

# MCC Facilities Assessment

Arts Building

8/13/2010

## Building Rating System

	Possible	Earned	Percent
<b>Site:</b>			
1.0 Total Points	200	138	69%
<b>Building:</b>			
2.1 Building Exterior Elements	100	27	27%
2.2 Accessibility	100	52	52%
2.3 Structural	100	67	67%
2.4 Building Envelope	100	23	23%
2.5 Interior / Finishes	150	42	28%
2.6 Life Safety	100	34	34%
2.7 Food Service	0	0	#DIV/0!
2.8 Mechanical	170	56	33%
2.9 Electrical	130	63	48%
<b>Totals:</b>	<b>1150</b>	<b>502</b>	<b>44%</b>

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## Building Data Record

Building Name: **Arts Building**

Street Address: \_\_\_\_\_

Building Data: Original Construction: \_\_\_\_\_

Additions/Renovations: \_\_\_\_\_

Number of Floors: 2 Building Capacity: \_\_\_\_\_

Building Area: 11,000 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

Voltage: \_\_\_\_\_

Phase: \_\_\_\_\_

Wire: \_\_\_\_\_

Generator:  Exists  Natural Gas  Diesel  
 None

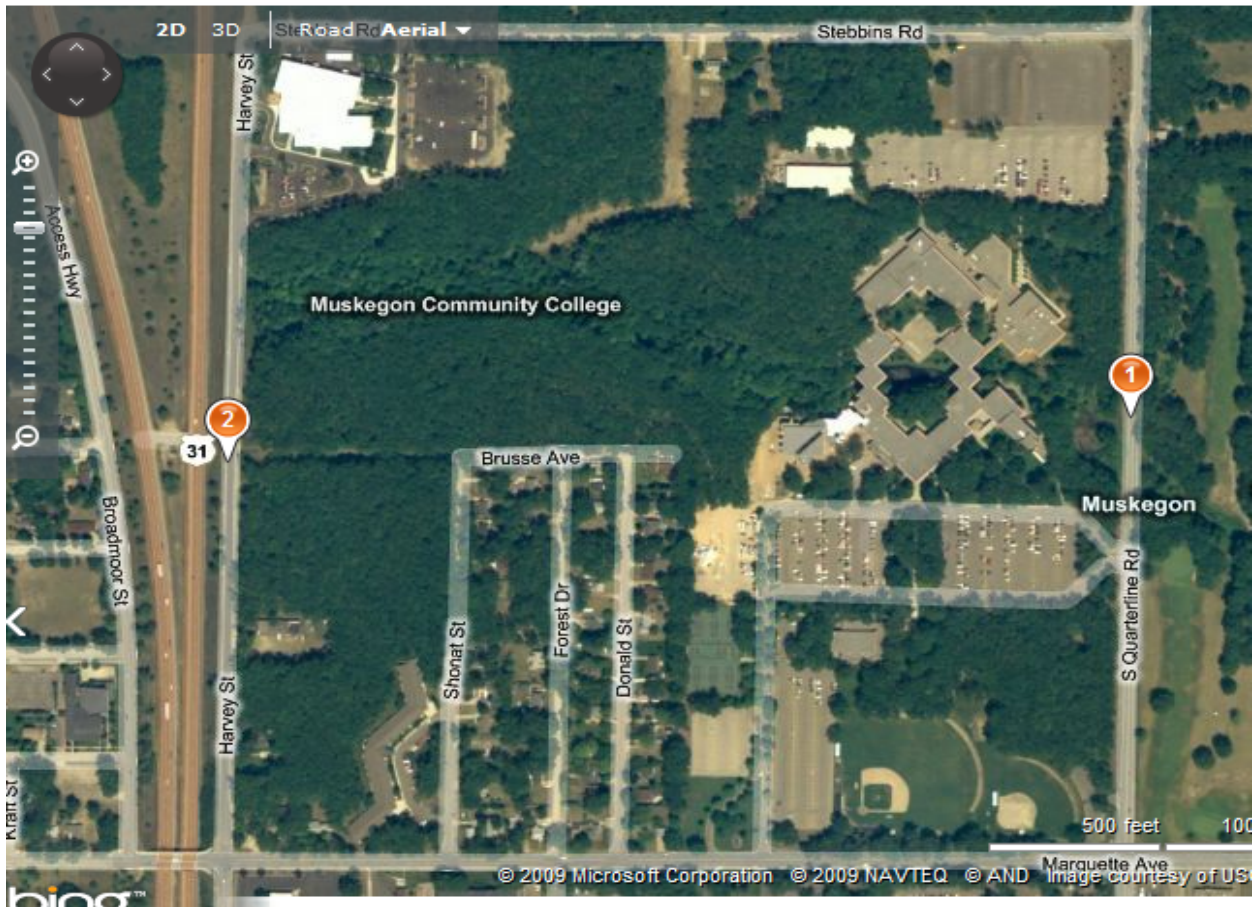
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## Aerial Photography

