MONTCALM COMMUNITY COLLEGE

FACILITIES ASSESSMENT AND DEFERRED MAINTENANCE CAPITAL PLANNING REPORT

2021 UPDATE

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 objectives:

- Provide an inventory of the College's facilities in a database format to be easily updated and maintained by Montcalm Community College personnel and allow for quick access to facilities information.
- Determine the general condition of the facilities owned by Montcalm Community College and provide the data in a

Facilities Condition Index (FCI)
Simply put, the FCI is the current DMB divided by the CRV. The resulting number is compared against nationally accepted standards and used to determine the condition of the building, campus or college.

The Association of Higher Education Facilities Officers (APPA) recommends that the FCI for any given building should not exceed 5% for the building to be considered in “Good” condition. The rating of “Fair” indicates that the building requires some attention to bring it up to standard, with some problems areas potentially requiring immediate attention. The rating of “Poor” indicates that the building needs urgent attention to prevent the existing problems from affecting other building systems and compounding future repair costs.

The APPA FCI Ratings, indicating the general condition of the building, are shown here along with the corresponding “traffic signals” that give a quick visual indication of the FCI rating.

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Priority Issues/ One Year DMB Excess
This represents the amount the DMB exceeds the APPA benchmark of a building with a 5% FCI – essentially the dollar amount to be spent immediately to reduce the DMB to attain the APPA rating of “Good”. In situations where a building is in better

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, and two academic buildings and one storage buildings at the Greenville 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 $71.5 million.

The College's 0-1 Year Facility Condition Index (FCI) is estimated at 1.48%. HVAC, plumbing and ADA accessibility upgrades, as well as routine maintenance on roofing and other items have improved conditions campus-wide. Limited areas of exterior envelope (roofs, wood trim and siding) are negatively impacting the data as they pass the end of their expected life.

A modern, web-based Energy Management System, installed in 2012, allows more control of the day-to-day operations of the heating and cooling systems. This work has significantly attributed to the improvement of already well-maintained facilities.

While the 0-1 Year Facilities Condition Index (FCI) of 1.48% 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 "immediate" category. Some issues that are likely to increase the FCI include general aging of facilities, systems nearing end-of-life and roofs nearing the end of their typical life span.

The overall projected Five Year FCI of 4.94% is higher, with some issues working against reducing the long-term backlog, even though the individual building values have in many cases improved. These ongoing issues include:

- 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, especially on the farmhouse.

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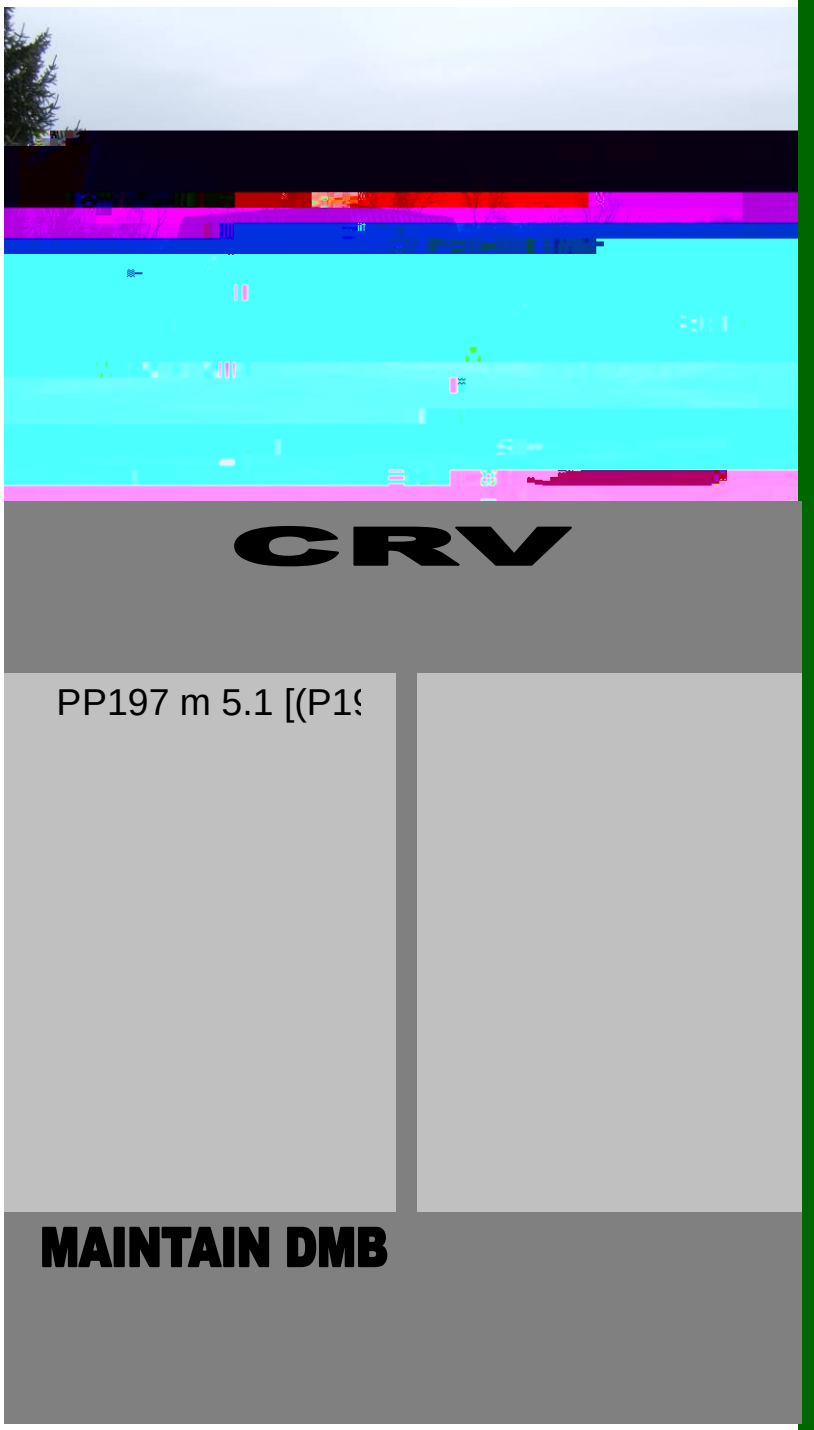
CRV

