

APPENDIX A: ASF SNA Crosstab by Building

MIDDLESEX COMMUNITY COLLEGE
Assignable Square Feet by Building *for Fall 2013*

	Class rooms	Teaching Labs	Open Labs	Research Labs	Acad Offices	Admin Offices	Library	Phys Ed/ Rec	Athletics	Assembly /Exhibit	Student Center	Central Cmptr	Physical Plant	Other Dept Space	Residence Life	Health Care	Temp Buildings	Inactive	Un-coded Agencies	Outside	TOTAL ASF
Chapman Hall	3,187	683	1,129		1,344	882	11,454			5,792	292		2,807	1,335				2,195			31,200
Founders Hall					348	8,279					7,118			323				563			16,631
Maintenance Building													2,800								2,800
Snow Hall	4,572	4,923	2,364		4,344									887							17,070
Wheaton Hall	3,637	7,591	683		2,598	2,010							49	435							17,422
GRAND TOTAL	11,416	13,197	4,176		9,032	11,171	11,454			5,792	7,410		5,556	2,961				2,758			84,923

APPENDIX B: ASF SNA CROSSTAB BY CAMPUS

MIDDLESEX COMMUNITY COLLEGE
Assignable Square Feet by College/Unit
for Fall 2013

	Class-rooms	Teaching Labs	Open Labs	Research Labs	Acad Offices	Admin Offices	Library	Phys Ed/ Rec	Athletics	Assembly / Exhibit Center	Student Center	Central Cmptr	Physical Plant	Other Dept. Space	Residence Life	Health Care	Temp Buildings	Inactive	Uncoded Agencies	Outside	TOTAL ASF	
Academic Affairs																						
	8,922	3,493			8,369	345				5,792				1,135				687				28,887
Finance & Administration																						
		683	683			3,985							5,598	1,411				145				12,463
Learning & Student Development																						
	11,416	3,992		404	4,957						7,410			415				1,782				29,976
Library Services																						
					259		11,454															11,713
President, Office of the																						
						1,864																1,864
MIDDLESEX COMMUNITY COLLEGE TOTAL																						
	11,416	13,197	4,176		9,032	11,171	11,454			5,792	7,410		5,556	2,981			2,758					84,823
2013 Project Total Student Headcount: 2,577																						
Project ASF/Headcount																						
	4	3	2		4	4	4			2	3		2	1								33

APPENDIX C: BUILDING EVALUATION REPORTS

Chapman Hall

BUILDING EVALUATION REPORT



GENERAL INFORMATION

Name of School: **MIDDLESEX COMMUNITY COLLEGE – CHAPMAN HALL**

Address: 100 Training Hill Road
Middletown, Connecticut 06457

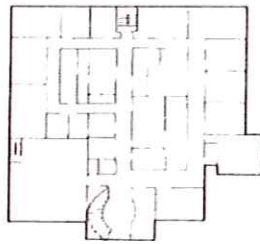
Name of Owner: Connecticut State University System

Year Constructed: 1992

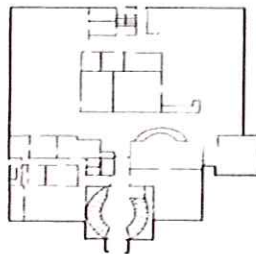
Stories: 3

Gross Square Feet: 44,000

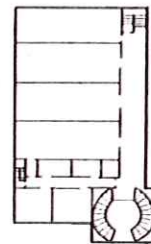
Assignable Square Feet: 30,770



Ground Floor



First Floor



Second Floor

Chapman Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

Condition Key Criteria:
1 – Worst Condition
7 – Or Below, Items To Be Replaced
8 – Or Above, Items To Retain
10 – Best Condition
Compliant - Items that meet codes and/or are compliant
Not Compliant – Items that do not meet codes and/or are not compliant.
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M – Missing

ARCHITECTURE

This building is plagued with continuous water leaks. A new roof installation is recommended.

There are numerous openings at control joints in EIFS soffits and rounded column locations. Water leaks are more defined at ballasted roof system. There are visible leaks and moisture at pitched roof locations.

There is only one current legal means of egress from the Basement Level.

Exposed steel in Basement is not fire proofed.

Roof access is currently located at egress corridors. These access points should be relocated to non-egress path areas.

The building has ceiling tiles which are no longer available. Ceiling tiles that have been replaced do not match original ceiling tiles.

The First floor has insufficient number of bathroom facilities based on occupancy.

MEP SYSTEMS DESCRIPTION

The building is the only existing campus facility not served from the CUP. Chapman Hall has a dedicated HVAC system that consists of the following:

Two HB Smith oil fired 80% efficient sectional boilers. Boiler flues are together in a manifold and routed vertically through the building to the roof. Combustion air is brought into the boiler room through an area way.

A grade mounted cooling tower provides heat rejection. The tower and boiler are both piped through a heat exchanger, for maintaining condenser water temperature in the heat pump loop. The open condenser water loop is piped through two solids separators, which are used to maintain cleanliness in the tower loop.

Multiple horizontal and vertical water source heat pumps supply the occupied areas of Chapman Hall.

Exhaust fans are roof mounted and adequately exhaust toilet rooms, and provide additional ventilation to conference spaces. Exhaust fans are also used to relieve outdoor / ventilation air from the space.

Electric baseboard provides supplemental heat at the first and second floor east glass exposure.

Oil is stored in a 6,000 Gallon underground oil tank. A leak detection system for the oil tank and piping is in place.

The facility has a 2-1/2" domestic water service and an 8" fire protection main. There is a fire

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department Siamese connection adjacent to the main entry. There is a 25000 gallon underground fire protection water storage tank. The tank is connected to a 75 HP vertical turbine fire pump in the basement.

The building is fully sprinkled.

The facility lighting was upgraded in 2008, with new lamps and ballasts.

The building has roof drains that drain vertically internal to the building. There are multiple storm drain exists from the building.

Electrical service is 460/3/60.

WALK THROUGH OBSERVATIONS

Generally, the building systems appear to be in good condition and appear to be well maintained. Cleaning of the cooling tower fill, and repair of leaks at tower, will be beneficial.

ENERGY CONSERVATION OPTIONS

Install Energy Recovery Units on outdoor air systems.

Replace electric baseboard with hot water, from the boiler system.

Install a high efficiency condensing style domestic water heater, when gas is brought to the site.

Install insulation on domestic hot water piping.

Install variable frequency drives (VFD's) on cooling tower fans for increased efficiency and more accurate water temperature control.

Provide hot water supply water temperature reset schedule.

Convert to high efficiency condensing type gas fired water heaters when gas is brought to the site.

Install a web based DDC control system, including CO2 sensors in the larger common areas. This will allow outdoor air reset, saving energy, based on actual space occupancy.

Provide / expand unoccupied set back space temperatures.

Install waterless urinals.

Install dual (solids / liquids) flush valves on toilets.

Install point of use domestic water heaters at remote fixtures.

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Provided ducted exhaust for autoclaves to mitigate odor and temperature impact when in operation.

Install BTU Meters on hot water and chilled water mains, to monitor facility consumption. The data should be trended and analyzed for conservation opportunities.

Install electric sub meters on power and lighting, to monitor facility power consumption. The data should be trended and analyzed for conservation opportunities.

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CONSTRUCTION CLASSIFICATION DATA

Construction Type: (from State Building Code)	
Original Building:	
Addition 1:	N/A
Addition 2:	N/A
Occupancy Group:	A-3
Area Sub-Basement:	N/A
Basement:	
Ground Floor:	
Upper Floors – Second:	
Upper Floors – Third:	
Total:	

	Height	# of Stories
Main Building:	Approx. 35'	3
Gymnasium:	N/A	
Addition 1:	N/A	
Addition 2:	N/A	

PROVISIONS FOR ACCESSIBILITY

Exterior – Accessible Route:	Width	Material
Curb Cuts:		
Walkways:		
Ramps:		
Parking:		

SITE NOTES

1. Site to building is Handicap Accessible.

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Exterior Envelope	Material	Remarks	Conditions
Exterior Wall Assembly:	Masonry		8
Exterior Trim/Fascia:	Aluminum		8
Sloped Roof Assembly:	Metal Roof		8
Flat Roof Assembly:	Ballasted	Full Replacement recommended	3
Windows:	Aluminum windows	Double Glazed	8
Clerestory Windows:		2 Skylights Falling	2
Glazed C- Wall:			
Doors – Exterior:	Hollow metal, painted		4
Interior:			
Cross Corridor:			
Hardware:			

EXTERIOR ENVELOPE NOTES

1. Rain runs off of arched LCC window sills. There are large stain areas at edges of window sills down exterior walls.
2. Emergency generator brick screen cap has failed. Needs to be removed to horizontal flashing. Recommend replacing with precast cap.
3. Numerous roof leaks throughout.
4. Exterior EIFS soffits have substantial water damage.
5. EIFS columns have openings at top and bottom of caulk areas.
6. Water penetrating into Library at South East Elevation, possible cause could be horizontal rain entering louvers and/or openings in EIFS soffits
7. Roof drains have piping run down column lines.

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Interior	Materials – Walls, Floor & Ceiling Original Building			Materials – Walls, Floor & Ceiling Condition			Conditions
	Walls	Floor	Ceiling	Walls	Floor	Ceiling	
Computer Classroom:	GYP	Raised	ACT	88	9	9	
Offices:	GYP	CPT	ACT	8	8	7	
Classrooms:	GYP	CPT	ACT	8	8	7	
Multi Purpose Rooms:	GYP	CPT	CSAT	8	8	8	
Library:	GYP	CPT	GYP	8	7	3	Leaks at Columns
Basement Corridor:	GYP	VCT	ACT	8	3	5	Moisture under VCT
Corridors:	GYP	VCT	ACT	8	9	6	
Stairs:	CMU	Rubber		9	9		
Toilets:	GYP/CT	CT	ACT	8	8	8	See Note
Lobby:	GYP	SLATE	CSAT	8	8	4	
Service/Mechanical:	CMU	CONC		8	8		

INTERIOR FINISHES NOTES

Lower Level

1. In Mechanical Room. Steel is not fireproofed.
2. Area of Refuge may be required by Elevator. Will require telephone for Fire Department connection.
3. Doors at Room 662 (Elevator Machine room) need to swing out. Telephone missing.
4. Room numbering system doesn't make any sense.
5. Boiler Room 602 requires panic hardware.
6. Classroom 605 is the only area where there is an exit to grade. Recommend creating a corridor to separate Room 605. All other stairs require area of refuge.
7. Men's Bathroom, toilet handle in wrong direction, should be away from wall.
8. Room 612, may be over 1,000 sq. ft. May require a second means of egress.
9. Recommend removing pair of vestibule doors closest to stair opposite grand staircase. Doors interfere with egress.
10. Electric Room, infill all wall penetrations. Swing door out and provide panic hardware.
11. Missing exit sign at corridor intersection by Classroom 629.
12. Classroom 630, ceiling tile stained.
13. Corridor between Classroom 628 thru 623 has substantial moisture bubbles under VCT.
14. Typical classrooms that have been renovated are re-using existing ceiling grid. Ceiling grids have been painted. This is typical throughout the campus.
15. Insufficient lighting at main stairwell/Lobby
16. Ceiling tile water stained at corridor by Lobby.

Ground Floor Level

1. Ceiling leak visible at grand staircase.

MIDDLESEX COMMUNITY COLLEGE EDUCATIONAL MASTER PLAN
 SMMA NO. 13035.00

CHAPMAN BUILDING/7

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Chapman Hall

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2. Door to Library are held back by wood pegs.
3. Roof leaks are visible at Reference Area.
4. Library Computer room has sliding door. Not ADA compliant.
5. Roof hatch over egress in stairwell. Recommend relocating roof hatch.
6. Minimal bathrooms on this floor. May not be enough.
7. Bathroom toilet handle is in wrong direction. Bathroom is not ADA compliant.
8. Toilet seat cover is too high. Not ADA compliant.
9. Custom ceiling tiles are not possible to replace. Multiple patches throughout floor. All ceilings should be replaced.
10. Multiple column enclosures have substantial water damage in Library.
11. 2 Skylights are falling. Not clear.
12. Substantial water damage at exterior wall/ceiling of Book Stacks.
13. At Lobby, wood base needs refinishing.

Upper Level

1. Access hatch within egress path. Recommend relocating away from egress area.
2. ADA sink needs offset drain lines and protective cover.
3. Numerous folding partitions. Total area population may exceed egress.
4. Second means of egress required in folding partition away from corridor doors.
5. Multiple ceiling tile stains noticed in all corridors and bathroom.
6. Water leak at stairwell ceiling.
7. Major roof leak in Women's Bathroom. Ceramic floor tile damage, due to water leak.
8. Corridor ceilings need to be replaced.

Note:

- *1. Travel distances from rooms to stairwells have not been calculated for a non-sprinklered building. Maximum of 150' distance is allowed. Some central classrooms may not meet this requirement.
- *2. Stairwell Door width calculation based on actual people loads have not been calculated. Such an investigation may result in a Third stairwell requirement.

ABBREVIATIONS

- BRK – Brick Masonry
- CMU – Concrete Masonry Unit, or Concrete Block
- WD – Wood
- CONC - Concrete
- ACT – Suspended Acoustic Tile Ceiling
- CSAT – Suspended Concealed Spline Acoustic Tile
- PLAS – Plaster
- GWB – Gypsum Wallboard
- VCT – Vinyl Composition Tile
- VAT – Vinyl Asbestos Tile
- CPT – Carpet
- VB – Vinyl Base
- RBR – Rubber Treads & Risers/Tile
- CT – Ceramic Tile
- QT – Quarry Tile

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Chapman Hall

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* – Suspected Asbestos Containing Material.

