

# MCC Facilities Assessment

Main Building South

8/13/2010

## Building Rating System

	Possible	Earned	Percent
<b>Site:</b>			
1.0 Total Points	200	146	73%
<b>Building:</b>			
2.1 Building Exterior Elements	100	82	82%
2.2 Accessibility	100	82	82%
2.3 Structural	100	75	75%
2.4 Building Envelope	100	47	47%
2.5 Interior / Finishes	135	88	65%
2.6 Life Safety	100	60	60%
2.7 Food Service	50	40	80%
2.8 Mechanical	175	124	71%
2.9 Electrical	115	59	51%
<b>Totals:</b>	<b>1175</b>	<b>803</b>	<b>68%</b>

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## Building Data Record

Building Name: Main Building South

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

Building Data: Original Construction: 1967

Additions/Renovations: 1987

Number of Floors: 3 Building Capacity: \_\_\_\_\_

Building Area: 112,500 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

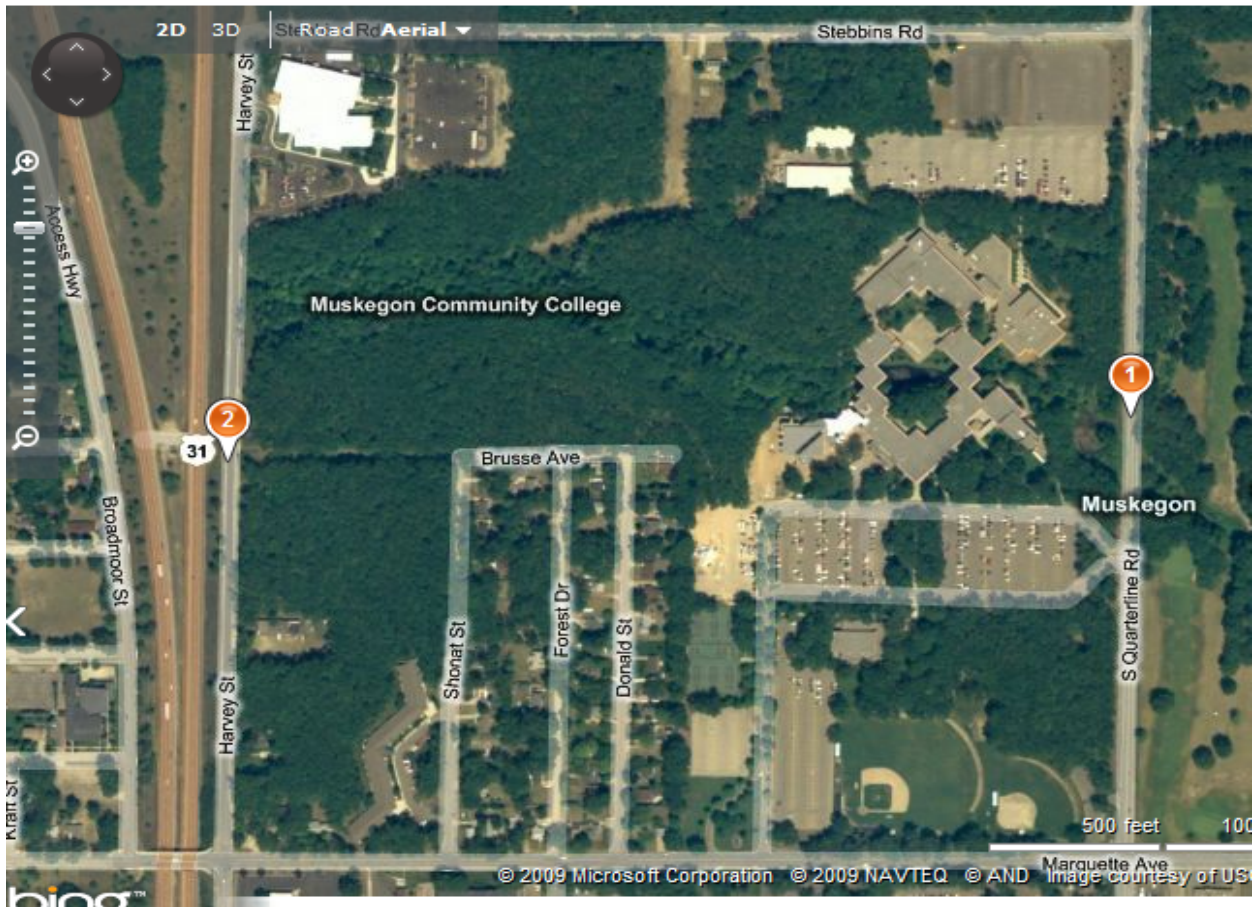
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## Aerial Photography

