

MCC Facilities Assessment

Main Building North

8/11/2010

Building Rating System

| | Possible | Earned | Percent |
|--------------------------------|-------------|------------|------------|
| Site: | | | |
| 1.0 Total Points | 200 | 159 | 80% |
| Building: | | | |
| 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 | 0 | 0 | #DIV/0! |
| 2.8 Mechanical | 175 | 132 | 75% |
| 2.9 Electrical | 115 | 59 | 51% |
| Totals: | 1125 | 784 | 70% |

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Building Data Record

Building Name: Main Building North

Street Address: _____

Building Data: Original Construction: 1967

Additions/Renovations: _____

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

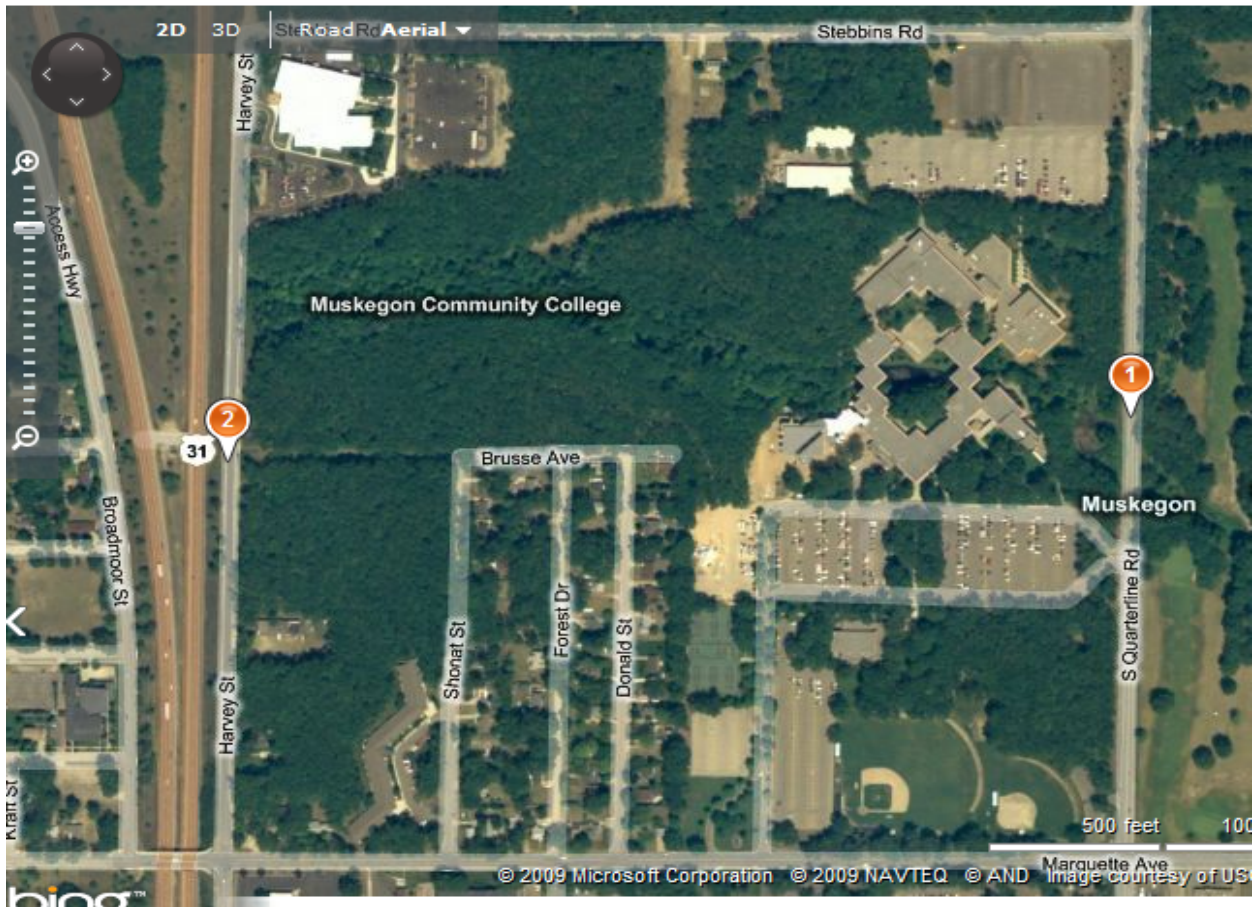
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Aerial Photography

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 | 8 |
| 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 | 18 |
| 1.4 Pedestrian services include adequate sidewalks with crosswalks, curb cuts, etc. | 20 | 15 |
| 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 | 15 |
| 1.10 Condition of Outdoor facilities | 20 | 20 |
| TOTAL - Building Site | 200 | 159 |

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 | 9 |
| 2.1.2 Landscaping is adequate and appropriate. | 20 | 18 |
| 2.1.3 Site and entry are well defined. | 20 | 20 |
| 2.1.4 Entrances are sheltered from inclement weather. | 20 | 20 |
| 2.1.5 Overall curb appeal (Building and Site) | 25 | 15 |
| 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 | 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 |
| TOTAL - Accessibility | 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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2.3 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 |
| TOTAL - Structural | 100 | 75 |

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 | 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 | 4 |
| 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 | 9 |
| TOTAL - Building Envelope | 100 | 47 |

Notes: Wind turbine has been installed on the roof of the west stair tower.

| 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 | 0 |
| TOTAL - Interior / Finishes | 135 | 88 |

Notes: Interior ceilings show cupping from high humidity.

| 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 | 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 |
| 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

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 |
| TOTAL - Food Service | 0 | 0 |

Notes: No food service in north part of the main 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 | 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 | 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 | 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 |
| TOTAL - Mechanical | 175 | 132 |

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 Admin and Success Center have new air handling units
- 2 Several rooms have newer vertical unit ventilators
- 3 Chemical Storage Rm 149 has ventilation issues that need to be addressed including the flammable storage cabinet
4. There are hydronic flow and balance issues
- 5 There are problems with the domestic hot water recirculation resulting in long delays before hw reaches the fixture.
- 6 Outdoor air intake chases on exterior walls of the third floor have odor and humidity issues
- 7 There is a problem with high humidity in the third floor classrooms and corridors
- 8 There is a problem with infiltration from the soffits into the ceiling spaces that needs to be addressed.
- 9 Heating hot water is provided by the boilers in the Technology Building
- 10 The west side is served by the chiller in the Main Bldg Third Floor
- 11 The east side is served by the chiller in the Third Floor under Overbrook Theater

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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 |
| TOTAL - Electrical | 115 | 59 |

Notes:

- Egress lighting meets code only in renovated areas.

| 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 |