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PROVISIONS FOR ACCESSIBILITY

Exterior Accessible Route	
Accessible Route:	

	Width	Material	Hardware	Conditions
Primary Entrance:	6' wide			
Exterior/Egress Doors:	6' wide			
Signage:				

Interior Accessible Route	Width	Material	Hardware	Conditions
Accessible Route:	5' Min.			
Entrance Vestibules:				
Interior Doorways –				
Classrooms:				
Offices:				
Library:				
Gym/Cafeteria/Kitchen:				
Cross – Corridor:				
Stairs:				
Toilets:	Lavatories are not handicap compliant. Rooms not wide enough on First floor.			

	Size		Conditions
Vertical Access: (Elevators/Lifts)		Interior walls chipped	7

	Width	Floor Surface	Handrail/ Guard Heights	Conditions
Stairways:				
Ramps:	Exterior	Concrete		

	Clear Floor Space/Turning Radius	Toilet Partitions	Conditions
Toilet Rooms:			
Tables & Seating –			
Cafeteria:			
Drinking Fountains:			
Public Tele:			
Controls:			
Signage:			

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Chapman Hall

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Emergency Alarms:

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PLUMBING SYSTEM

Service	Pipe Size	Meter Size	Pressure Regulator	Oper. Pressure	Pipe Material	Source	Age	Miscellaneous
Water:	2-1/2"	2"	Unk	Unk	Copper	Street	1990	
Gas:	NA							

System	Pipe Material / Condition	Type Insulation / Condition	Miscellaneous
Domestic Cold Water:	Copper / 8	Fiberglass / 8	
Domestic Hot Water:	Copper / 8	Fiberglass / 8	
Sanitary Waste & Vent:	Cast Iron (CI)		
Storm Drainage:	Cast Iron (CI)		
Gas:	NA		
Non-Potable (lab) CW:	NA		
Non Potable (lab) HW:	NA		
Acid (lab) Waste & Vent:	NA		
Kitchen Waste:	NA		
Tempered Water:	NA		

Equipment	Type/Fuel	Age	Condition	Miscellaneous
Domestic Water Heater:	Storage / Oil	Unk	8	
Sanitary Ejector Pump:	NA			Gravity
Storm Ejector Pump:	NA			Gravity
Domestic Water Booster Pump:	NA			
Interior Kitchen Grease Trap:	NA			

Plumbing Fixtures	Type/ Installation	Low Consump/ Metering	Accessible	Condition	Miscellaneous
Water Closet:	Wall	N	Y	8	
Urinal:	Wall	N	Y	8	
Lavatory:	Counter	N	Y	8	
Drinking Fountain:	Wall	N	Y	8	
Mop Sink:	Slop Sink	N	N	8	
Showers:	NA				

Miscellaneous Fixtures	Miscellaneous
Hose Bibb:	Y
Wall Hydrant:	Y
Floor Drain:	Y
Emergency Shower / Eyewash:	NA

MIDDLESEX COMMUNITY COLLEGE EDUCATIONAL MASTER PLAN
SMMA NO. 13035.00

CHAPMAN BUILDING/11

Chapman Hall

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Miscellaneous Fixtures	Miscellaneous
Emergency Eyewash:	NA

Comments

Refer to narrative for additional information

Chapman Hall

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AUTOMATIC FIRE SUPPRESSION SYSTEM

	Size	Material	Location	Flow/Pressure	Date of Installation	Conditions
Water Service Entrance #1:	8"	Ct	Lower Level	Unk	1990	8
Water Service Entrance #2:						
Backflow Prevention:	RPBP		Ext vault		1990	8

	Size/Pressure	Manufacturer	Energy Source	Date of Installation	Conditions
Fire Pump:	750 GPM / 90 PSIG – 75HP	Unk	Elec	1990	8

	Type of Head	Zone	Date of Installation	Conditions
Suppression System	Pendant		1990	8
Typical Classrooms	Pendant		1990	8
Large Spaces	Pendant		1990	8
Kitchen:	NA			
Stairs:	Pendant		1990	8
Fire Department Connections:	Yes – Siamese			
Exterior:	Y			
Interior:	Unk			
Shut Off Valves:	Yes			
Pre-Action Controls:	NA			

Comments

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Chapman Hall

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HEATING & VENTILATING SYSTEMS

Centralized Systems	Energy Source	Type	Manufacturer	Date of Installation	Conditions
Heating Equipment #1:	Oil Fired	Sectional CI Boiler	HB Smith	1990	7/8
Cooling Equipment #1:	Cooling Tower	Counter flow	BAC	1990	6
Exhaust Equipment #1:	Various Exhaust Fans	Centrifugal	Unk	1990	7/8

Distribution Systems	Size	Type	Manufacturer	Energy Source	Date of Installation	Conditions
Heating Distribution Equipment:	Various	Base Mtg Pumps	B&G	Elec	1990	8
Cooling Distribution Equipment:	Various	Base Mtg Pumps	B&G	Elec	1990	8
Air Distribution Equipment:	Heat Pumps	Various	Unk	Elec	1990	7/8

Terminal Equipment	Type	Manufacturer	Controls	Date of Installation	Conditions
Typical Classrooms:	Water Source Heat Pump	Unk	DDC	1990	7/8
Offices:	Water Source Heat Pump	Unk	DDC	1990	7/8
Library:	Water Source Heat Pump	Unk	DDC	1990	7/8
Auditorium:	Water Source Heat Pump	Unk	DDC	1990	7/8
Cafeteria:	NA	Unk	DDC	1990	7/8
Gym:	NA	Unk	DDC	1990	7/8
Kitchen:	NA	Unk	DDC	1990	7/8
Corridors:	Water Source Heat Pump	Unk	DDC	1990	7/8
Toilets:	Radiation	Unk	DDC	1990	7/8

Ventilating Equipment	CFM	Type	Manufacturer	Controls	Date of Installation	Conditions
Ventilating Equipment – Typical Classrooms:		See Above				
Offices:		See Above				
Library:		See Above				
Auditorium:		See Above				

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Ventilating Equipment	CFM	Type	Manufacturer	Controls	Date of Installation	Conditions
Cafeteria:		NA				
Gym:		NA				
Kitchen:		NA				
Corridors:		See Above				
Toilets:		See Above				

HVAC Controls	Type	Manufacturer Controls	Date of Installation	Conditions
Controls:	DDC	Barber Coleman	1990	5
General:				
Local:				

Comments

Refer to narrative for additional information

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ELECTRICAL

	Rating	Voltage	Metering	Date of Installation	Conditions
Service:	Unk	460	Unk	1990	8

Transformer:					
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Emergency Generator:	NA				
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Distribution System:	Unk				
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Devices					
Typical Classrooms:	Duplex	120	NA	1990	8
Offices:	Duplex	120	NA	1990	8
Gym/Cafeteria:	NA				
Library:	Duplex	120	NA	1990	8
lobby/Corridor:	Duplex	120	NA	1990	8
Toilets:	Duplex	120	NA	1990	8

Lighting					
Typical Classrooms:	Unk		N	1990 / 2008	8
Offices:	Unk		N	1990 / 2008	8
Library:	Unk		N	1990 / 2008	8
Gym/Cafeteria:					
lobby/Corridor:	Unk		N	1990 / 2008	8
Toilets:	Unk		N	1990 / 2008	8
Lighting Controls:	No				
Theatre Lighting System:	NA				

Site Lighting	Lamp Type	Mounting	Date of Installation	Conditions
Sports Fields:	NA			
Parking:	See other Buildings for info			
Walkways:	Yes	Wall	1990	7
Building Entrances:	Yes	Wall	1990	7

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Security System					
CCTV:	NA				
Door Access Controls:					
Detection Devices:					

Communications System					
Master Clock / Program:	NA				
PA System:	NA				
Typical Classrooms:	NA				

Tele/Data/Video System					
Typical Classrooms:	NA				
Offices:	NA				
Library:	NA				
Computer:	NA				
Gym/Cafeteria:	NA				

Local Sound Systems					
Gym/Cafeteria:	NA				

	Type	Manufacturer	Controls	Date of Installation	Conditions
Emergency lighting:	Battery	Unk	Self	1990	8
Exit lighting:	Battery	Unk	Self	1990	8

	Type	Manufacturer	Notifications	Date of Installation	Conditions
Fire Alarm System:	Simplex	Tyco		1990	8
Fire Alarm Devices	Detector Type	Alarm Signal Type	Pull Station	Date of Installation	Conditions
Typical Classrooms:	HS			1990	8
Offices:	HS			1990	8
Library:	HS			1990	8
Gym/Cafeteria:	HS			1990	8
Lobby/Corridor:	HS			1990	8
Storage/Service:	HS			1990	8
Toilets:	HS			1990	8

HS – Horn/Strobe, SD – Smoke Detector, HD – Heat Detector, HID – High Intensity Discharge

Comments

Refer to narrative for additional information

Founders Building

BUILDING EVALUATION REPORT



GENERAL INFORMATION

Name of School: **MIDDLESEX COMMUNITY COLLEGE – FOUNDERS BUILDING**

Address: 100 Training Hill Road
Middletown, Connecticut 06457

Name of Owner: Connecticut State University System

Year Constructed: 1972

Stories: 2

Gross Square Feet: 25,005

Assignable Square Feet: 16,305



First Floor



Second Floor

MIDDLESEX COMMUNITY COLLEGE EDUCATIONAL MASTER PLAN
SMMA NO. 13035.00

FOUNDERS BUILDING/1

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

Condition Key Criteria:
1 – Worst Condition
7 – Or Below, Items To Be Replaced
8 – Or Above, Items To Retain
10 – Best Condition
Compliant - Items that meet codes and/or are compliant
Not Compliant – Items that do not meet codes and/or are not compliant.
N/A – Not applicable/Not available
M – Missing

ARCHITECTURE

Because this facility is not sprinklered an important requirement of all corridor walls would be that they continue to the underside of the flooring deck with gypsum board on both sides. This would provide a minimal of a one hour fire rating. The majority of walls in the first floor of Founders Hall do not meet this minimal requirement.

There are storage room spaces over 100 SF including outdoor storage which houses lawn equipment and fuel which have no fire separation from administration areas.

Bathroom lavatories require outset drains in all campus buildings. The Kitchen requires ceiling tiles be easily washable.

An interior stairwell does not provide the maximum 150 foot egress length to the exterior from the second floor.

MEP SYSTEMS DESCRIPTION

Founders Hall heating and cooling is provided from the central utility plant (CUP).

The HVAC system consists of a mixture of constant volume air handling units that serve interior office and administration areas of the building, 4 pipe fan coil units at the perimeter offices and 4 pipe unit ventilators located in the Café. The building control system is a centralized Barber Coleman DDC system. It is unknown if the 7 Air Handling Units have 100% economizer ability.

Toilets are exhausted to atmosphere by a roof mounted exhaust fan.

There is no sprinkler coverage. The kitchen hood, however, is provided with an Ansul extinguishing system. It is unknown if it is tied into the fire alarm system.

There is no natural gas service to the facility. There is a 1" domestic cold water line that services the facility.

Domestic hot water is provided 208/1/60 electric water heaters.

Toilets are supplied with manual flush valves, and lavatories are also manually operated.

Drinking fountains are located on the first floor of the facility, and have water bottle filling capabilities, with digital outputs on water bottles filled.

There are not internal roof drains. The roof slopes to the perimeter gutters / scuppers and downspouts.

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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Lighting consists of T8 27 watt fixtures. The facility lighting was upgraded in 2008, with new lamps and ballasts.

Lighting is controlled via occupancy sensors. Emergency lighting is via battery packs.

There is no emergency generator for the facility.

There is no emergency paging system in the building.

The facility has 100% wireless internet capacity.

The facility is tied into a campus wide Simplex fire alarm control panel.

The kitchen operates daily during the school week, on an 8AM to 2PM schedule. The kitchen hood is located above the grille and fryer. There is a triple pot sink and hand sink in the rear of the kitchen. The triple pot sink drains into an above ground grease trap. The grease trap is self cleaning, on a timer.

There is an underground sewage ejector with grinder pump, associated with the Unisex handicap toilet room.

WALK THROUGH OBSERVATIONS

Generally, the equipment and systems are in fair condition. Some items, such as the lighting and electric water heaters have been upgraded within the past 5 years.

ENERGY CONSERVATION OPTIONS

Decentralize CUP. Install “right size” high efficiency gas fired condensing boilers, when gas is brought to the facility.

Repair damaged hot water and chilled water piping insulation in exposed areas such as the Mechanical Rooms.

Install code minimum insulation on domestic hot and cold water piping at water heaters.

Convert to high efficiency condensing type gas fired water heaters when gas is brought to the site.

Install a web based DDC control system, including CO2 sensors in the larger common areas. This will allow outdoor air reset, saving energy, based on actual space occupancy.

Provide / expand unoccupied set back space temperatures.

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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Install waterless urinals.

Install dual (solids / liquids) flush valves on toilets.

Install point of use domestic water heaters at remote fixtures, reducing recirculation pumping costs.

Install a hood make up air unit for the kitchen, to eliminate exhausting conditioned air. Consideration should be given to the installation of a Melink hood exhaust / make up air unit control system. The Melink control system would reduce exhaust flow rate automatically, when actual cooking is not occurring on the grille.

Install BTU Meters on hot water and chilled water mains, to monitor facility consumption. The data should be trended and analyzed for conservation opportunities.

Install electric sub meters on power and lighting, to monitor facility power consumption. The data should be trended and analyzed for conservation opportunities.

Calibrate timing of lighting occupancy sensors regularly.

Further energy and pay back analysis must be performed on many of the above options, especially the Melink system.