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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	18
1.2 Separation of bus, car and pedestrian traffic is adequate for the safety of occupants.	25	18
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	16
1.5 Condition of Pedestrian services include sidewalks, curb cuts, etc.	15	15
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	16
1.9 Outdoor facilities are adequate and accessible	15	5
1.10 Condition of Outdoor facilities	20	12
<b>TOTAL - Building Site</b>	<b>200</b>	<b>146</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	12
2.1.2 Landscaping is adequate and appropriate.	20	18
2.1.3 Site and entry are well defined.	20	12
2.1.4 Entrances are sheltered from inclement weather.	20	20
2.1.5 Overall curb appeal (Building and Site)	25	20
<b>TOTAL - Building Exterior Elements</b>	<b>100</b>	<b>82</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	10
2.2.2 Barrier-Free parking is provided.	10	10
2.2.3 Outdoor areas and structures are on accessible routes.	20	10
2.2.4 Building entrances and exits are barrier-free.	20	20
2.2.5 Toilet rooms are on accessible routes and designed to meet barrier-free codes.	20	12
2.2.6 Occupied spaces are accessible and are on accessible routes.	20	20
<b>TOTAL - Accessibility</b>	<b>100</b>	<b>82</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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## 2.3 Structural

100 Points

	Possible	Earned
2.3.1 Condition of the roof.	25	10
2.3.2 Condition of the (visible) foundations.	25	20
2.3.3 Condition of exterior and interior walls.	25	20
2.3.4 Structure is non-combustible.	25	25
<b>TOTAL - Structural</b>	<b>100</b>	<b>75</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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## 2.4 Building Envelope

100 Points

	Possible	Earned
2.4.1 Wall insulation is adequate.	15	6
2.4.2 Roof insulation is adequate.	15	6
2.4.3 Condition of exterior wall finishes, masonry, siding, etc.	15	12
2.4.4 Condition of exterior windows.	15	3
2.4.5 Condition of exterior doors and frames.	10	5
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	8
<b>TOTAL - Building Envelope</b>	<b>100</b>	<b>47</b>

### Notes:

Majority of windows are original single pane.

Brick & Stucco is in good shape.

Original pivot exterior doors are failing and causing security concerns.

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	16
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	12
2.5.6 Condition of doors and hardware.	15	6
2.5.7 Condition of casework.	15	6
2.5.8 Condition of visual display boards.	15	12
2.5.9 Condition of lockers.	0	
<b>TOTAL - Interior / Finishes</b>	<b>135</b>	<b>88</b>

### Notes:

Door hardware is primarily knob, not lever

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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	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
<b>TOTAL - Life Safety and Security</b>	<b>100</b>	<b>60</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

50 Points

	Possible	Earned
2.7.1 Condition of flooring.	5	4
2.7.2 Condition of ceilings.	5	4
2.7.3 Condition of walls.	5	4
2.7.4 Condition of lighting.	5	4
2.7.5 Condition of kitchen equipment.	5	4
2.7.6 Dry storage requirements vs. code	5	4
2.7.7 Refrigerated storage requirements vs. code	5	4
2.7.8 Condition of serving equipment.	5	4
2.7.9 Overall flow of food service.	10	8
<b>TOTAL - Food Service</b>	<b>50</b>	<b>40</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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## 2.8 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.	0	0
2.8.2a Cooling source type is appropriate for the application.	5	4
2.8.2b Cooling exists in appropriate spaces.	5	4
2.8.2c Condition of cooling source.	0	0
2.8.3 Condition of the heating and cooling distribution system.	20	12
2.8.4 Condition of the terminal devices.	20	16
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	8
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	4
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
<b>TOTAL - Mechanical</b>	<b>175</b>	<b>124</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 This portion of the building includes the recently remodeled One Stop area
- 2 The air handling units are original and should be replaced.
- 3 There are hydronic flow and balance issues
- 4 There are problems with the domestic hot water recirculation resulting in long delays before hw reaches the fixture.
- 5 There is a problem with infiltration from the soffits into the ceiling spaces that needs to be addressed.
- 6 Several rooms have newer vertical unit ventilators
- 7 The kitchen hood exhaust duct should be replaced with welded duct
- 8 The dish machine room is not well ventilated.
- 9 Heating hot water is provided from the boilers in the Technology Building
- 10 The west side is served by a Trane Series R chiller (BTHA180F - 1991) with a Marley AquaTower (AQ 10021431-A1 - 2010)
- 11 The east side is served by a chiller in the Third Floor of the Overbrook Theater
- 12 Back up cooling is required for the IT Center

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## 2.9 Electrical

150 Points

	Possible	Earned
2.9.1 Condition of the electrical service.	25	15
2.9.2 Interior building and exterior building lights.	25	15
2.9.3 Condition / capacity of distribution and branch panels.	20	12
2.9.4 Condition site lighting.	0	0
2.9.5 Emergency lighting is provided and meets current egress requirements.	15	9
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
<b>TOTAL - Electrical</b>	<b>115</b>	<b>59</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



