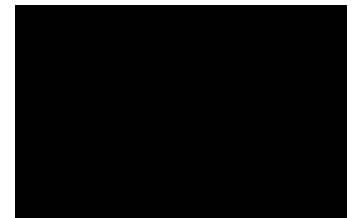


# MONTCALM COMMUNITY COLLEGE



FACILITIES ASSESSMENT AND  
DEFERRED MAINTENANCE CAPITAL  
PLANNING REPORT

2020 UPDATE



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## Purpose of the Study

This Facilities Assessment and Deferred Maintenance Capital Planning Study, originally developed through a combination of personnel interviews, facility walk-throughs and building system analysis, was performed to accomplish the following



**CRV**

**MAINTAIN**

Generic example of how the aforementioned data  
appears in this report





## Vital Statistics:

Montcalm Community College (MCC), founded in 1965, consists of 11 major buildings and two minor storage buildings on the 240-acre main campus in Sidney, Michigan, and two academic buildings and one storage buildings at the Greenville, Michigan Campus. The properties included in this report, constructed between 1916 and 2012, exceed 254,000 square feet with a total Current Replacement Value (CRV) estimated over \$70 million.

The 0-1 Year Facility Condition Index (FCI) is estimated at just over one percent, similar to recent reports. While a 0-1 Year Facilities Condition Index (FCI) less than one percent is considered excellent, increases in this number can be expected as items on the 5-year repair/replacement horizon move forward into the 0-1 year, or 1-2 year, horizon. Some issues that are likely to increase the FCI include general aging of facilities, doors and hardware nearing end-of-life, roofs nearing the end of their typical life span, and repairs to HVAC systems.

The overall projected Five Year FCI of 6.4% is higher than the previous report, with some issues working against reducing the long-term backlog. These ongoing issues include:

- x Continued deterioration of roof, windows, siding, septic and HVAC systems at the Barn Theater and Farmhouse. Barn siding and roof were addressed, but the balance of issues remain. These buildings have long exceeded their design lifespan and many finishes and exterior envelope items are overdue for replacement.
- x Older roofs nearing expected end of life. The College does engage a roofing company for annual inspections to stay on top of these issues.
- x Accelerated deterioration of the old greenhouse on the Smith Instruction Building, not currently used for its original intent.

Attention to problems before they have become critical and good maintenance practices have helped to keep most building systems (i.e., original windows, doors and HVAC systems) in operable condition. Many roofs have been repaired in the last few years and except for a few specific items, most failing materials have been dealt with in a timely manner, preventing further deterioration.

The deferred maintenance backlog and FCI at Montcalm Community College is below the national average of approximately 7%, representing a manageable capital investment over the next several years. Most projected expenses at MCC fall into the category of typical long-term maintenance items.

As stated in the Deferred Maintenance Backlog Background, the investment solution has two facets:

- x The funds needed for immediate repair projects ± repairs and/or replacements that will prevent further deterioration of the buildings and infrastructure.
- x The funds required to maintain and/or improve the condition of the buildings. These funds need to be budgeted in advance to allow for repair at the appropriate time ± before items before critical or cause additional damage.

This data, when compared to the APPA benchmark, shows that Montcalm Community College remains, after over a decade of assessments, in good condition. The next section of this report breaks this data down into a building-by-building review to clarify where attention is needed.

## Summary

Montcalm Community College has a well-maintained campus, with the condition of campus facilities remaining good for the past several years due consistent maintenance funding and practices. The difference between the 0-1 Year FCI of 1.1% and the long-term FCI of 6.4% is not unusual for older campuses, representing a sizeable capital investment to replace aging systems and maintain conditions in their current good state.

This projected FCI increase is mostly attributable to the potential for increasing building system failures due to the advanced age of some buildings. Continuing to budget for replacement of many systems, including HVAC, will be important over the next several years to continue to avoid this projected increase.



Priority

DMB

CESS

enchmark

IN DMB

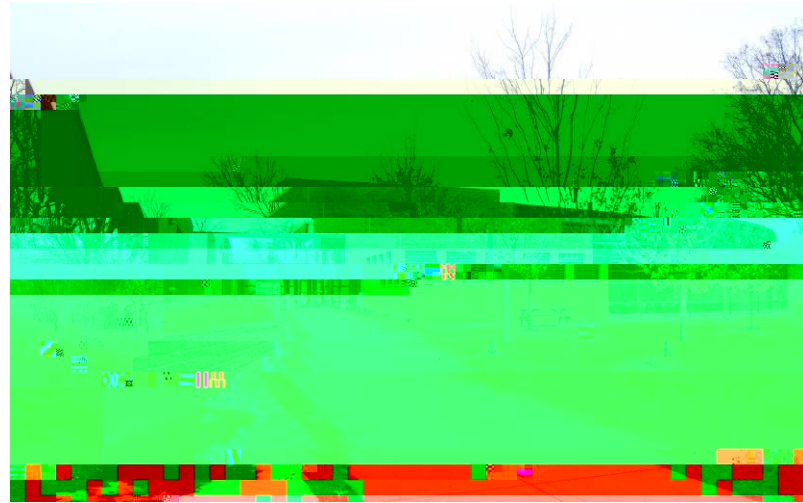
maintain  
DMB

OVERALL CON













Facility:

Use Type(s):

Built:

Instruction North

Vo/Tech

1968



# CRV

\$5,118,300

Priority Issues

## FCI

1.2%

## DMB

\$58,860

## DMB EXCESS

\$0

Over APPA 5% benchmark

0-5 Year

## FCI

16.9%

## DMB

\$864,993

## DMB EXCESS

\$609,078

Over APPA 5% benchmark

## MAINTAIN DMB

\$102,366

Annual cost to maintain current DMB