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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	10
1.2 Separation of bus, car and pedestrian traffic is adequate for the safety of occupants.	25	10
1.3 Site has stable, well drained soil with no signs of erosion. Storm water management is effective.	25	20
1.4 Pedestrian services include adequate sidewalks with crosswalks, curb cuts, etc.	20	10
1.5 Condition of Pedestrian services include sidewalks, curb cuts, etc.	15	16
1.6 Sufficient on-site parking is provided for all occupants	20	16
1.7 Condition of on-site parking	15	12
1.8 Vehicular entrances and exits permit safe traffic flow.	20	20
1.9 Outdoor facilities are adequate and accessible	15	12
1.10 Condition of Outdoor facilities	20	12
<b>TOTAL - Building Site</b>	<b>200</b>	<b>138</b>

**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	6
2.1.2 Landscaping is adequate and appropriate.	20	4
2.1.3 Site and entry are well defined.	20	4
2.1.4 Entrances are sheltered from inclement weather.	20	8
2.1.5 Overall curb appeal (Building and Site)	25	5
<b>TOTAL - Building Exterior Elements</b>	<b>100</b>	<b>27</b>

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	8
2.2.2 Barrier-Free parking is provided.	10	8
2.2.3 Outdoor areas and structures are on accessible routes.	20	4
2.2.4 Building entrances and exits are barrier-free.	20	12
2.2.5 Toilet rooms are on accessible routes and designed to meet barrier-free codes.	20	8
2.2.6 Occupied spaces are accessible and are on accessible routes.	20	12
<b>TOTAL - Accessibility</b>	<b>100</b>	<b>52</b>

**Notes:** Entire second floor is not accessible.

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	15
2.3.2 Condition of the (visible) foundations.	25	15
2.3.3 Condition of exterior and interior walls.	25	15
2.3.4 Structure is non-combustible.	25	22
<b>TOTAL - Structural</b>	<b>100</b>	<b>67</b>

**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	3
2.4.2 Roof insulation is adequate.	15	3
2.4.3 Condition of exterior wall finishes, masonry, siding, etc.	15	3
2.4.4 Condition of exterior windows.	15	3
2.4.5 Condition of exterior doors and frames.	10	3
2.4.6 Exterior glass is insulated.	15	3
2.4.7 Openings / penetrations are sealed.	5	3
2.4.8 Building has proper amounts of daylighting.	10	2
<b>TOTAL - Building Envelope</b>	<b>100</b>	<b>23</b>

**Notes:**

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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	4
2.5.2 Condition of flooring.	20	4
2.5.3 Condition of ceilings.	20	4
2.5.4 Condition of walls.	15	4
2.5.5 Condition of equipment.	15	8
2.5.6 Condition of doors and hardware.	15	3
2.5.7 Condition of casework.	15	3
2.5.8 Condition of visual display boards.	15	9
2.5.9 Condition of lockers.	15	3
<b>TOTAL - Interior / Finishes</b>	<b>150</b>	<b>42</b>

**Notes:**

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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	3
2.6.2 Fire sprinkler system installed throughout building.	15	3
2.6.3 Security system is installed throughout building.	10	2
2.6.4 Card access control system is installed.	10	2
2.6.5 Security camera system is installed.	15	0
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	6
2.6.8 Exterior doors open outward and are equipped with panic hardware.	5	3
2.6.9 Classroom doors are adequate for egress requirements.	5	3
2.6.10 Corridors lead to an exit or exit stair.	5	4
<b>TOTAL - Life Safety and Security</b>	<b>100</b>	<b>34</b>

### Notes:

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

**Notes:** There is no food service in this building.

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	2
2.8.1b Condition of the heating source.	15	2
2.8.2a Cooling source type is appropriate for the application.	5	0
2.8.2b Cooling exists in appropriate spaces.	5	0
2.8.2c Condition of cooling source.	10	0
2.8.3 Condition of the heating and cooling distribution system.	20	4
2.8.4 Condition of the terminal devices.	0	0
2.8.5 Condition of the air handling equipment.	20	4
2.8.6 Condition of controls.	20	4
2.8.7 Ventilation effectiveness.	10	2
2.8.8 Condition of the sanitary system.	10	8
2.8.9 Condition of the storm system.	0	0
2.8.10 Plumbing fixtures are adequate for building occupancy	10	6
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	4
2.8.14 Condition of drinking fountains.	10	4
<b>TOTAL - Mechanical</b>	<b>170</b>	<b>56</b>

### 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 HVAC system should be replaced with more effective and efficient systems.
- 2 The building is not air-conditioned
- 3 Heating is provided by two gas-fired air-handling units.

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## 2.9 Electrical

150 Points

	Possible	Earned
2.9.1 Condition of the electrical service.	25	10
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.	15	9
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	2
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
<b>TOTAL - Electrical</b>	<b>130</b>	<b>63</b>

### 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



