

# MCC Facilities Assessment

Bartels-Rode Gymnasium

8/11/2010

## Building Rating System

|                                | Possible    | Earned     | Percent    |
|--------------------------------|-------------|------------|------------|
| <b>Site:</b>                   |             |            |            |
| 1.0 Total Points               | 200         | 153        | 77%        |
| <b>Building:</b>               |             |            |            |
| 2.1 Building Exterior Elements | 100         | 58         | 58%        |
| 2.2 Accessibility              | 100         | 74         | 74%        |
| 2.3 Structural                 | 100         | 76         | 76%        |
| 2.4 Building Envelope          | 100         | 42         | 42%        |
| 2.5 Interior / Finishes        | 150         | 100        | 67%        |
| 2.6 Life Safety                | 100         | 50         | 50%        |
| 2.7 Food Service               | 0           | 0          | #DIV/0!    |
| 2.8 Mechanical                 | 170         | 116        | 68%        |
| 2.9 Electrical                 | 140         | 80         | 57%        |
| <b>Totals:</b>                 | <b>1160</b> | <b>749</b> | <b>65%</b> |

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**Bartels-Rode Gymnasium**

**8/11/2010**

## Building Data Record

Building Name: Building Name

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

Building Data: Original Construction: 1965

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

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

Building Area: 17,500 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  
300KVA Transf. With 800A Main Switch

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

Generator:  Exists  Natural Gas  Diesel  
 None

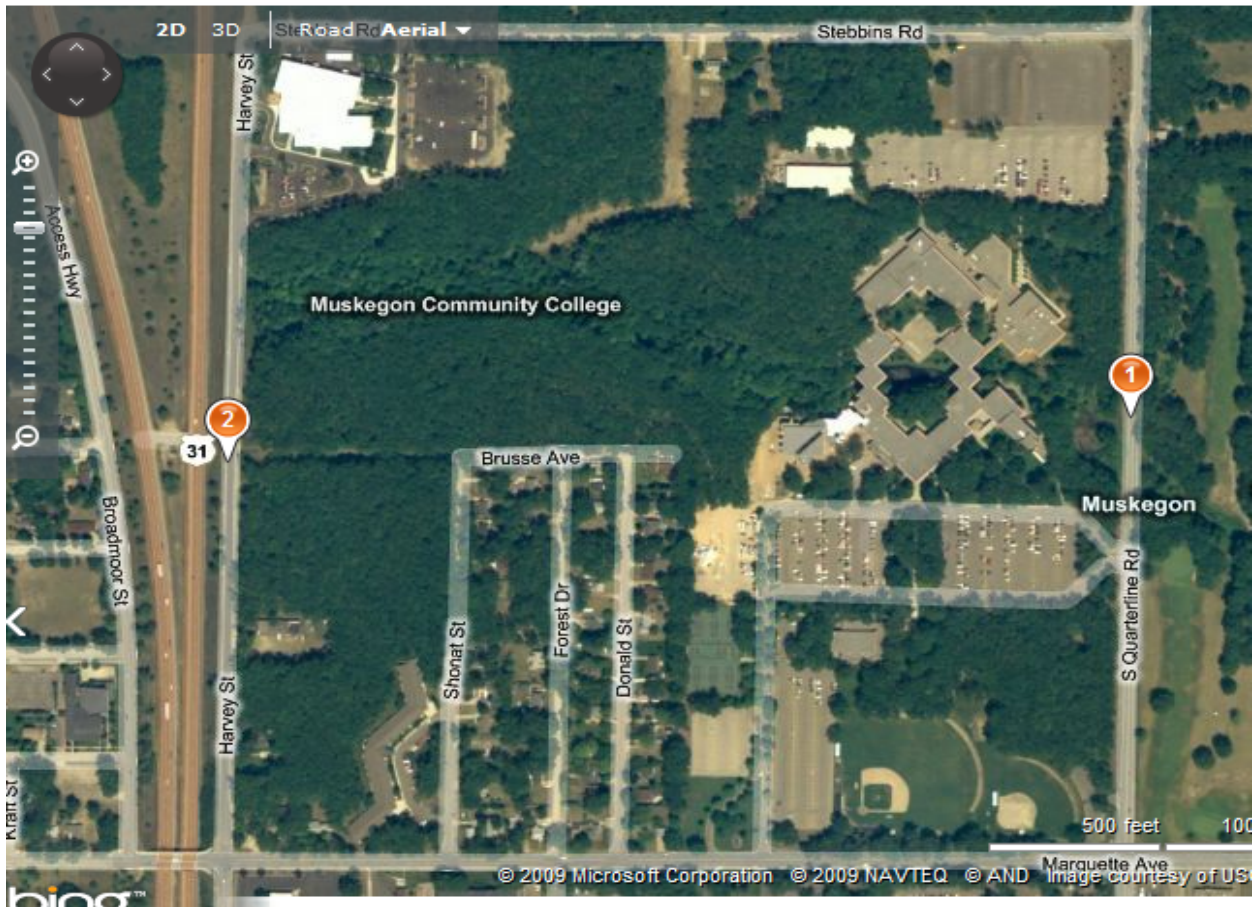
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## Aerial Photography

