropriate.	20	16
2.1.3 Site and entry are well defined.	20	14
2.1.4 Entrances are sheltered from inclement weather.	20	15
2.1.5 Overall curb appeal (Building and Site)	25	18
TOTAL - Building Exterior Elements	100	74

Notes:

Maximum Points	Non-Existent 0%	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

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2.2 Accessibility

100 Points

	Possible	Earned
2.2.1 Exterior Walks and drives contain barrier-free curb cuts for building accessibility.	10	10
2.2.2 Barrier-Free parking is provided.	10	6
2.2.3 Outdoor areas and structures are on accessible routes.	20	20
2.2.4 Building entrances and exits are barrier-free.	20	16
2.2.5 Toilet rooms are on accessible routes and designed to meet barrier-free codes.	20	14
2.2.6 Occupied spaces are accessible and are on accessible routes.	20	14
TOTAL - Accessibility	100	80

Notes:

Maximum Points	Non-Existent 0%	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

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2.3 Structural

100 Points

	Possible	Earned
2.3.1 Condition of the roof.	25	8
2.3.2 Condition of the (visible) foundations.	25	22
2.3.3 Condition of exterior and interior walls.	25	16
2.3.4 Structure is non-combustible.	25	25
TOTAL - Structural	100	71

Notes:

Maximum Points	Non-Existent 0%	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

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2.4 Building Envelope

100 Points

	Possible	Earned
2.4.1 Wall insulation is adequate.	15	9
2.4.2 Roof insulation is adequate.	15	9
2.4.3 Condition of exterior wall finishes, masonry, siding, etc.	15	9
2.4.4 Condition of exterior windows.	15	6
2.4.5 Condition of exterior doors and frames.	10	6
2.4.6 Exterior glass is insulated.	15	3
2.4.7 Openings / penetrations are sealed.	5	4
2.4.8 Building has proper amounts of daylighting.	10	10
TOTAL - Building Envelope	100	56

Notes:

1.) Water is penetrating at top of wall (parapet) above boiler room. Possibly a flashing issue.

Maximum Points	Non-Existent 0%	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

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2.5 Interior / Finishes

150 Points

	Possible	Earned
2.5.1 Condition of toilet rooms.	20	12
2.5.2 Condition of flooring.	20	12
2.5.3 Condition of ceilings.	20	12
2.5.4 Condition of walls.	15	12
2.5.5 Condition of equipment.	15	9
2.5.6 Condition of doors and hardware.	15	9
2.5.7 Condition of casework.	15	6
2.5.8 Condition of visual display boards.	15	9
2.5.9 Condition of lockers.	15	9
TOTAL - Interior / Finishes	150	90

Notes:

- 1.) Request for tiled floors, new benches, new lighting and quieter mechanical system.

Maximum Points	Non-Existent 0%	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

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2.6 Life Safety and Security

100 Points

	Possible	Earned
2.6.1 Fire alarm system is up-to-date and adequate for building served.	15	12
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	5
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:

Maximum Points	Non-Existent 0%	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

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2.7 Food Service

0 Points

	Possible	Earned
2.7.1 Condition of flooring.	0	
2.7.2 Condition of ceilings.	0	
2.7.3 Condition of walls.	0	
2.7.4 Condition of lighting.	0	
2.7.5 Condition of kitchen equipment.	0	
2.7.6 Dry storage requirements vs. code	0	
2.7.7 Refrigerated storage requirements vs. code	0	
2.7.8 Condition of serving equipment.	0	
2.7.9 Overall flow of food service.	0	
TOTAL - Food Service	0	0

Notes:

Maximum Points	Non-Existent 0%	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

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2.8 Mechanical

200 Points

	Possible	Earned
2.8.1a Heat source type is appropriate for the application.	5	4
2.8.1b Condition of the heating source.	15	10
2.8.2a Cooling source type is appropriate for the application.	5	4
2.8.2b Cooling exists in appropriate spaces.	5	3
2.8.2c Condition of cooling source.	10	8
2.8.3 Condition of the heating and cooling distribution system.	20	16
2.8.4 Condition of the terminal devices.	0	0
2.8.5 Condition of the air handling equipment.	20	12
2.8.6 Condition of controls.	20	12
2.8.7 Ventilation effectiveness.	10	6
2.8.8 Condition of the sanitary system.	10	8
2.8.9 Condition of the storm system.	10	8
2.8.10 Plumbing fixtures are adequate for building occupancy	10	8
2.8.11 Condition of exterior water supply.	10	8
2.8.12 Condition of the internal water distribution system.	10	8
2.8.13 Speciality classrooms (labs, shops, etc.) are equipped with the appropriate plumbing fixtures.	10	8
2.8.14 Condition of drinking fountains.	10	8
TOTAL - Mechanical	180	131

Notes:

See next page.

Maximum Points	Non-Existent 0%	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

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2.8 Mechanical Cont.

Notes:

- 1 The campus boilers are located in this building Weil-McLain cast iron sectional
- 2 Trane water cooled chiller (RTHA 300 - 1994) with Evapco tower (AT19-114 - 2010) serves Technology, Graphics, and Stevenson Center.
- 3 Water treatment is provided by ENERCO
- 4 Chilled water has been piped, valved, and capped to the shop air handling units
- 5 One shop unit has been replaced and connected to the chilled water loop.
- 7 Could use some pipe insulation repair.

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2.9 Electrical

150 Points

	Possible	Earned
2.9.1 Condition of the electrical service.	25	20
2.9.2 Interior building and exterior building lights.	25	15
2.9.3 Condition / capacity of distribution and branch panels.	20	16
2.9.4 Condition site lighting.	0	0
2.9.5 Emergency lighting is provided and meets current egress requirements.	15	3
2.9.6 Condition of receptacles and circuiting.	10	8
2.9.7 Lighting controls are provided to meet energy code.	10	0
2.9.8 Condition of public address system.	0	0
2.9.9 Condition of clock system.	0	0
2.9.10 Emergency power is provided by a generator.	10	0
TOTAL - Electrical	115	62

Notes:

1. The emergency battery lights were not working when tested.

Maximum Points	Non-Existent 0%	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

MCC Facilities Assessment

Recommendations to be performed within 6 to 10 years	Area / Qty.	*Cost per	Total
			\$ -
			\$ -
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TOTAL - 6 to 10 years \$ -

Recommendations to be performed within 11 to 15 years	Area / Qty.	*Cost per	Total
			\$ -
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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.



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