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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CONSTRUCTION CLASSIFICATION DATA

Construction Type: (from State Building Code)	
Original Building:	
Addition 1:	N/A
Addition 2:	N/A
Occupancy Group:	B Occupancy
Area SubBasement:	N/A
Basement:	N/A
Ground Floor:	
Upper Floors – 2 nd :	
Upper Floors – 3 rd :	N/A
Total:	

	Height	# of Stories
Main Building:	Approx. 25'	2
Gymnasium:	N/A	
Addition 1:		
Addition 2:		

PROVISIONS FOR ACCESSIBILITY

Exterior – Accessible Route:	Width	Material
Curb Cuts:		
Walkways:		
Ramps:		
Parking:		

SITE NOTES

1. Site to building is Handicap Accessible.

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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Exterior Envelope	Material	Remarks	Conditions
Exterior Wall Assembly:	Brick		7
Exterior Trim/Fascia:	Aluminum		8
Sloped Roof Assembly:	Membrane Roof		7
Flat Roof Assembly:	Membrane Roof		7
Windows:	Aluminum windows	Re-Caulk all Windows	8
Clerestory Windows:			
Glazed C- Wall:			
Doors – Exterior:	Hollow metal, painted		8
Interior:			
Cross-Corridor:			
Hardware:			

EXTERIOR ENVELOPE NOTES

1. Crawl space beneath building has opening cover with a piece of plywood.
2. There is an outdoor storage container next to building.
3. At roof edge to membrane roof, water sitting at built-up roof edge. Need to go up to end up in gutter system at perimeter of building.
4. Roof access through 2nd floor office window.
5. Caulking around 2nd story windows is cracking and peeling away from masonry jamb.
6. Masonry foundation wall was parged. Parging is cracking and breaking apart at some locations.
7. Window condensate noticed at Cafeteria 119.
8. All windows require re-caulking.

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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Interior	Materials – Walls, Floor & Ceiling Original Building			Materials – Walls, Floor & Ceiling Condition			Conditions
	Walls	Floor	Ceiling	Walls	Floor	Ceiling	
Typical Classrooms:	N/A						
Offices:	GYP	VCT	ACT	8	8	7	
Gym:	N/A						
Cafeteria:	GYP	WD	ACT	8	10	6	
Library:	N/A						
Auditorium:	N/A						
Corridors:	GYP	VCT	ACT	8	8	6	
Stairs:	CT, PLAS	RBR	PLAS	8	8	7	
Toilets:	CT, PLAS	CT	ACT	8	8	7	
Kitchen:	GYP	VCT	ACT	8	7	3	
Service/Mechanical:	PLAS,CMU	CONC	N/A	8	8		

INTERIOR FINISHES NOTES

1. At loading Dock Storage 114, gypsum wall separating Business Office 109A does not continue to underside of deck. This area requires a 2-Hr fire wall separation. Ceilings are open through and light from ceiling fixtures of Business Office can be seen.
2. At all gypsum board locations that are located at corridor, these walls do not continue to underside of deck and require a 1-Hr wall separation.
3. Food Service 117, requires a new ceiling. Washable ceiling tiles on new grid. Existing grid is yellow.
4. Missing Exit Sign at Student Lounge 153.
5. Admin Lav. Men 140 not ADA compliant. No 5' wide toilet. Sinks need offset piping. Mirrors to high.
6. Elec. Mechanical A144, needs new hardware. Recommend panic. May need to be rated. Gyp. Wall at corridor is open.
7. Business Office may be over 1,000 sq. ft. Need to verify. If it is, need 2 means of egress. Only 1 available.
8. Career Development / Council Center 121 may exceed the 150' egress requirement to corridor.
9. 2nd Floor egress stairs egress to interior corridors on 1st floor. These corridors must be rated 1-Hr. Stair 155 may exceed the 150' egress path requirement from the 2nd floor to the exterior.
10. 2nd Floor egress stair handrail from Records Storage is not compliant.
11. All 2nd floor doors at corridor propped open due to high heat within space.
12. Marketing & Public Relation FM2, ceiling louver paint is chipping.
13. Student Lounge ceiling is old and outdated.
14. Ceiling grid in Business Office 109A is loose.
15. Vestibule 101, doors to Lobby 102 have push/pull hardware. Recommend that these doors have panic hardware. Energy Code. Not a requirement for existing buildings.

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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- 16. 16"x16" VCT at Corridor 118.
- 17. Missing Exit sign at single exterior door in Cafeteria.
- 18. Ceiling grid in Corridor and Cafeteria has been re-used during its previous renovation and has been painted to make like new.
- 19. Future addition is planned onto Cafeteria on North wall.

ABBREVIATIONS

- BRK – Brick Masonry
- CMU – Concrete Masonry Unit, or Concrete Block
- WD – Wood
- CONC - Concrete
- ACT – Suspended Acoustic Tile Ceiling
- CSAT – Suspended Concealed Spline Acoustic Tile
- PLAS – Plaster
- GWB – Gypsum Wallboard
- VCT – Vinyl Composition Tile
- VAT – Vinyl Asbestos Tile
- CPT – Carpet
- VB – Vinyl Base
- RBR – Rubber Treads & Risers/Tile
- CT – Ceramic Tile
- QT – Quarry Tile
- * – Suspected Asbestos Containing Material.

Founders Building

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 N/A – Not applicable/Not available
 M – Missing

PROVISIONS FOR ACCESSIBILITY

Exterior Accessible Route	
Accessible Route:	

	Width	Material	Hardware	Conditions
Primary Entrance:	6' wide			
Exterior/Egress Doors:	6' wide			
Signage:				

Interior Accessible Route	Width	Material	Hardware	Conditions
Accessible Route:				
Entrance Vestibules:	6' wide			
Interior Doorways –				
Classrooms:				
Offices:				
Library:				
Gym/Cafeteria/Kitchen:				
Cross – Corridor:				
Stairs:				
Toilets:				

	Size			Conditions
Vertical Access: (Elevators/Lifts)	N/A			

	Width	Floor Surface	Handrail/Guard Heights	Conditions
Stairways:				
Ramps:				

	Clear Floor Space/Turning Radius	Toilet Partitions	Conditions
Toilet Rooms:	Lavatories are not handicap compliant		
Tables & Seating –			
Cafeteria:			
Drinking Fountains:			
Public Tele:			
Controls:			
Signage:			
Emergency Alarms:			

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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 M – Missing

PLUMBING SYSTEM

Service	Pipe Size	Meter Size	Pressure Regulator	Oper. Pressure	Pipe Material	Source	Age	Miscellaneous
Water:	1"	Unk	NA	Unk	Copper	Street	Unk	
Gas:	NA							

System	Pipe Material / Condition	Type Insulation / Condition	Miscellaneous
Domestic Cold Water:	Copper / 8	Missing / 0	
Domestic Hot Water:	Copper / 8	Missing / 0	
Sanitary Waste & Vent:	6		
Storm Drainage:	NA		
Gas:	NA		
Kitchen Waste:	CI / 4		
Tempered Water:	NA		

Equipment	Type/Fuel	Age	Condition	Miscellaneous
Domestic Water Heater:	Storage / Elec	2008	8	
Sanitary Ejector Pump:	Duplex / Grinder	Unk	Unk	No access to ejector pit
Storm Ejector Pump:	NA			
Domestic Water Booster Pump:	NA			
Interior Kitchen Grease Trap:	Thermaco Automatic	Unk	4	Automatic self cleaning

Plumbing Fixtures	Type/ Installation	Low Consump/ Metering	Accessible	Condition	Miscellaneous
Water Closet:	Floor	N	Y	7	
Urinal:	Wall	N	Y	7	
lavatory:	Counter	N	Y	7	
Drinking Fountain	Wall, with bottle fill	Unk	Y	9	
Mop Sink:	NA				
Showers:	NA				

Miscellaneous Fixtures	Miscellaneous
Hose Bibb:	NA
Wall Hydrant:	NA
Floor Drain:	Y - Bathrooms
Emergency Shower / Eyewash:	N
Emergency Eyewash:	N

Comments

Refer to narrative for additional information

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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 N/A – Not applicable/Not available
 M – Missing

AUTOMATIC FIRE SUPPRESSION SYSTEM

	Size	Material	Location	Flow/Pressure	Date of Installation	Conditions
Water Service Entrance # 1:	NA					
Water Service Entrance # 2:	NA					
Backflow Prevention:	NA					

	Size/Pressure	Manufacturer	Energy Source	Date of Installation	Conditions
Fire Pump:	NA				

	Type of Head	Zone	Date of Installation	Conditions
Suppression System	NA			
Typical Classrooms	NA			
Large Spaces	NA			
Kitchen:	NA			
Stairs:	NA			
Fire Department Connections:	NA			
Exterior:	NA			
Interior:	NA			
Shut Off Valves:	NA			
Pre-Action Controls:	NA			

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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 N/A – Not applicable/Not available
 M – Missing

HEATING & VENTILATING SYSTEMS

Centralized Systems	Energy Source	Type	Manufacturer	Date of Installation	Conditions
Heating Equipment # 1:	NA				
Cooling Equipment # 1:	NA				
Exhaust Equipment # 1:	Elec	Exhaust fans	Greenheck	Unk	8

Distribution Systems	Size	Type	Manufacturer	Energy Source	Date of Installation	Conditions
Heating Distribution Equipment:	NA			CUP	Unk	8
Cooling Distribution Equipment:	NA			CUP	Unk	8
Air Distribution Equipment:	AHU's	Const Vol	Unk	CUP	Unk	8

Terminal Equipment	Type	Manufacturer	Controls	Date of Installation	Conditions
Typical Classrooms:	4 Pipe FCU / AHU	Various	DDC Barber Coleman	Unk	6
Offices:	4 Pipe FCU / AHU	Various	DDC Barber Coleman	Unk	6
Library:					
Auditorium:					
Cofeteria:	4 Pipe Unit Vents	Various	DDC Barber Coleman	Unk	6
Gym:					
Kitchen:					
Corridors:	4 Pipe FCU / AHU	Various	DDC Barber Coleman	Unk	6
Toilets:	Exhaust	Greenheck	DDC Barber Coleman	Unk	8

Ventilating Equipment	CFM	Type	Manufacturer	Controls	Date of Installation	Conditions
Ventilating Equipment – Typical Classrooms:	FCU	Unk	Unk	DDC	Unk	6
Offices:	FCU / AHU	Unk	Unk	DDC	Unk	6
Cofeteria:	NA	Unk	Unk	DDC	Unk	6
Kitchen:	NA	Unk	Unk	DDC	Unk	6
Corridors:	NA	Unk	Unk	DDC	Unk	6
Toilets:	NA	Exhaust	Greenheck	DDC	Unk	8

HVAC Controls	Type	Manufacturer	Date of Installation	Conditions
Controls:	DDC	Barber Coleman	Unk	5

Comments

Refer to narrative for additional information

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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 N/A – Not applicable/Not available
 M – Missing

ELECTRICAL

	Rating	Voltage	Metering	Date of Installation	Conditions
Service:	Unk	460	N	Unk	8

Transformer:	NA				
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Emergency Generator:	NA				
----------------------	----	--	--	--	--

Distribution System:	Unk				
----------------------	-----	--	--	--	--

Devices					
Typical Classrooms:	Duplex				8
Offices:	Duplex				8
Gym/Cafeteria:	Duplex				8
Library:	NA				NA
Lobby/Corridor:	Duplex				8
Toilets:	GFI				*

Lighting					
Typical Classrooms:	T8			2008	8
Offices:	T8			2008	8
Library:	NA				
Gym/Cafeteria:	T8			2008	8
Lobby/Corridor:	T8			2008	8
Toilets:	T8			2008	8
Lighting Controls:	NA				
Theatre Lighting System:	NA				

Site Lighting	Lamp Type	Mounting	Date of Installation	Conditions
Sports Fields:	NA			
Parking:	HID	Pole	Unk	7
Walkways:	NA			
Building Entrances:	NA	Wall	Unk	7

Security System					
CCTV:	NA				
Door Access Controls:	NA				
Detection Devices:	NA				

Founders Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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- N/A – Not applicable/Not available
- M – Missing

Communications System					
Master Clock / Program:	NA				
PA System:	NA				
Typical Classrooms:	NA				

Tele/Data/Video System					
Typical Classrooms:	NA				
Offices:	NA				
Library:	NA				
Computer:	NA				
Gym/Cafeteria:	NA				

Local Sound Systems					
Gym/Cafeteria:	NA				

	Type	Manufacturer	Controls	Date of Installation	Conditions
Emergency lighting:	Battery	Unk	Self Contained	Unk	7
Exit Lighting:	Battery	Unk	Self Contained	Unk	7

	Type	Manufacturer	Notifications	Date of Installation	Conditions
Fire Alarm System:	Simplex	Tyco		Unk	7
Fire Alarm Devices	Detector Type	Alarm Signal Type	Pull Station	Date of Installation	Conditions
Typical Classrooms:	HS			Unk	7
Offices:	HS				
Library:	HS				
Gym/Cafeteria:	HS				
Lobby/Corridor:	HS				
Storage/Service:	HS				
Toilets:	HS				

HS – Horn/Strobe, SD – Smoke Detector, HD – Heat Detector, HID – High Intensity Discharge

Comments

Refer to narrative for additional information

Snow Building

BUILDING EVALUATION REPORT



GENERAL INFORMATION

Name of School: **MIDDLESEX COMMUNITY COLLEGE – SNOW HALL**

Address: 100 Training Hill Road
Middletown, Connecticut 06457

Name of Owner: Connecticut State University System

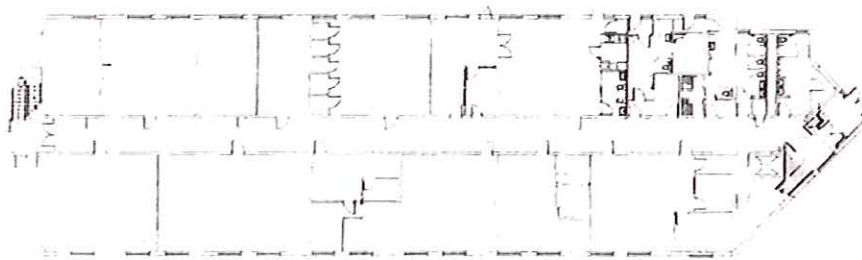
Year Constructed: 1973

Stories: 2

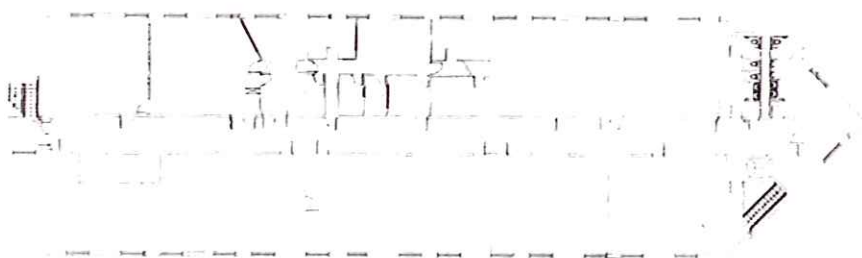
Gross Square Feet: 25,005

Assignable Square Feet: 17,091

First Floor



Second Floor



MIDDLESEX COMMUNITY COLLEGE EDUCATIONAL MASTER PLAN
SMMA NO. 13035.00

SNOW BUILDING/1

Snow Building

BUILDING EVALUATION REPORT

Condition Key Criteria:
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N/A – Not applicable/Not available
M – Missing

ARCHITECTURE

The exterior of the building is in relatively good condition. All the windows will require re-caulking.