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         | 23         |
| 1.2 Separation of bus, car and pedestrian traffic is adequate for the safety of occupants.                     | 25         | 15         |
| 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         | 15         |
| 1.6 Sufficient on-site parking is provided for all occupants   | 20         | 16         |
| 1.7 Condition of on-site parking   | 15         | 13         |
| 1.8 Vehicular entrances and exits permit safe traffic flow.  | 20         | 18         |
| 1.9 Outdoor facilities are adequate and accessible, including athletic fields, courts and accessory structures | 15         | 9          |
| 1.10 Condition of Outdoor facilities, including athletic fields, courts and accessory structures               | 20         | 8          |
| <b>TOTAL - Building Site</b>   | <b>200</b> | <b>153</b> |

**Notes:** Archery range should be lengthened  
 Some deterioration at baseball dug-outs  
 Significant cracking in tennis court surfaces  
 No lighting at athletic courts or fields

| Maximum Points | Non-Existent<br>0% | Very Inadequate<br>1-29% | Poor<br>30-49% | Borderline<br>50-69% | Satisfactory<br>70-89% | Excellent<br>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         | 8         |
| 2.1.2 Landscaping is adequate and appropriate.        | 20         | 10        |
| 2.1.3 Site and entry are well defined.                | 20         | 5         |
| 2.1.4 Entrances are sheltered from inclement weather. | 20         | 20        |
| 2.1.5 Overall curb appeal (Building and Site)         | 25         | 15        |
| <b>TOTAL - Building Exterior Elements</b>             | <b>100</b> | <b>58</b> |

**Notes:** Landscaping is mature  
Building-mounted signage is difficult to see at north elevation

| Maximum Points | Non-Existent<br>0% | Very Inadequate<br>1-29% | Poor<br>30-49% | Borderline<br>50-69% | Satisfactory<br>70-89% | Excellent<br>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         | 18        |
| 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         | 15        |
| 2.2.6 Occupied spaces are accessible and are on accessible routes.                         | 20         | 5         |
| <b>TOTAL - Accessibility</b>   | <b>100</b> | <b>74</b> |

Notes:

| Maximum Points | Non-Existent<br>0% | Very Inadequate<br>1-29% | Poor<br>30-49% | Borderline<br>50-69% | Satisfactory<br>70-89% | Excellent<br>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         | 25        |
| 2.3.3 Condition of exterior and interior walls. | 25         | 16        |
| 2.3.4 Structure is non-combustible.             | 25         | 25        |
| <b>TOTAL - Structural</b>                       | <b>100</b> | <b>76</b> |

### Notes:

| Maximum Points | Non-Existent<br>0% | Very Inadequate<br>1-29% | Poor<br>30-49% | Borderline<br>50-69% | Satisfactory<br>70-89% | Excellent<br>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         | 8         |
| 2.4.2 Roof insulation is adequate.                               | 15         | 6         |
| 2.4.3 Condition of exterior wall finishes, masonry, siding, etc. | 15         | 8         |
| 2.4.4 Condition of exterior windows.                             | 15         | 5         |
| 2.4.5 Condition of exterior doors and frames.                    | 10         | 4         |
| 2.4.6 Exterior glass is insulated.                               | 15         | 4         |
| 2.4.7 Openings / penetrations are sealed.                        | 5          | 3         |
| 2.4.8 Building has proper amounts of daylighting.                | 10         | 4         |
| <b>TOTAL - Building Envelope</b>                                 | <b>100</b> | <b>42</b> |