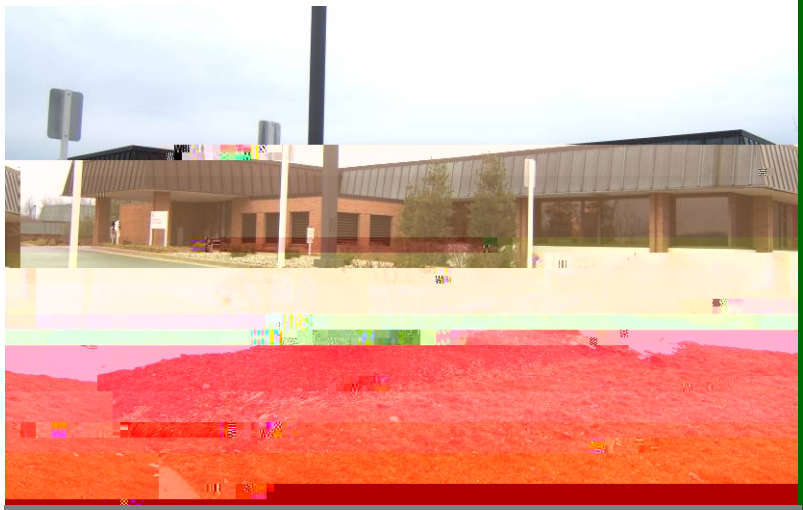
MAINTAIN

BARN THEATER

INSTRUCTION NORTH



LES MORFORD INSTRUCTIONAL BUILDING

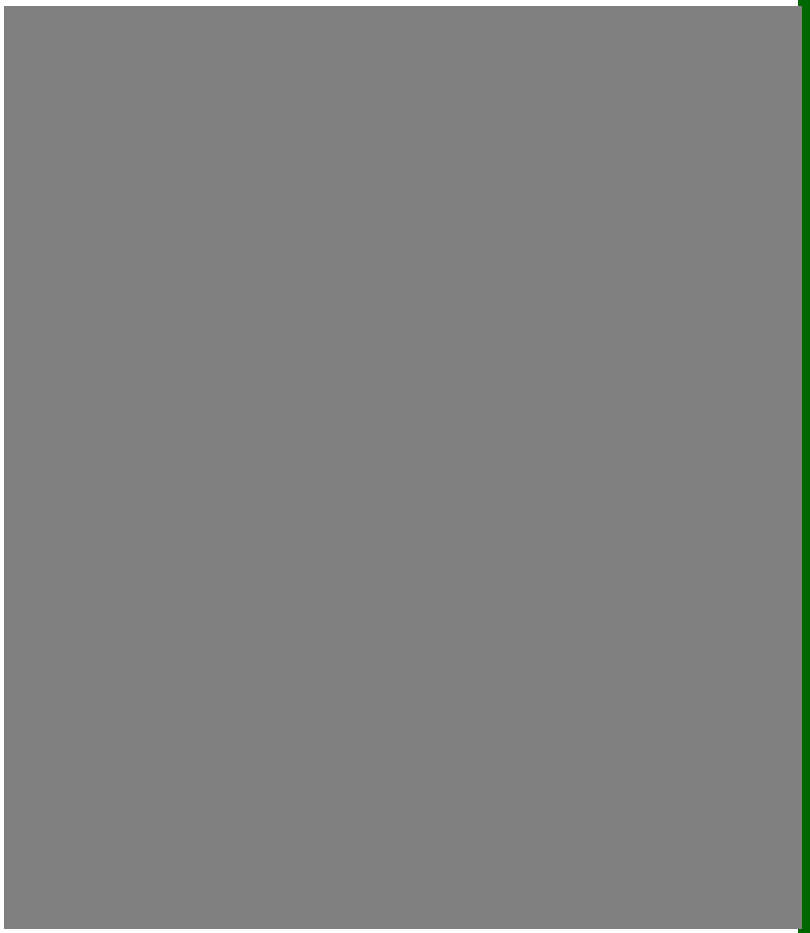


CRV

MA NTAIN D

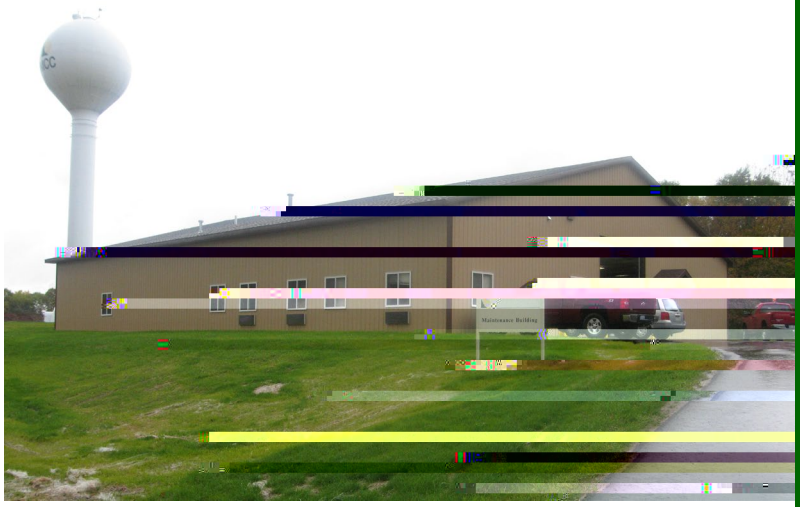