There have been roof leaks within the stair area that have been repaired recently.

Because the building does not have a sprinkler system, it is important that all corridor doors be rated and with door closers. One of the areas of particular concern is the Elevator Machine room. This space does not have the required fire rating and is located directly below one of two stairwells.

The stairwells on the Second Floor are not wide enough to allow for an Area of Refuge. This is a requirement for buildings that are not sprinkled.

These buildings along with others on campus have a signage number system that is confusing to those not familiar with the campus. Number system is not based on which floor it is located.

There have been a number of renovations of Offices and Classrooms. Ceiling grids have been re-used and repainted.

MEP SYSTEMS DESCRIPTION

The building is supplied with heating hot water and chilled water from the CUP.

The building has 6 Dedicated Outdoor Air Systems (DOAS) in the attic space. DOAS units supply ventilation air to all classrooms. Classrooms are also provided with perimeter 4-pipe fan coil units.

Toilet rooms are exhausted. No exhaust noted in Janitors closets.

Some abandoned in place MEP systems existing in the old Art Studio on the First Floor. There is a kiln in a room, with In the Art Studio. The kiln does not have a hood/ exhaust in place. There is a prop fan in the window for room ventilation. Art studio has some abandoned ducts/ flues on the exterior rear of the building.

IT Closet has no permanent air conditioning in place. Currently, a portable cooling unit provides space conditioning.

Building has a Barber Coleman DDC system.

The elevator machine room has a manually operated damper, behind a wall louver, for temperature control. The elevator is rated for 208/3/60.

Drinking fountains are located on the First Floor of the facility, and have water bottle filling

Snow Building

BUILDING EVALUATION REPORT

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N/A – Not applicable/Not available
M – Missing

capabilities, with digital outputs on water bottles filled.

There are no internal roof drains. Roofs drain to gutters and downspouts.

One electric storage type water heater provides domestic hot water for the facility. Tank is 119 gallon, 208/1/60. The water piping associated with the water heater is uninsulated.

Tyco smoke detection system installed in the facility.

There is no emergency paging system in the building. There is no emergency generator for the facility. Emergency and exit lights are battery backup powered.

The facility lighting was upgraded in 2008, with new lamps and ballasts.

There are no sprinklers noted in the building.

WALK THROUGH OBSERVATIONS

Generally, the building systems appear to be in fair condition and adequately maintained. The IT Closet cooling should be addressed.

ENERGY CONSERVATION OPTIONS

Decentralize CUP. Install “right size” high efficiency gas fired condensing boilers, when gas is brought to the facility.

Install a high efficiency split system air conditioner for the IT Closet.

Install Energy Recovery on the DOAS.

Repair damaged hot water and chilled water piping insulation in exposed areas such as the Mechanical Rooms.

Convert to high efficiency condensing type gas fired water heaters when gas is brought to the site.

Install a web based DDC control system, including CO2 sensors in the larger common areas. This will allow outdoor air reset, saving energy, based on actual space occupancy.

Provide / expand unoccupied set back space temperatures.

Install insulation on domestic water piping.

Install waterless urinals.

Install dual (solids / liquids) flush valves on toilets.

Snow Building

BUILDING EVALUATION REPORT

Condition Key Criteria:

1 – Worst Condition

7 – Or Below, Items To Be Replaced

8 – Or Above, Items To Retain

10 – Best Condition

Compliant - Items that meet codes and/or are compliant

Not Compliant – Items that do not meet codes and/or are not compliant.

N/A – Not applicable/Not available

M – Missing

Install point of use domestic water heaters at remote fixtures.

If kiln use is to continue, install appropriate exhaust hood, to mitigate heat and odor.

Install BTU Meters on hot water and chilled water mains, to monitor facility consumption.

The data should be trended and analyzed for conservation opportunities.

Install electric sub meters on power and lighting, to monitor facility power consumption. The

data should be trended and analyzed for conservation opportunities.

Snow Building

BUILDING EVALUATION REPORT

Condition Key Criteria:

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- Not Compliant – Items that do not meet codes and/or are not compliant.
- N/A – Not applicable/Not available
- M – Missing

CONSTRUCTION CLASSIFICATION DATA

Construction Type: (from State Building Code)	
Original Building:	
Addition 1:	
Addition 2:	
Occupancy Group:	B - Occupancy
Area Sub Basement:	
Basement:	
Ground Floor:	
Upper Floors – second:	
Upper Floors – third :	
Total:	

	Height	# of Stories
Main Building:	Approx. 25'	2
Gymnasium:		
Addition 1:		
Addition 2:		

PROVISIONS FOR ACCESSIBILITY

Exterior – Accessible Route:	Width	Material
Curb Cuts:		
Walkways:		
Ramps:		
Parking:		

SITE NOTES

1. Site to building is Handicap Accessible.

Snow Building

BUILDING EVALUATION REPORT

Condition Key Criteria:
 1 – Worst Condition
 7 – Or Below, Items To Be Replaced
 8 – Or Above, Items To Retain
 10 – Best Condition
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 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

Exterior Envelope	Material	Remarks	Conditions
Exterior Wall Assembly:	Masonry		8
Exterior Trim/Fascia:	Aluminum		8
Sloped Roof Assembly:	Metal Roof		8
Flat Roof Assembly:			
Windows:	Aluminum windows		8
Clerestory Windows:			
Glozed C- Wall:			
Doors – Exterior:	Hollow metal, painted		4
Interior:			
Cross-Corridor:			
Hardware:			

EXTERIOR ENVELOPE NOTES

1. Rain runs off of metal roof to aluminum gutter and downspout. Water from downspout is not connected to any foundation and/or underground sanitary system. Water is dispersed directly to grade.
2. There have been roof repairs recently by the rear stairway.
3. All exterior window caulking needs replacement.

Snow Building

BUILDING EVALUATION REPORT

Condition Key Criteria:
 1 – Worst Condition
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 8 – Or Above, Items To Retain
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 Compliant - Items that meet codes and/or are compliant
 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

	Materials – Walls, Floor & Ceiling Original Building			Materials – Walls, Floor & Ceiling Condition			Conditions
	Walls	Floor	Ceiling	Walls	Floor	Ceiling	
Typical Classrooms:	GYP/CMU	VCT/CPT	ACT	8/8	8/6	6	
Offices:	GYP/CMU	VCT	ACT	8/8	8/6	7	
Gym:	N/A						
Cafeteria:	N/A						
Library:	N/A						
Auditorium:	N/A						
Corridors:	GYP/CMU	VCT	ACT	8/8	9/8	6	
Stairs:	CMU	RBR	ACT	8	8	8	
Toilets:	CT,GYP	CT	ACT	8	8	7	
Kitchen:	N/A						
Service/Mechanical:	PLAS,CMU	CONC	N/A	8	8		

INTERIOR FINISHES NOTES

1. Door and frame from Elevator Machine Room to Hallway to Corridor door needs to be replaced. Doors and Frames are not Fire Rated for 2 hours. Doors need to swing out and have panic hardware.
2. Elevator Machine Room is located under stairwell. Space is not sprinklered. Gypsum separation under stair is not 2-Hr rated.
3. Elevator Machine room equipment needs to be within dam/curb so as to limit and leaks around this unit.
4. Door from elevator machine room once it's removed and replaced with new out swing door may interfere with existing communications equipment.
5. Hot water heat room 426 has rated door, but door frame is not rated.
6. Classroom doors do not have closers. Building is not sprinklered.
7. Studio 408 (Kiln Area), all ceilings within this space needs to be replaced with new.
8. Loud condensate drain to existing sink within Studio.
9. Large crack on masonry wall next to exterior door.
10. Room numbering system is very confusing First Floor is 400 series, Second Floor is 500 series.
11. Generally, the ceiling tiles are O.K. Will need to be replaced within 10 years. Not known if there is an existing plaster ceiling above.
12. Large visible crack at masonry within back stairwell. Crack starts at Ground floor and continues to Second Floor. (Structural to review)
13. Condensate drain is visible within stairwell. Not allowed.
14. At Second Floor Front stair, not enough space for an Area of Refuge.
15. At front stair, door to stairwell not ADA compliant.
16. Classroom floors are carpeted. Condition is O.K. Dirty and warn at classroom corridor door. No threshold, transition strip.
17. Bulletin board material needs to be removed from Stairwells.
18. Typical First Floor doors are 8'+ high.

Snow Building

BUILDING EVALUATION REPORT

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- M – Missing

19. Bulletins boards on First Floor are excessive and will need to be enclosed in glass. Cannot exceed 20% of corridor wall space.
20. First Floor corridor lighting seems very minimal.
21. ADA toilets have 2" high seats. Fixture was installed to low on wall.
22. Bathroom urinals do not have urinal screens.
23. ADA sink, needs offset drain. Mirror needs to be lowered and angled off of wall. Piping need to be wrapped in foam cover.
24. HVAC upgrade may be required at T.V. Studio and Control Room. Space is very warm.
25. Existing ceiling grid has been re-used and painted.

Note:

- *1. Travel distances from classrooms to stairwells have not been calculated for a non-sprinklered building. Maximum of 150' distance is allowed. Some central classrooms may not meet this requirement.
- *2. Stairwell Door width calculation based on actual people loads have not been calculated. Such an investigation may result in a third stairwell requirement.

ABBREVIATIONS

- BRK – Brick Masonry
- CMU – Concrete Masonry Unit, or Concrete Block
- WD – Wood
- CONC - Concrete
- ACT – Suspended Acoustic Tile Ceiling
- CSAT – Suspended Concealed Spline Acoustic Tile
- PLAS – Plaster
- GWB – Gypsum Wallboard
- VCT – Vinyl Composition Tile
- VAT – Vinyl Asbestos Tile
- CPT – Carpet
- VB – Vinyl Base
- RBR – Rubber Treads & Risers/Tile
- CT – Ceramic Tile
- QT – Quarry Tile
- * – Suspected Asbestos Containing Material.

Snow Building

BUILDING EVALUATION REPORT

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 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

PROVISIONS FOR ACCESSIBILITY

Exterior Accessible Route	
Accessible Route:	

	Width	Material	Hardware	Conditions
Primary Entrance:				
Exterior/Egress Doors:				
Signage:				

Interior Accessible Route	Width	Material	Hardware	Conditions
Accessible Route:				
Entrance Vestibules:				
Interior Doorways –				
Classrooms:				
Offices:				
Library:				
Gym/Cafeteria/Kitchen:				
Cross – Corridor:				
Stairs:				
Toilets:				

	Size	Conditions
Vertical Access: (Elevators/Lifts)		

	Width	Floor Surface	Handrail/Guard Heights	Conditions
Stairways:				
Ramps:				

	Clear Floor Space/Turning Radius	Toilet Partitions	Conditions
Toilet Rooms:			
Tables & Seating –			
Cafeteria:			
Drinking Fountains:			
Public Tele:			
Controls:			
Signage:			
Emergency Alarms:			

18 | APPENDIX C: BUILDING EVALUATION REPORTS

Snow Building

BUILDING EVALUATION REPORT

Condition Key Criteria:
 1 - Worst Condition
 7 - Or Below, Items To Be Replaced
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 N/A - Not applicable/Not available
 M - Missing

PLUMBING SYSTEM

Service	Pipe Size	Meter Size	Pressure Regulator	Oper. Pressure	Pipe Material	Source	Age	Miscellaneous
Water:	UNK	Unk						Not noted
Gas:	NA							

System	Pipe Material / Condition	Type Insulation / Condition	Miscellaneous
Domestic Cold Water:	Copper / 8	Fiberglass / 8	
Domestic Hot Water:	Copper / 8	Fiberglass / 8	
Sanitary Waste & Vent:	Cl / 8	NA	
Storm Drainage:	NA		Gutters and Downspouts
Gas:	NA		
Non-Potable (lab) CW:	NA		
Non-Potable (lab) HW:	NA		
Acid (lab) Waste & Vent:	NA		
Kitchen Waste:	NA		
Tempered Water:	NA		

