

MCC Facilities Assessment

James L. Stevenson Center for Higher Education

8/11/2010

Building Rating System

	Possible	Earned	Percent
Site:			
1.0 Total Points	200	163	82%
Building:			
2.1 Building Exterior Elements	100	82	82%
2.2 Accessibility	100	92	92%
2.3 Structural	100	91	91%
2.4 Building Envelope	100	84	84%
2.5 Interior / Finishes	135	114	84%
2.6 Life Safety	100	68	68%
2.7 Food Service	50	43	86%
2.8 Mechanical	175	140	80%
2.9 Electrical	115	75	65%
Totals:	1175	952	81%

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Building Data Record

Building Name: James L. Stevenson Center for Higher Education

Street Address: _____

Building Data: Original Construction: 1995

Additions/Renovations: N/A

Number of Floors: 3 Building Capacity: _____

Building Area: 93,500 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

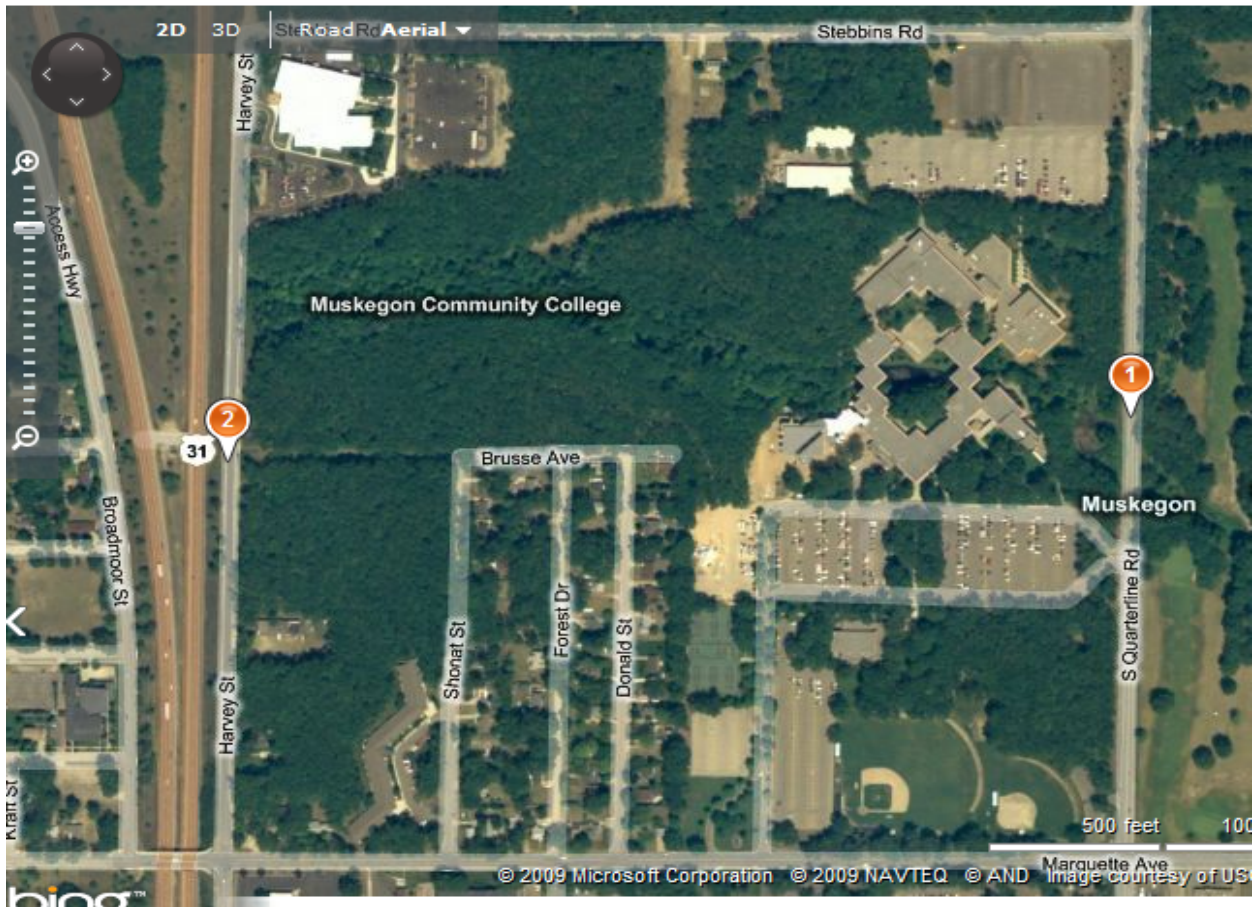
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Aerial Photography