BURNS LIBRARY AND ADMINISTRATION BUILDING

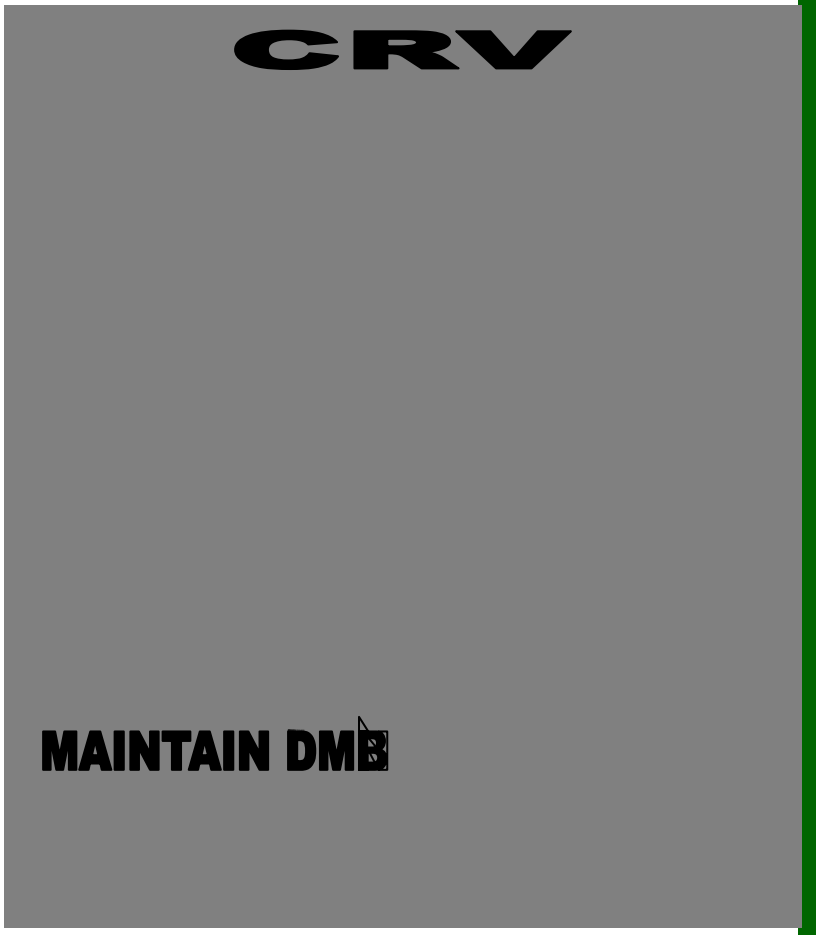
TECHNOLOGLY AND LEARNING CANTER (MTEC – GREENVILLE)



ASH BUILDING

MAINTENANCE BUILDING





POLE BARN (GREENVILLE)

DATABASE REPORTS