Equipment	Type/Fuel	Age	Condition	Miscellaneous
Domestic Water Heater:	Storage / Electricity	2008 (approx)	*	
Sanitary Ejector Pump:	NA			
Storm Ejector Pump:	NA			
Domestic Water Booster Pump:	NA			
Interior Kitchen Grease Trap:	NA			

Plumbing Fixtures	Type/ Installation	Low Consump/ Metering	Accessible	Condition	Miscellaneous
Water Closet:	Floor / 8	N	Some	8	
Urinal:	Wall / 8	N	Some	8	
Lavatory:	Counter	N	Some	7	
Drinking Fountain:	Wall	Unk	Yes	9	
Mop Sink:	Floor	N	NA	8	
Showers:	NA				

Miscellaneous Fixtures	Miscellaneous
Hose Bibb:	Unk
Wall Hydrant:	Y
Floor Drain:	Y
Emergency Shower / Eyewash:	NA
Emergency Eyewash:	NA
Lab Faucets:	NA
lab Gas Cocks:	NA

Comments

Refer to narrative for additional information

Snow Building

BUILDING EVALUATION REPORT

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 M - Missing

AUTOMATIC FIRE SUPPRESSION SYSTEM

	Size	Material	Location	Flow/Pressure	Date of Installation	Conditions
Water Service Entrance #1:	NA					
Water Service Entrance #2:	NA					
Backflow Prevention:	NA					

	Size/Pressure	Manufacturer	Energy Source	Date of Installation	Conditions
Fire Pump:	NA				

	Type of Head	Zone	Date of Installation	Conditions
Suppression System	NA			
Typical Classrooms	NA			
Large Spaces	NA			
Kitchen:	NA			
Stairs:	NA			
Fire Department Connections:	NA			
Exterior:	NA			
Interior:	NA			
Shut-Off Valves:	NA			
Pre-Action Controls:	NA			

18 | APPENDIX C: BUILDING EVALUATION REPORTS

Snow Building

BUILDING EVALUATION REPORT

Condition Key Criteria:

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- N/A - Not applicable/Not available
- M - Missing

HEATING & VENTILATING SYSTEMS

Centralized Systems	Energy Source	Type	Manufacturer	Date of Installation	Conditions
Heating Equipment # 1:	From CUP				
Cooling Equipment # 1:	From CUP				
Exhaust Equipment # 1:	Roof				

Distribution Systems	Size	Type	Manufacturer	Energy Source	Date of Installation	Conditions
Heating Distribution Equipment:	4"					
Cooling Distribution Equipment:	4"					
Air Distribution Equipment:						

Terminal Equipment	Type	Manufacturer	Controls	Date of Installation	Conditions
Typical Classrooms:	4 Pipe FCU	Unk	DDC	Unk	6
Offices:	4 Pipe FCU	Unk	DDC	Unk	6
Library:	NA				
Auditorium:	NA				
Cafeteria:	NA				
Gym:	NA				
Kitchen:	NA				
Corridors:	4 Pipe FCU	Unk	DDC	Unk	6
Toilets:	HW Radiation				6

Ventilating Equipment	CFM	Type	Manufacturer	Controls	Date of Installation	Conditions
Ventilating Equipment - Typical Classrooms:	Unk	DOAS	Unk	DDC	Unk	6
Offices:	Unk	DOAS	Unk	DDC	Unk	6
Library:	NA					
Auditorium:	NA					
Cafeteria:	NA					
Gym:	NA					
Kitchen:	NA					
Corridors:	NA					
Toilets:	Exhaust fan	Centrifugal	Unk	DDC	Unk	6

Snow Building

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HVAC Controls	Type	Manufacturer Controls	Date of Installation	Conditions
Controls:	DDC	Barber Coleman	Unk	5
General:				
Local:				

Comments

Refer to narrative for additional information

Snow Building

BUILDING EVALUATION REPORT

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ELECTRICAL

	Rating	Voltage	Metering	Date of Installation	Conditions
Service:	Unk	460	Unk	Unk	8

Transformer:	NA				
--------------	----	--	--	--	--

Emergency Generator:	NA				
----------------------	----	--	--	--	--

Distribution System:					
----------------------	--	--	--	--	--

Devices					
Typical Classrooms:	Duplex	120	N	Unk	8
Offices:	Duplex	120	N	Unk	8
Gym/Cafeteria:	NA				
Library:	NA				
Lobby/Corridor:	Duplex	120	N	Unk	8
Toilets:	Duplex	120	N	Unk	8

Lighting					
Typical Classrooms:	T8		N	2008	8
Offices:	T8		N	2008	8
Library:	NA				
Gym/Cafeteria:	NA				
Lobby/Corridor:	NA				
Toilets:	NA				
Lighting Controls:	No				
Theatre Lighting System:	NA				

Site Lighting	Lamp Type	Mounting	Date of Installation	Conditions
Sports Fields:	NA			
Parking:	NA			
Walkways:	Limited			
Building Entrances:	Fluorescent	Wall	Unk	7

Security System					
CCTV:	NA				
Door Access Controls:	NA				
Detection Devices:	NA				

18 | APPENDIX C: BUILDING EVALUATION REPORTS

Snow Building

BUILDING EVALUATION REPORT

Condition Key Criteria:

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10 – Best Condition

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Not Compliant – Items that do not meet codes and/or are not compliant.

N/A – Not applicable/Not available

M – Missing

Communications System					
Master Clock / Program:	NA				
PA System:	NA				
Typical Classrooms:	NA				

Tele/Data/Video System					
Typical Classrooms:	NA				
Offices:	NA				
Library:	NA				
Computer:	NA				
Gym/Cafeteria:	NA				

Local Sound Systems					
Gym/Cafeteria:	NA				

	Type	Manufacturer	Controls	Date of Installation	Conditions
Emergency lighting:	Battery	Unk	Self Contained	Unk	8
Exit lighting:	Battery	Unk	Self Contained	Unk	8

	Type	Manufacturer	Notifications	Date of Installation	Conditions
Fire Alarm System:	Simplex	Tyco		Unk	8
Fire Alarm Devices	Detector Type	Alarm Signal Type	Pull Station	Date of Installation	Conditions
Typical Classrooms:	HS				
Offices:	HS				
Library:	NA				
Gym/Cafeteria:	NA				
lobby/Corridor:	HS				
Storage/Service:	NA				
Toilets:	NA				

HS – Horn/Strobe, SD – Smoke Detector, HD – Heat Detector, HID – High Intensity Discharge

Comments

Refer to narrative for additional information

Wheaton Hall

BUILDING EVALUATION REPORT



GENERAL INFORMATION

Name of School: **MIDDLESEX COMMUNITY COLLEGE – WHEATON HALL**

Address: 100 Training Hill Road
Middletown, Connecticut 06457

Name of Owner: Connecticut State University System

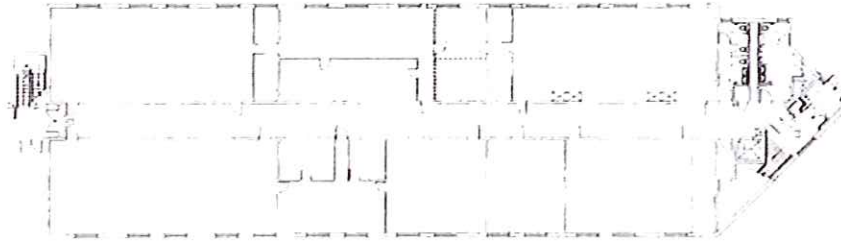
Year Constructed: 1973

Stories: 2

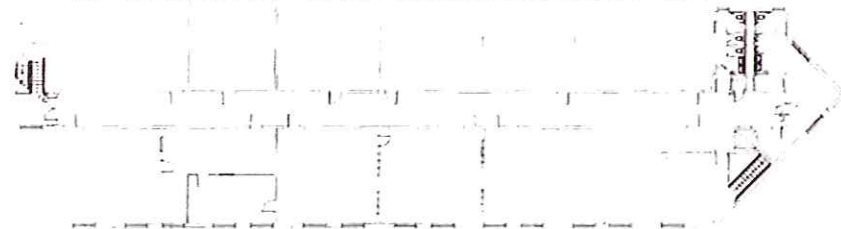
Gross Square Feet: 25,005

Assignable Square Feet: 18,924

First Floor



Second Floor



MIDDLESEX COMMUNITY COLLEGE EDUCATIONAL MASTER PLAN
SMMA NO. 13035.00

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

Condition Key Criteria:
1 – Worst Condition
7 – Or Below, Items To Be Replaced
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N/A – Not applicable/Not available
M – Missing

ARCHITECTURAL

The exterior of the building is in relatively good condition. All the windows will require re-caulking.

There have been roof leaks within the rear stair area that have been repaired recently.

Because the building does not have a sprinkler system, it is important that all corridor doors be rated and with door closers. One of the areas of particular concern is the Elevator Machine room. This space does not have the required fire rating and is located directly below 1 of 2 stairwells.

The stairwells on the Second Floor are not wide enough to allow for an Area of Refuge. This is a requirement for buildings not sprinklered.

These buildings along with others on campus have a signage number system that is confusing to those not familiar with the campus. Number system is not based on which floor it is located.

There have been a number of renovations of Offices and Classrooms. Ceiling grids have been re-used and repainted.

At the Chemistry Lab and Prep Room there are a number of concerns. The Prep Room is not adequately separated from the Offices. The Chemistry Lab base cabinets are rotted at the base and need to be replaced in their entirety. The counter tops are made from asbestos material and there are no provisions for a handicap sink.

MEP SYSTEMS DESCRIPTION

The building is supplied with heating hot water and chilled water from the CUP.

The building has 4 Dedicated Outdoor Air Systems (DOAS) in the attic space. DOAS units supply ventilation air to all classrooms. Classrooms are also provided with perimeter 4-pipe fan coil units.

The building houses the IT MDF Room for the campus, located on the second floor. The IT room has a UPS with approximately 75 minutes of continued operation should the power fail. There is no emergency generator associated with the building or the MDF Room.

The MDF room is humidified and supplied with redundant cooling systems. However, the cooling is NOT on emergency or UPS power.

Science Labs are located on the first floor. Emergency gas shut off valves are located in the corridor ceiling outside the labs. Two Autoclaves are located in Lab B206 – These are not exhausted.

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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N/A – Not applicable/Not available
M – Missing

Biology labs were recently renovated. Exhausts are controlled by a manual switch.

Chemical storage room is well ventilated, high and low exhaust. Discharge louver may be too close to adjacent operable windows. This space appears to be designed and constructed to meet NEC Class 1 Division 1 requirements.

Lab waste is collected, stored and removed manually from site.

Toilet rooms are exhausted. No exhaust noted in Janitors closets.

There is no exhaust provided in the Lab Prep room.

Drinking fountains are located on the first floor of the facility, and have water bottle filling capabilities, with digital outputs on water bottles filled.

Emergency showers exist, however they are piped with domestic cold water. Code requires a tempered water system be installed.

There are no internal roof drains. Roofs drain to gutters and downspouts.

Tyco smoke detection system installed in the facility.

There is no emergency paging system in the building. There is no emergency generator for the facility. Emergency and exit lights are battery backup powered.

There are no sprinklers noted in the building.

The facility lighting was upgraded in 2008, with new lamps and ballasts.

Building has a Barber Coleman DDC system.

WALK THROUGH OBSERVATIONS

Generally, the building systems appear to be in fair condition and adequately maintained.

ENERGY CONSERVATION OPTIONS

Decentralize CUP. Install "right size" high efficiency gas fired condensing boilers, when gas is brought to the facility.

Install Energy Recovery on the DOAS.

Repair damaged hot water and chilled water piping insulation in exposed areas such as the Mechanical Rooms.

Convert to high efficiency condensing type gas fired water heaters when gas is brought to the site.

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

Condition Key Criteria:
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Compliant - Items that meet codes and/or are compliant
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N/A – Not applicable/Not available
M – Missing

Install a web based DDC control system, including CO2 sensors in the larger common areas.
This will allow outdoor air reset, saving energy, based on actual space occupancy.

Provide / expand unoccupied set back space temperatures.

Convert hood exhaust from constant volume to variable based on sash position.

Install insulation on domestic water piping.

Install waterless urinals.

Install dual (solids / liquids) flush valves on toilets.

Install point of use domestic water heaters at remote fixtures.

Provided ducted exhaust for autoclaves to mitigate odor and temperature impact when in operation.

Install BTU Meters on hot water and chilled water mains, to monitor facility consumption.
The data should be trended and analyzed for conservation opportunities.

Install electric sub meters on power and lighting, to monitor facility power consumption. The data should be trended and analyzed for conservation opportunities.