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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	20
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	20
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	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	8
1.10 Condition of outdoor facilities	20	16
TOTAL - Building Site	200	163

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	13
2.1.2 Landscaping is adequate and appropriate.	20	16
2.1.3 Site and entry are well defined.	20	16
2.1.4 Entrances are sheltered from inclement weather.	20	16
2.1.5 Overall curb appeal (Building and Site)	25	21
TOTAL - Building Exterior Elements	100	82

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	20
2.2.6 Occupied spaces are accessible and are on accessible routes.	20	20
TOTAL - Accessibility	100	92

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	20
2.3.2 Condition of the (visible) foundations.	25	25
2.3.3 Condition of exterior and interior walls.	25	21
2.3.4 Structure is non-combustible.	25	25
TOTAL - Structural	100	91

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	12
2.4.2 Roof insulation is adequate.	15	12
2.4.3 Condition of exterior wall finishes, masonry, siding, etc.	15	12
2.4.4 Condition of exterior windows.	15	15
2.4.5 Condition of exterior doors and frames.	10	8
2.4.6 Exterior glass is insulated.	15	15
2.4.7 Openings / penetrations are sealed.	5	4
2.4.8 Building has proper amounts of daylighting.	10	6
TOTAL - Building Envelope	100	84

Notes:

- 1.) Hollow metal doors at exterior (4) need replacement.
- 2.) Could use an overhang at offloading area at loading dock.

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

135 Points

	Possible	Earned
2.5.1 Condition of toilet rooms.	20	20
2.5.2 Condition of flooring.	20	16
2.5.3 Condition of ceilings.	20	16
2.5.4 Condition of walls.	15	12
2.5.5 Condition of equipment.	15	13
2.5.6 Condition of doors and hardware.	15	13
2.5.7 Condition of casework.	15	12
2.5.8 Condition of visual display boards.	15	12
TOTAL - Interior / Finishes	135	114

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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2.6 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	15
2.6.3 Security system is installed throughout building.	10	0
2.6.4 Card access control system is installed.	10	6
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	10
2.6.7 Egress stairways are adequate.	10	10
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	68

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

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	5
2.7.7 Refrigerated storage requirements vs. code	5	5
2.7.8 Condition of serving equipment.	5	4
2.7.9 Overall flow of food service.	10	9
TOTAL - Food Service	50	43

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.	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	16
2.8.4 Condition of the terminal devices.	20	16
2.8.5 Condition of the air handling equipment.	20	16
2.8.6 Condition of controls.	20	16
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	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	175	140

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 exhaust ventilation in Graphics is not adequate.
- 2 Only one of the two water heaters is on-line, the other is shut down.
- 2 The cooling and heating source is provided from the Technology Building

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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	20
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	12
2.9.6 Condition of receptacles and circuiting.	10	8
2.9.7 Lighting controls are provided to meet energy code.	10	4
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	75

Notes:

1. Need more receptacles in lecture hall for laptops.
2. Lighting controls are not working in the lecture hall.

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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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.

Recommendations to be performed within 1 to 5 years	Area / Qty.	*Cost per	Total
		\$	-
		\$	-
		\$	-
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TOTAL - 1 to 5 years		\$	-

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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.