**Notes:** Exterior walls show signs of water intrusion in the brick.

| Maximum Points | Non-Existent<br>0% | Very Inadequate<br>1-29% | Poor<br>30-49% | Borderline<br>50-69% | Satisfactory<br>70-89% | Excellent<br>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         | 14         |
| 2.5.3 Condition of ceilings.   | 20         | 14         |
| 2.5.4 Condition of walls.  | 15         | 10         |
| 2.5.5 Condition of Physical Education / Athletic Facilities equipment. | 15         | 10         |
| 2.5.6 Condition of doors and hardware.                                 | 15         | 10         |
| 2.5.7 Condition of casework.   | 15         | 8          |
| 2.5.8 Condition of visual display boards.                              | 15         | 10         |
| 2.5.9 Condition of lockers.  | 15         | 12         |
| <b>TOTAL - Interior / Finishes</b>                                     | <b>150</b> | <b>100</b> |

**Notes:** Original finishes are dated, but in good condition  
 Limited lobby space  
 Small fitness center  
 Limited natural light

| Maximum Points | Non-Existent<br>0% | Very Inadequate<br>1-29% | Poor<br>30-49% | Borderline<br>50-69% | Satisfactory<br>70-89% | Excellent<br>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         | 5         |
| 2.6.2 Fire sprinkler system installed throughout building.                     | 15         | 0         |
| 2.6.3 Security system is installed throughout building.                        | 10         | 0         |
| 2.6.4 Card access control system is installed. Yes, on one door.               | 10         | 10        |
| 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         |
| <b>TOTAL - Life Safety and Security</b>  | <b>100</b> | <b>50</b> |

### Notes:

1. Original fire alarm panel is still there with new panel installed in 1997. Old panel reports to new panel.

| Maximum Points | Non-Existent<br>0% | Very Inadequate<br>1-29% | Poor<br>30-49% | Borderline<br>50-69% | Satisfactory<br>70-89% | Excellent<br>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.                     | 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<br>0% | Very Inadequate<br>1-29% | Poor<br>30-49% | Borderline<br>50-69% | Satisfactory<br>70-89% | Excellent<br>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         | 12         |
| 2.8.2a Cooling source type is appropriate for the application.  | 5          | 3          |
| 2.8.2b Cooling exists in appropriate spaces.  | 5          | 3          |
| 2.8.2c Condition of cooling source.   | 10         | 2          |
| 2.8.3 Condition of the heating and cooling distribution system.                                       | 20         | 12         |
| 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         | 16         |
| 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         | 6          |
| 2.8.13 Speciality classrooms (labs, shops, etc.) are equipped with the appropriate plumbing fixtures. | 0          | 0          |
| 2.8.14 Condition of drinking fountains.   | 10         | 8          |
| <b>TOTAL - Mechanical</b>   | <b>170</b> | <b>116</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                |

# MCC Facilities Assessment

## 2.8 Mechanical Cont.

### Notes:

- 1 The original units in each corner of the gym are noisy. The gym is not air-conditioned.
- 2 There are three ventilation modes: event, occupied, unoccupied
- 3 The boilers are new gas-fired hot water boilers.
4. The water heaters are new.
- 5 The controls are a hybrid of DDC and pneumatic.
- 6 Three roof top gas electric units were added with the most recent additon to provide heating and cooling to serve wrestling, classrooms and the exercise room. The units serving Wrestling and Exercise are short on cooling and should be replaced. There is a ductless split AC unit serving the office area.
- 7 There is a problem with rust in the water after long shut downs.

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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         | 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         | 4         |
| 2.9.8 Condition of public address system.                                   | 10         | 10        |
| 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>140</b> | <b>80</b> |

### Notes:

1. Egress lighting meets code only in renovated areas. The rest of the facility has several battery packs.
2. New PA system installed in the last four years.
3. Lighting controls are being updated as part of another project.

| Maximum Points | Non-Existent<br>0% | Very Inadequate<br>1-29% | Poor<br>30-49% | Borderline<br>50-69% | Satisfactory<br>70-89% | Excellent<br>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

## 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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|   |             | \$        | -        |
|   |             | \$        | -        |
|   |             | \$        | -        |
|   |             | \$        | -        |
|   |             | \$        | -        |
|   |             | \$        | -        |
| <b>TOTAL - 1 to 5 years</b>                         |             | <b>\$</b> | <b>-</b> |



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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 |
|---|-------------|-----------|-------|
|   |             |           | \$ -  |
|   |             |           | \$ -  |
|   |             |           | \$ -  |
|   |             |           | \$ -  |
|   |             |           | \$ -  |
|   |             |           | \$ -  |
|   |             |           | \$ -  |
|   |             |           | \$ -  |
|   |             |           | \$ -  |

**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.