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

Condition Key Criteria:
 1 – Worst Condition
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 8 – Or Above, Items To Retain
 10 – Best Condition
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 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

CONSTRUCTION CLASSIFICATION DATA

Construction Type: (from State Building Code)	
Original Building:	
Addition 1:	N/A
Addition 2:	N/A
Occupancy Group:	B - Occupancy
Area Sub-Basement:	N/A
Basement:	N/A
Ground Floor:	
Upper Floors – 2 nd :	
Upper Floors – 3 rd :	N/A
Total:	

	Height	# of Stories
Main Building:	Approx. 25'	2
Gymnasium:	N/A	
Addition 1:	N/A	
Addition 2:	N/A	

PROVISIONS FOR ACCESSIBILITY

Exterior – Accessible Route:	Width	Material
Curb Cuts:		
Walkways:		
Ramps:		
Parking:		

SITE NOTES

1. Site to building is Handicap Accessible.

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

Condition Key Criteria:
 1 – Worst Condition
 7 – Or Below, Items To Be Replaced
 8 – Or Above, Items To Retain
 10 – Best Condition
 Compliant - Items that meet codes and/or are compliant
 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

Exterior Envelope	Material	Remarks	Conditions
Exterior Wall Assembly:	Masonry		8
Exterior Trim/Fascia:	Aluminum		8
Sloped Roof Assembly:	Metal Roof		8
Flat Roof Assembly:			
Windows:	Aluminum windows	Re-Caulk all windows	8
Clerestory Windows:			
Glazed C- Wall:			
Doors – Exterior:	Hollow metal, painted		4
Interior:			
Cross-Corridor:			
Hardware:			

EXTERIOR ENVELOPE NOTES

1. Rain runs off of metal roof to aluminum gutter and downspout. Water from downspout is not connected to any foundation and/or underground sanitary system. Water is dispersed directly to grade.
2. There have been roof repairs recently by the rear stairway.
3. Re-caulk all windows.
4. Window broken in Chemistry Lab B221

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

Condition Key Criteria:
 1 – Worst Condition
 7 – Or Below, Items To Be Replaced
 8 – Or Above, Items To Retain
 10 – Best Condition
 Compliant - Items that meet codes and/or are compliant
 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

Interior	Materials – Walls, Floor & Ceiling Original Building			Materials – Walls, Floor & Ceiling Condition			Conditions
	Walls	Floor	Ceiling	Walls	Floor	Ceiling	
Typical Classrooms:	GYP/CMU	CPT/VCT	ACT	8/9	7/8	7	
Offices:	GYP/CMU	CPT/VCT	ACT	8/9	7/8	7	
Chemistry Lab:	GYP/CMU	EPOXY	ACT	8/9	8	5	
Cafeteria:	N/A						
Library:	N/A						
Auditorium:	N/A						
Corridors:	GYP	VCT	ACT	8	8	6	
Stairs:	CMU	RBR	ACT	8	8	8	
Toilets:	CT,GYP	CT	PLAS	8	8	7	
Kitchen:	N/A						
Service/Mechanical:	PLAS,CMU	CONC	ACT	7	8	7	

INTERIOR FINISHES NOTES

1. Door and frame from Elevator Machine Room to Hallway to Corridor door needs to be replaced. Doors and Frames are not Fire Rated for 2 hours. Doors need to swing out and have panic hardware.
2. Elevator Machine Room is located under stairwell. Space is not sprinklered. Gypsum separation under stair is not 2-Hr rated.
3. Elevator Machine room equipment needs to be within dam/curb so as to limit and leaks around this unit.
4. Door from elevator machine room once it's removed and replaced with new out swing door may interfere with existing communications equipment.
5. Hot water heat room 426 has rated door, but door frame is not rated.
6. Classroom doors do not have closers. Building is not sprinklered.
7. Ceiling hung cabinet unit heater has exposed, insulated pipes at Main entry vestibule.
8. Instrument Lab 216, lack storage space.
9. Room numbering system need to be reviewed. First Floor is 200 series numbers, Second Floor is 300 series numbers.
10. Chemistry Lab B271, has electric/gas combo connections at science tables. May be too close.
11. Chemistry Prep B220, has holes in ceiling.
12. Google cabinets do not have U.V. light fixture within storage cabinet.
13. Instrument Lab 216, has no rated walls. Not separated from Office spaces. Fume hood does not have constant air suction.
14. At Second Fl. Front stair, not enough space for an Area of Refuge.
15. At front stair, door to stairwell not ADA compliant.
16. Leaks in ceiling tiles at Second Floor IT space.
17. Bulletin material needs to be removed from Stairwells.
18. IT space is constructed with demountable partitions, room has a UPS. UPS needs to be within rated space.

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

Condition Key Criteria:
1 – Worst Condition
7 – Or Below, Items To Be Replaced
8 – Or Above, Items To Retain
10 – Best Condition
Compliant - Items that meet codes and/or are compliant
Not Compliant – Items that do not meet codes and/or are not compliant.
N/A – Not applicable/Not available
M – Missing

- 19. Bulletins on First Floor are excessive and will need to be enclosed in glass. Cannot exceed 20% of corridor.
20. Condensate drain line very close to top of prep room door. Separated with bat insulation.
21. Chemistry Lab B221, Base cabinets & counter tops need to be replaced in their entirety. Base of all cabinets are rotting and severely damaged. Counter tops are made of asbestos material. No handicap sinks available. Insufficient lighting within this classroom space. Ceilings are in need of full replacement.
22. Emergency eyewash in not handicap accessible.
23. Ceiling grids has been repainted.

Note:

- *1. Travel distances from classrooms to stairwells have not been calculated for a non-sprinklered building. Maximum of 150' distance is allowed. Some central classrooms may not meet this requirement.
*2. Stairwell Door width calculation based on actual people loads have not been calculated. Such an investigation may result in a 3rd stairwell requirement.

ABBREVIATIONS

- BRK – Brick Masonry
CMU – Concrete Masonry Unit, or Concrete Block
WD – Wood
CONC - Concrete
ACT – Suspended Acoustic Tile Ceiling
CSAT – Suspended Concealed Spline Acoustic Tile
PLAS – Plaster
GWB – Gypsum Wallboard
VCT – Vinyl Composition Tile
VAT – Vinyl Asbestos Tile
CPT – Carpet
VB – Vinyl Base
RBR – Rubber Treads & Risers/Tile
CT – Ceramic Tile
QT – Quarry Tile
* – Suspected Asbestos Containing Material.

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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PROVISIONS FOR ACCESSIBILITY

Exterior Accessible Route	
Accessible Route:	

	Width	Material	Hardware	Conditions
Primary Entrance:	6' wide			
Exterior/Egress Doors:	6' wide			
Signage:				

Interior Accessible Route	Width	Material	Hardware	Conditions
Accessible Route:				
Entrance Vestibules:				
Interior Doorways – Classrooms:	36"			
Offices:	36"			
Library:	N/A			
Gym/Cafeteria/Kitchen:	N/A			
Cross – Corridor:	N/A			
Stairs:	No Area of Refuge			
Toilets:	Lav.'s not ADA compliant			

	Size		Conditions
Vertical Access: (Elevators/Lifts)			

	Width	Floor Surface	Handrail/G uard Heights	Conditions
Stairways:				
Ramps:	N/A			

	Clear Floor Space/Turning Radius	Toilet Partitions	Conditions
Toilet Rooms:			
Tables & Seating – Cafeteria:	N/A		
Drinking Fountains:	N/A		
Public Tele.			
Controls:			
Signage:			
Emergency Alarms:			

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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 N/A – Not applicable/Not available
 M – Missing

PLUMBING SYSTEM

Service	Pipe Size	Meter Size	Pressure Regulator	Oper. Pressure	Pipe Material	Source	Age	Miscellaneous
Water:	UNK	UNK						Not noted
Gas:	UNK							Propane

System	Pipe Material / Condition	Type Insulation / Condition	Miscellaneous
Domestic Cold Water:	Copper / 8	Fiberglass / 8	
Domestic Hot Water:	Copper / 8	Fiberglass / 8	
Sanitary Waste & Vent:	CI / 8	NA	
Storm Drainage:	NA		Gutters and Downspouts
Gas:	NA		
Non-Potable (lab) CW:	Copper / 8	Fiberglass / 8	
Non-Potable (lab) HW:	Copper / 8	Fiberglass / 8	
Acid (lab) Waste & Vent:	See note		Collected and removed from site manually
Kitchen Waste:	NA		
Tempered Water:	NA		

Equipment	Type/Fuel	Age	Condition	Miscellaneous
Domestic Water Heater:	Storage / Elec	2008 (approx)	8	
Sanitary Ejector Pump:	NA			
Storm Ejector Pump:	NA			
Domestic Water Booster Pump:	NA			
Interior Kitchen Grease Trap:	NA			

Plumbing Fixtures	Type/ Installation	Low Consump/ Metering	Accessible	Condition	Miscellaneous
Water Closet:	Floor / 8	N	Some	8	
Urinal:	Wall / 8	N	Some	8	
Lavatory:	Counter	N	Some	7	
Drinking Fountain:	Wall	Unk	Yes	9	
Mop Sink:	Floor	N	NA	8	
Showers:	NA				

Miscellaneous Fixtures	Miscellaneous
Hose Bibb:	Unk
Wall Hydrant:	Y
Floor Drain:	Y
Emergency Shower / Eyewash:	NA
Emergency Eyewash:	NA
Lab Faucets:	NA
Lab Gas Cocks:	NA

Comments

Refer to narrative for additional information

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

AUTOMATIC FIRE SUPPRESSION SYSTEM

	Size	Material	Location	Flow/Pressure	Date of Installation	Conditions
Water Service Entrance #1:	NA					
Water Service Entrance #2:	NA					
Backflow Prevention:	NA					

	Size/Pressure	Manufacturer	Energy Source	Date of Installation	Conditions
Fire Pump:	NA				

	Type of Head	Zone	Date of Installation	Conditions
Suppression System	NA			
Typical Classrooms	NA			
Large Spaces	NA			
Kitchen:	NA			
Stairs:	NA			
Fire Department Connections:	NA			
Exterior:	NA			
Interior:	NA			
Shut-Off Valves:	NA			
Pre-Action Controls:	NA			

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

HEATING & VENTILATING SYSTEMS

Centralized Systems	Energy Source	Type	Manufacturer	Date of Installation	Conditions
Heating Equipment # 1:	From CUP				
Cooling Equipment # 1:	From CUP				
Exhaust Equipment # 1:	Roof				

Distribution Systems	Size	Type	Manufacturer	Energy Source	Date of Installation	Conditions
Heating Distribution Equipment:	4"			From CUP	Unk	8
Cooling Distribution Equipment:	4"			From CUP	Unk	8
Air Distribution Equipment:						

Terminal Equipment	Type	Manufacturer	Controls	Date of Installation	Conditions
Typical Classrooms:	4 Pipe FCU	Unk	DDC	Unk	6
Offices:	4 Pipe FCU	Unk	DDC	Unk	6
Library:	NA				
Auditorium:	NA				
Cafeteria:	NA				
Gym:	NA				
Kitchen:	NA				
Corridors:	4 Pipe FCU	Unk	DDC	Unk	6
Toilets:	HW Radiation				6

Ventilating Equipment	CFM	Type	Manufacturer	Controls	Date of Installation	Conditions
Ventilating Equipment – Typical Classrooms:	Unk	DOAS	Unk	DDC	Unk	6
Offices:	Unk	DOAS	Unk	DDC	Unk	6
Library:	NA					
Auditorium:	NA					
Cafeteria:	NA					
Gym:	NA					
Kitchen:	NA					
Corridors:	NA					
Toilets:	Exhaust fan	Centrifugal	Unk	DDC	Unk	6

HVAC Controls	Type	Manufacturer	Date of Installation	Conditions
Controls:	DDC	Barber Coleman	Unk	5
General:				
Local:				

Comments

Refer to narrative for additional information

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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ELECTRICAL

	Rating	Voltage	Metering	Date of Installation	Conditions
Service:	Unk	460	Unk	Unk	8

Transformer:	NA				
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Emergency Generator:	NA				
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Distribution System:					
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Devices					
Typical Classrooms:	Duplex	120	N	Unk	8
Offices:	Duplex	120	N	Unk	8
Gym/Cafeteria:	NA				
Library:	NA				
Lobby/Corridor:	Duplex	120	N	Unk	8
Toilets:	Duplex	120	N	Unk	8

Lighting					
Typical Classrooms:	T8		N	2008	8
Offices:	T8		N	2008	8
Library:	NA				
Gym/Cafeteria:	NA				
Lobby/Corridor:	NA				
Toilets:	NA				
Lighting Controls:	No				
Theatre Lighting System:	NA				

Site Lighting	Lamp Type	Mounting	Date of Installation	Conditions
Sports Fields:	NA			
Parking:	NA			
Walkways:	Limited			
Building Entrances:	Fluorescent	Wall	Unk	7

Security System					
CCTV:	NA				
Door Access Controls:	NA				
Detection Devices:	NA				

Communications System					
Master Clock / Program:	NA				
PA System:	NA				
Typical Classrooms:	NA				

Wheaton Hall

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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Tele/Data/Video System					
Typical Classrooms:	NA				
Offices:	NA				
Library:	NA				
Computer:	NA				
Gym/Cafeteria:	NA				

Local Sound Systems					
Gym/Cafeteria:	NA				

	Type	Manufacturer	Controls	Date of Installation	Conditions
Emergency lighting:	Battery	Unk	Self Contained	Unk	8
Exit Lighting:	Battery	Unk	Self Contained	Unk	8

	Type	Manufacturer	Notifications	Date of Installation	Conditions
Fire Alarm System:	Simplex	Tyco		Unk	8
Fire Alarm Devices	Detector Type	Alarm Signal Type	Pull Station	Date of Installation	Conditions
Typical Classrooms:	HS				
Offices:	HS				
Library:	NA				
Gym/Cafeteria:	NA				
lobby/Corridor:	HS				
Storage/Service:	NA				
Toilets:	NA				

HS – Horn/Strobe, SD – Smoke Detector, HD – Heat Detector, HID – High Intensity Discharge

Comments

Refer to narrative for additional information

Maintenance Building

BUILDING EVALUATION REPORT



GENERAL INFORMATION

Name of School: **MIDDLESEX COMMUNITY COLLEGE – MAINTENANCE BUILDING**
Address: 100 Training Hill Road
Middletown, Connecticut 06457

Name of Owner: Connecticut State University System
Year Constructed: 1992
Gross Square Feet: 2,600
Assignable Square Feet: 2,000

MIDDLESEX COMMUNITY COLLEGE EDUCATIONAL MASTER PLAN
SMMA NO. 13035.00

MAINTENANCE BUILDING/ 1

Maintenance Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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ARCHITECTURE

The structure is built upon a berm with no operable windows. Light openings are constructed of glass block.

This building does not have handicap bathroom facilities.

Doors are not handicap compliant.

MEP SYSTEMS DESCRIPTION

The building has limited MEP systems, as it serves mainly as a garage and storage space.

There are no DDC controls in the building.

Most of the HVAC systems, including garage exhaust, do not function, and are in need of replacement.

The maintenance office houses the security system head end. There is no air conditioning in place for the head end. The office has electric heat.

Heat is provided by propane type unit heaters. Propane is stored in an underground 250 gallon storage tank.

There are no floor drains or oil separator in the garage area of the building. There are also no internal roof drains.

A 3/4" domestic cold water line feeds the building; it is routed underground from Snow Hall. There is no water meter. Domestic hot water is a storage tank type.

There is a single toilet facility, not handicap accessible. The toilet room has a floor drain. There is a Janitor's style slop sink, at the entrance to the toilet room.

Compressed air is available from an air compressor located in the building.

There is a 225 amp 208/120 panel for the building. Upper parking lot lights are fed off of this panel, and controlled via a time clock.

Exterior building lighting are controlled with day light sensors

There is no emergency power, or emergency lighting within the building.

Maintenance Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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WALK THROUGH OBSERVATIONS

Generally, the MEP systems reviewed are in poor condition. The vehicle exhaust system is not functioning. The facility has limited heating and air conditioning capacity. The envelop insulation and integrity is noted in poor condition.

ENERGY CONSERVATION OPTIONS

- Install a high efficiency condensing gas boiler, when gas is brought to the campus.
- Install new insulated garage doors.
- Install air curtains at garage doors.
- Install point of use domestic water heaters at sinks.
- Install motion detectors on parking lot lighting.

Maintenance Building

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CONSTRUCTION CLASSIFICATION DATA

Construction Type: (from State Building Code)	
Original Building:	
Addition 1:	N/A
Addition 2:	N/A
Occupancy Group:	S-2 Occupancy
Area Sub-Basement:	N/A
Basement:	N/A
Ground Floor:	
Upper Floors – 2 nd :	N/A
Upper Floors – 3 rd :	N/A
Total:	

	Height	# of Stories
Main Building:	Approx. 16'	1
Gymnasium:	N/A	
Addition 1:		
Addition 2:		

PROVISIONS FOR ACCESSIBILITY

Exterior – Accessible Route:	Width	Material
Curb Cuts:		
Walkways:		
Ramps:		
Parking:		

SITE NOTES

1. Site to building is Handicap Accessible.

Maintenance Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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Exterior Envelope	Material	Remarks	Conditions
Exterior Wall Assembly:	Masonry		8
Exterior Trim/Fascia:	Aluminum		8
Sloped Roof Assembly:	Metal Roof		8
Flat Roof Assembly:			
Windows:	Glass Block		8
Clerestory Windows:			
Glozed C- Wall:			
Doors – Exterior:	Hollow metal, painted		4
Interior:			
Cross-Corridor:			
Hardware:	Not Compliant		1

EXTERIOR ENVELOPE NOTES

1. Rain runs of metal building directly to grade.
2. Exterior doors missing emergency lights.
3. No ADA access to sidewalk from parking area.
4. Entry door needs hardware with handle not knob.

Maintenance Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

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- N/A – Not applicable/Not available
- M – Missing

Interior	Materials – Walls, Floor & Ceiling Original Building			Materials – Walls, Floor & Ceiling Condition			Conditions
	Walls	Floor	Ceiling	Walls	Floor	Ceiling	
Typical Classrooms:	N/A						
Offices:	CMU	VCT	GYP	8	8	8	
Gym:	N/A						
Cafeteria:	N/A						
Library:	N/A						
Auditorium:	N/A						
Corridors:	N/A						
Stairs:	N/A						
Toilets:	CMU	VCT	ACT	8	8	7	
Kitchen:	N/A						
Service/Mechanical:	CMU	CONC	N/A	8	8		

INTERIOR FINISHES NOTES

1. No panic hardware anywhere.
2. Overhead rollup doors are all manual.
3. No ADA compliant bathroom.

ABBREVIATIONS

- BRK – Brick Masonry
- CMU – Concrete Masonry Unit, or Concrete Block
- WD – Wood
- CONC - Concrete
- ACT – Suspended Acoustic Tile Ceiling
- CSAT – Suspended Concealed Spline Acoustic Tile
- PLAS – Plaster
- GWB – Gypsum Wallboard
- VCT – Vinyl Composition Tile
- VAT – Vinyl Asbestos Tile
- CPT – Carpet
- VB – Vinyl Base
- RBR – Rubber Treads & Risers/Tile
- CT – Ceramic Tile
- QT – Quarry Tile
- * – Suspected Asbestos Containing Material.

Maintenance Building

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 N/A – Not applicable/Not available
 M – Missing

Interior	Materials – Walls, Floor & Ceiling Original Building			Materials – Walls, Floor & Ceiling Condition			Conditions
	Walls	Floor	Ceiling	Walls	Floor	Ceiling	
Typical Classrooms:	GYP/CMU	CPT/VCT	ACT	8/9	7/8	7	
Offices:	GYP/CMU	CPT/VCT	ACT	8/9	7/8	7	
Chemistry Lab:	GYP/CMU	EPOXY	ACT	8/9	8	5	
Cafeteria:	N/A						
Library:	N/A						
Auditorium:	N/A						
Corridors:	GYP	VCT	ACT	8	8	6	
Stairs:	CMU	RBR	ACT	8	8	8	
Toilets:	CT,GYP	CT	PLAS	8	8	7	
Kitchen:	N/A						
Service/Mechanical:	PLAS,CMU	CONC	ACT	7	8	7	

INTERIOR FINISHES NOTES

1. Door and frame from Elevator Machine Room to Hallway to Corridor door needs to be replaced. Doors and Frames are not Fire Rated for 2 hours. Doors need to swing out and have panic hardware.
2. Elevator Machine Room is located under stairwell. Space is not sprinklered. Gypsum separation under stair is not 2-Hr rated.
3. Elevator Machine room equipment needs to be within dam/curb so as to limit and leaks around this unit.
4. Door from elevator machine room once it's removed and replaced with new out swing door may interfere with existing communications equipment.
5. Hot water heat room 426 has rated door, but door frame is not rated.
6. Classroom doors do not have closers. Building is not sprinklered.
7. Ceiling hung cabinet unit heater has exposed, insulated pipes at Main entry vestibule.
8. Instrument Lab 216, lack storage space.
9. Room numbering system need to be reviewed. First Floor is 200 series numbers, Second Floor is 300 series numbers.
10. Chemistry Lab B271, has electric/gas combo connections at science tables. May be too close.
11. Chemistry Prep B220, has holes in ceiling.
12. Google cabinets do not have U.V. light fixture within storage cabinet.
13. Instrument Lab 216, has no rated walls. Not separated from Office spaces. Fume hood does not have constant air suction.
14. At Second Fl. Front stair, not enough space for an Area of Refuge.
15. At front stair, door to stairwell not ADA compliant.
16. Leaks in ceiling tiles at Second Floor IT space.
17. Bulletin material needs to be removed from Stairwells.
18. IT space is constructed with demountable partitions, room has a UPS. UPS needs to be within rated space.

18 | APPENDIX C: BUILDING EVALUATION REPORTS

Maintenance Building

BUILDING EVALUATION REPORT – MIDDLESEX COMMUNITY COLLEGE

Condition Key Criteria:

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- N/A – Not applicable/Not available
- M – Missing

Emergency Alarms:

PLUMBING SYSTEM

Service	Pipe Size	Meter Size	Pressure Regulator	Oper. Pressure	Pipe Material	Source	Age	Miscellaneous
Water:	¾"	NA	NA	NA	Copper	Wheaton	Unk.	
Gas:	1"	NA	NA	NA	Blk	UG Tank	1999	

System	Pipe Material / Condition	Type Insulation / Condition	Miscellaneous
Domestic Cold Water:	6	NA	Insulation repair recommended
Domestic Hot Water:	6	NA	Insulation repair recommended
Sanitary Waste & Vent:	5	NA	
Storm Drainage:	NA		
Gas:	NA		
Non-Potable (lab) CW:	NA		
Non-Potable (lab) HW:	NA		
Acid (lab) Waste & Vent:	NA		
Kitchen Waste:	NA		
Tempered Water:	NA		

Equipment	Type/Fuel	Age	Condition	Miscellaneous
Domestic Water Heater:	Elec	Unk	5	
Sanitary Ejector Pump:	NA			
Storm Ejector Pump:	NA			
Domestic Water Booster Pump:	NA			
Interior Kitchen Grease Trap:	NA			

Plumbing Fixtures	Type/ Installation	Low Consump/ Metering	Accessible	Condition	Miscellaneous
Water Closet:	Floor Mtd	NA	Y	4	
Urinal:	NA				
lavatory:	Hand sink	N	N	5	
Drinking Fountain:	NA	NA			
Mop Sink:	Jan sink	NA	NA	5	
Showers:	NA				

Miscellaneous Fixtures	Miscellaneous
Hose Bibb:	NA
Wall Hydrant:	NA
Floor Drain:	Yes –1 in Bathroom
Emergency Shower / Eyewash:	No

Comments

Maintenance Building

BUILDING EVALUATION REPORT

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Refer to narrative for additional comments.

Maintenance Building

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 N/A - Not applicable/Not available
 M - Missing

AUTOMATIC FIRE SUPPRESSION SYSTEM

	Size	Material	Location	Flow/Pressure	Date of Installation	Conditions
Water Service Entrance #1:	NA					
Water Service Entrance #2:						
Backflow Prevention:						

	Size/Pressure	Manufacturer	Energy Source	Date of Installation	Conditions
Fire Pump:					

	Type of Head	Zone	Date of Installation	Conditions
Suppression System	NA			

Maintenance Building

BUILDING EVALUATION REPORT

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 Compliant - Items that meet codes and/or are compliant
 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

HEATING & VENTILATING SYSTEMS

Centralized Systems	Energy Source	Type	Manufacturer	Date of Installation	Conditions
Heating Equipment #1:	Propane	Gas	Unk	Unk	3
Cooling Equipment #1:	None				
Exhaust Equipment #1:	Electric	Exhaust	Unk	Unk	2

Distribution Systems	Size	Type	Manufacturer	Energy Source	Date of Installation	Conditions
Heating Distribution Equipment:						
Cooling Distribution Equipment:						
Air Distribution Equipment:						

Terminal Equipment	Type	Manufacturer	Controls	Date of Installation	Conditions
General:	Unit heaters	Unk	Elec	Unk	3

Ventilating Equipment	CFM	Type	Manufacturer	Controls	Date of Installation	Conditions
Ventilating Equipment:	Unk	Unk	Unk	Elec	Unk	2

HVAC Controls	Type	Manufacturer	Controls	Date of Installation	Conditions
Controls:	Elec	Unk		Unk	1

Comments

Refer to narrative for additional comments.

18 | APPENDIX C: BUILDING EVALUATION REPORTS

Maintenance Building

BUILDING EVALUATION REPORT

Condition Key Criteria:
 1 – Worst Condition
 7 – Or Below, Items To Be Replaced
 8 – Or Above, Items To Retain
 10 – Best Condition
 Compliant - Items that meet codes and/or are compliant
 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

ELECTRICAL

	Rating	Voltage	Metering	Date of Installation	Conditions
Service:	Unk	460	Y	Unk	4

Transformer:	NA				
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Emergency Generator:	NA				
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Distribution System:	NA				
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Devices					
	NA				

Lighting					
	Unk			2008	8

Site Lighting	Lamp Type	Mounting	Date of Installation	Conditions
Sports Fields:	NA			
Parking:	Unk	Pole	Unk	6
Walkways:	NA			
Building Entrances:	Wall	Wall	Unk	6
Security System				
CCTV:	NA			
Door Access Controls:	NA			
Detection Devices:	NA			

Communications System					
Master Clock / Program:	NA				
PA System:	NA				
Typical Classrooms:	NA				

Tele/Data/Video System					
Typical Classrooms:	NA				
Offices:	NA				
Library:	NA				
Computer:	NA				
Gym/Cafeteria:	NA				

Local Sound Systems					
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Maintenance Building

BUILDING EVALUATION REPORT

Condition Key Criteria:
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 N/A – Not applicable/Not available
 M – Missing

Gym/Cafeteria:	NA				
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	Type	Manufacturer	Controls	Date of Installation	Conditions
Emergency lighting:	Battery	Unk	Local	Unk	8
Exit lighting:	Battery	Unk	Local	Unk	8

	Type	Manufacturer	Notifications	Date of Installation	Conditions
Fire Alarm System:	NA				
Fire Alarm Devices	Detector Type	Alarm Signal Type	Pull Station	Date of Installation	Conditions
Typical Classrooms:	HS		Y	Unk	6

HS – Horn/Strobe, SD – Smoke Detector, HD – Heat Detector, HID – High Intensity Discharge

Comments

Refer to narrative for additional comments.

Power Plant

BUILDING EVALUATION REPORT



GENERAL INFORMATION

Name of School: **MIDDLESEX COMMUNITY COLLEGE – POWER PLANT**

Address: 100 Training Hill Road
Middletown, Connecticut 06457

Name of Owner: Connecticut State University System

Year Constructed: 1972

Stories: 1

Gross Square Feet: 2,500

Assignable Square Feet: Not applicable

Power Plant

BUILDING EVALUATION REPORT

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ARCHITECTURE

The building lacks exit signs or doors with panic hardware.

There are a several windows that should be replaced due to the failure of the double glazed air seal.

One of the egress doors will require that a landing consisting of a flat hard surface is provided at the landing area. Currently this door opens onto a non paved grass area.

MEP SYSTEMS DESCRIPTION

The CUP houses the boilers and chillers that provide heating and cooling to Founders Hall, Snow Hall and Wheaton Hall. Hot water and chilled water are pumped from the CUP, underground to the other buildings. The pumped chilled and hot water contain no glycol.

Heating hot water is generated by three Burnham oil boilers. Each boiler has an output rating of 3580 MBH, and are approximately 15 years old. Boilers are oil fired, and burn #2 fuel oil. There is a 15,000 gallon underground fuel oil storage tank just outside of the CUP. The CUP has a duplex oil pump system with basket strainer. One boiler was being replaced at the time of the observation visit. Each boiler is vented through the roof of the CUP individually. Combustion air is provided through wall louvers.

Chillers have remote condensers, and are approximately 15 years old. Chillers are York model YCRJ88 with Hermetic Reciprocating type compressors. They are rated for 460/3/60. Both chillers are required to operate, to maintain space conditions, on or close to a design day.

The CUP is provided with a refrigeration detection system. Controls for boiler and chiller plant are self contained. There is a Barber Coleman DDC system for the CUP Equipment.

The CUP does not have any fire protection.

A 2" domestic water supply, with a Reduced Pressure Backflow Preventer is located in the CUP.

The CUP equipment and systems appear to be in fair to good condition. The equipment is installed with adequate service clearances, and appears to be well maintained.

Electrical service to CUP is rated at 460/3/60. 208 and 120 is also available.

The CUP lighting was upgraded in 2008, with new lamps and ballasts installed.

There is a pad mounted transformer exterior to the CUP. There was no key available for access to review condition; however, the transformer from the exterior, appeared to be in good condition.

Power Plant

BUILDING EVALUATION REPORT

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WALK THROUGH OBSERVATIONS

Generally, the equipment and systems are in fair condition. Some items, such as the lighting has been upgraded within the past 5 years. There is one (of three) new boiler.

ENERGY CONSERVATION OPTIONS

Consideration should be given to elimination of the CUP, and installing cooling and heating plants in each of the facilities it presently serves.

Consider changing from oil to natural gas, when gas is brought into the campus.

Replace existing boiler plant with a Hybrid type boiler plant. A hybrid plant consists of a mix of both high efficiency condensing type boilers and high efficiency non condensing boilers.

Reconfigure pumping scheme to primary secondary, with variable speed secondary pumps.

Review condition of underground pipe insulation. Repair / replace as required, upgrading insulation.

Repair damaged and missing pipe insulation.

Install BTU Meters on hot water and chilled water mains, to monitor campus consumption. The data should be trended and analyzed for conservation opportunities.

Install electric sub meters on power and lighting, to monitor campus power consumption. The data should be trended and analyzed for conservation opportunities.

Power Plant

BUILDING EVALUATION REPORT

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CONSTRUCTION CLASSIFICATION DATA

Construction Type: (from State Building Code)	
Original Building:	
Addition 1:	N/A
Addition 2:	N/A
Occupancy Group:	F-1 Occupancy
Area Sub-Basement:	N/A
Basement:	N/A
Ground Floor:	
Upper Floors - 2 nd :	N/A
Upper Floors - 3 rd :	N/A
Total:	

	Height	# of Stories
Main Building:	Approx. 16' high	1
Gymnasium:	N/A	
Addition 1:	N/A	
Addition 2:	N/A	

PROVISIONS FOR ACCESSIBILITY

Exterior – Accessible Route:	Width	Material
Curb Cuts:		
Walkways:		
Ramps:		
Parking:		

SITE NOTES

1. Site to building is Handicap Accessible.

Power Plant

BUILDING EVALUATION REPORT

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Exterior Envelope	Material	Remarks	Conditions
Exterior Wall Assembly:	Metal Clad		5
Exterior Trim/Fascia:	Aluminum		8
Sloped Roof Assembly:	Metal Roof		5
Flat Roof Assembly:			
Windows:	Aluminum windows		3
Clerestory Windows:	N/A		
Glazed C- Wall:	N/A		
Doors – Exterior:	Hollow metal, painted		4
Interior:			
Cross-Corridor:	N/A		
Hardware:		Panic Hardware required	2

EXTERIOR ENVELOPE NOTES

1. There are (2) windows failing.
2. Walkway to Entry door is a high slope sidewalk. Signs of water entering building during heavy rain or snow build-up.
3. High grade sloped to building on 1 side. Signs of heavy water/snow build-up up against building.
4. Stacks at roof penetration leak. Need cants around flues.

Power Plant

BUILDING EVALUATION REPORT

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- M – Missing

Interior	Materials – Walls, Floor & Ceiling Original Building			Materials – Walls, Floor & Ceiling Condition			Conditions
	Walls	Floor	Ceiling	Walls	Floor	Ceiling	
Typical Classrooms:	N/A						
Offices:	N/A						
Gym:	N/A						
Cafeteria:	N/A						
Library:	N/A						
Auditorium:	N/A						
Corridors:	N/A						
Stairs:	N/A						
Toilets:	N/A						
Kitchen:	N/A						
Service/Mechanical:	MTL	CONC	N/A				8

INTERIOR FINISHES NOTES

1. There are no Exit signs within building.
2. Doors need panic hardware.
3. One (1) door has a hard surface at door landing. Needs a minimum of 2.
4. An un-used emergency generator is stored inside of building.
5. Pipe insulation is wet. Everywhere.

ABBREVIATIONS

- BRK – Brick Masonry
- CMU – Concrete Masonry Unit, or Concrete Block
- WD – Wood
- CONC - Concrete
- ACT – Suspended Acoustic Tile Ceiling
- CSAT – Suspended Concealed Spline Acoustic Tile
- PLAS – Plaster
- GWB – Gypsum Wallboard
- VCT – Vinyl Composition Tile
- VAT – Vinyl Asbestos Tile
- CPT – Carpet
- VB – Vinyl Base
- RBR – Rubber Treads & Risers/Tile
- CT – Ceramic Tile
- QT – Quarry Tile
- * – Suspected Asbestos Containing Material.

18 | APPENDIX C: BUILDING EVALUATION REPORTS

Power Plant

BUILDING EVALUATION REPORT

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 N/A - Not applicable/Not available
 M - Missing

PROVISIONS FOR ACCESSIBILITY

Exterior Accessible Route	
Accessible Route:	From Parking Lot

	Width	Material	Hardware	Conditions
Primary Entrance:	36"			
Exterior/Egress Doors:	36"			
Signage:	None			

Interior Accessible Route	Width	Material	Hardware	Conditions
Accessible Route:	48"	Bituminous		
Entrance Vestibules:	N/A			
Interior Doorways - Classrooms:	N/A			
Offices:	N/A			
Library:	N/A			
Gym/Cafeteria/Kitchen:	N/A			
Cross - Corridor:	N/A			
Stairs:	N/A			
Toilets:	N/A			

	Size	Conditions
Vertical Access: (Elevators/Lifts)	N/A	

	Width	Floor Surface	Handrail/Guard Heights	Conditions
Stairways:	N/A			
Ramps:	N/A			

	Clear Floor Space/Turning Radius	Toilet Partitions	Conditions
Toilet Rooms:	N/A		
Tables & Seating - Cafeteria:	N/A		
Drinking Fountains:	N/A		
Public Tele:	N/A		
Controls:	N/A		
Signage:	N/A		
Emergency Alarms:			

Power Plant

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PLUMBING SYSTEM

Service	Pipe Size	Meter Size	Pressure Regulator	Oper. Pressure	Pipe Material	Source	Age	Miscellaneous
Water:	2-1/2"	Unk			Copper	Street	Unk	
Gas:	None							

System	Pipe Material / Condition	Type Insulation / Condition	Miscellaneous
Domestic Cold Water:	Copper / 8	Fiberglass / 5	
Domestic Hot Water:	Copper / 8	Fiberglass / 5	
Sanitary Waste & Vent:	CI / 7		
Storm Drainage:	NA		
Gas:	NA		

Equipment	Type/Fuel	Age	Condition	Miscellaneous
Domestic Water Heater:	NA			
Sanitary Ejector Pump:	Yes / Elec	Unk	6	No access to pit
Storm Ejector Pump:	NA			
Domestic Water Booster Pump:	NA			
Interior Kitchen Grease Trap:	NA			

Plumbing Fixtures	Type/ Installation	Low Consump/ Metering	Accessible	Condition	Miscellaneous
Water Closet:	NA				
Urinal:	NA				
Lavatory:	NA				
Drinking Fountain:	NA				
Mop Sink:	NA				
Showers:	NA				

Miscellaneous Fixtures	Miscellaneous
Hose Bibb:	NA
Wall Hydrant:	NA
Floor Drain:	Yes
Emergency Shower / Eyewash:	NA

Comments

Refer to narrative for additional information

Power Plant

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 N/A - Not applicable/Not available
 M - Missing

AUTOMATIC FIRE SUPPRESSION SYSTEM

	Size	Material	Location	Flow/Pressure	Date of Installation	Conditions
Water Service Entrance #1:	NA					
Water Service Entrance #2:						
Backflow Prevention:	NA					

	Size/Pressure	Manufacturer	Energy Source	Date of Installation	Conditions
Fire Pump:	NA				

	Type of Head	Zone	Date of Installation	Conditions
Suppression System	NA			
Typical Classrooms	NA			
Large Spaces	NA			
Kitchen:	NA			
Stairs:	NA			
Fire Department Connections:	NA			
Exterior:	NA			
Interior:	NA			
Shut-Off Valves:	NA			
Pre-Action Controls:	NA			

Power Plant

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 N/A – Not applicable/Not available
 M – Missing

HEATING & VENTILATING SYSTEMS

Centralized Systems	Energy Source	Type	Manufacturer	Date of Installation	Conditions
Heating Equipment # 1:	No. 2 Fuel Oil	Sectional Boiler	Burnham	1&3 – Unk; #2 – 2013	6
Cooling Equipment # 1:	Electric	Recip chiller, with remote condenser	York	Unk	5
Exhaust Equipment # 1:	NA				

Distribution Systems	Size	Type	Manufacturer	Energy Source	Date of Installation	Conditions
Heating Distribution Equipment:	Pumps	Base Mtd	B&G	Elec	Unk	6
Cooling Distribution Equipment:	Pumps	Base Mtd	B&G	Elec	Unk	6
Air Distribution Equipment:	NA					

Terminal Equipment	Type	Manufacturer	Controls	Date of installation	Conditions
Typical Classrooms:	NA				
Offices:	NA				
Library:	NA				
Auditorium:	NA				
Cafeteria:	NA				
Gym:	NA				
Kitchen:	NA				
Corridors:	NA				
Toilets:	NA				

Ventilating Equipment	CFM	Type	Manufacturer	Controls	Date of Installation	Conditions
Ventilating Equipment – Typical Classrooms:	NA					
Offices:	NA					
Library:	NA					
Auditorium:	NA					
Cafeteria:	NA					
Gym:	NA					
Kitchen:	NA					
Corridors:	NA					
Toilets:	NA					

Power Plant

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- N/A – Not applicable/Not available
- M – Missing

HVAC Controls	Type	Manufacturer Controls	Date of Installation	Conditions
Controls:	DDC	Barber Coleman	Unk	5
General:				
Local:	For Boiler and Chiller	Self Contained	With Equipment	4

Comments

Refer to narrative for additional information

Power Plant

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 Not Compliant – Items that do not meet codes and/or are not compliant.
 N/A – Not applicable/Not available
 M – Missing

ELECTRICAL

	Rating	Voltage	Metering	Date of Installation	Conditions
Service:	1200	460	N	Unk	8

Transformer:	Unk	Unk		Unk	8
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Emergency Generator:	NA				
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Distribution System:	NA				
----------------------	----	--	--	--	--

Devices					
Typical Classrooms:	NA				
Offices:	NA				
Gym/Cafeteria:	NA				
Library:	NA				
Lobby/Corridor:	NA				
Toilets:	NA				

Lighting					
Typical Classrooms:	NA				
Offices:	NA				
Library:	NA				
Gym/Cafeteria:	NA				
Lobby/Corridor:	NA				
Toilets:	NA				
Lighting Controls:	Parking lot lights		Timer	Unk	7
Theatre Lighting System:	NA				

Site Lighting	Lamp Type	Mounting	Date of Installation	Conditions
Sports Fields:	NA			
Parking:	HID	Pole	Unk	7
Walkways:	NA			
Building Entrances:	NA			

Power Plant

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- Not Compliant - Items that do not meet codes and/or are not compliant.
- N/A - Not applicable/Not available
- M - Missing

Security System					
CCTV:	NA				
Door Access Controls:	NA				
Detection Devices:	NA				

Communications System					
Master Clock / Program:	NA				
PA System:	NA				
Typical Classrooms:	NA				

Tele/Data/Video System					
Typical Classrooms:	NA				
Offices:	NA				
Library:	NA				
Computer:	NA				
Gym/Cafeteria:	NA				

Local Sound Systems					
Gym/Cafeteria:	NA				

	Type	Manufacturer	Controls	Date of Installation	Conditions
Emergency lighting:	Battery	Unk	Self Contained	Unk	7
Exit lighting:	Battery	Unk	Self Contained	Unk	7

	Type	Manufacturer	Notifications	Date of Installation	Conditions
Fire Alarm System:	Simplex	Tyco		Unk	7
Fire Alarm Devices	Detector Type	Alarm Signal Type	Pull Station	Date of Installation	Conditions
Typical Classrooms:	NA				
Offices:	NA				
Library:	NA				
Gym/Cafeteria:	NA				
Lobby/Corridor:	NA				
Storage/Service:	NA				
Toilets:	NA				

HS - Horn/Strobe, SD - Smoke Detector, HD - Heat Detector, HID - High Intensity Discharge

Comments

Refer to narrative for additional information