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EXECUTIVE SUMMARY

San Joaquin Delta College, in the thirty years since its first buildings were occupied, has developed into one of the most outstanding and vital college centers in California. Clearly, the architecture of the campus buildings and the control of the magnificent trees, have made the College second-to-none in terms of providing inspirational education and cultural center for the people of San Joaquin County.

Since its beginning in 1970, Delta College has been a complete campus with facilities that have been sufficient to house the College's programs and service the growing needs of the community. The College is now transitioning into the new century at a time when there are changes occurring in our culture, society, economy and work force. Moreover, the exploration and use of technology in industries, businesses, farms, schools, colleges and individual lives has forced the College to accelerate its planning for the future. San Joaquin Delta College has become the focal point of the community, however, the College must take energetic steps to ensure that its cultural and educational facilities are advanced to meet the needs of the new millennium.

As a first step, the San Joaquin Delta Community College District has recent drafts of its Education and Student Services Master Plan (Volume I) and Information and Library Services Master Plans (Volume II). These plans have served as the development of the draft Facility and Resources Master Plans (Volume III).

The draft Facility Master Plan is the product of field reviews of Delta College's infrastructure and a series of meetings and with maintenance staff, architectural staff, program managers, vice presidents and the Superintendent/President. It is a product of the collaborative work of the Tracy Learning Center Steering Committee.

The District staff, the Planning and Budget Committee and Delta College faculty, 1999, will jointly undertake development of the final master plans. At the comprehensive and on-going planning process will be put into place to periodically update master plans for education, student services, technology, facilities and resources.

DELTA COLLEGE CAMPUS

The main instructional buildings at Delta College are generally in good condition, with a remaining useful life of at least 50 years or more. However, major problems with heating and air conditioning systems, which must be replaced and upgraded. Also, asbestos is present throughout the College, and must be either removed or abated. The College has an effective management program that includes ongoing inspection and air testing to help ensure that asbestos has not become friable and airborne. The College removes asbestos, in compliance with all laws and regulations, when it remodels or has construction in any area containing asbestos. The College has an annual appropriation of district funds in the amount of $100,000.

Over the past ten years, the District has been successful in obtaining State funds for the following Delta College projects:

• The new Child Development Center completed in 1994
• New Central Heating and Cooling Plant completed 1995
• Campus Piping Loop completed in 1995
• Upgrading of Heating and Ventilation Systems (HVAC) completed in 1996
• New Lighting Systems for Walkways and Parking Lots completed in 1999
• Asbestos Removal and Abatement Projects
• Scheduled Maintenance Projects

It is important to recognize that in recent years student enrollment has declined, and instructional programs have also declined, leaving the college with significant underutilization of space. Consequently, the District must first take steps to increase enrollment and utilization of the way existing space is being used. Secondly, existing facilities will need to be restructured and new education and student services programs (as defined in I) and to improve program usage of space in lecture classrooms, laboratories, and student services areas. After these steps are addressed, the District may see a need to go forward with constructing a new multi-use building to revitalize Delta College in the 21st century.

Planning for the new Electron Microscopy Technology Center is presently under way with funds appropriated in the 1999 Budget. Additional State funds have been requested for construction of this project. Over the next ten years, the College will need District funding to remove asbestos, reconstruct and revitalize its existing infrastructure. Additional funds may also be needed to construct a new multi-use building to revitalize Delta College in the 21st century.

MANTECA EDUCATION AND FARM MANAGEMENT CENTER
The District is reviewing the need for developing new core education and farm facilities at the Manteca Center. The District is also reviewing how the non-agricultural portion of this property will be utilized in the future.

TRACY LEARNING CENTER
In order to meet the explosive growth in population in the South San Joaquin District has formed a collaborative partnership with the City of Tracy (City) School District (TUSD) to develop the Tracy Learning Center. The new center will include joint-use educational and job skills training facilities and also on-the-job training and development programs provided by private business and industry.

In May 1999, Congress and the President approved the conveyance of a 200-acre parcel of land for the new learning center (50 acres for K-12 facilities, 100 acres for community college facilities and 50 acres for business/recreation park facilities). Acquisition costs for this parcel will be at no cost.

The proposed college campus is to provide for 3,500 students by 2005 (Phase I), 7,500 students by 2010 (Phase II), 15,000 students by 2015 (Phase III) and ultimately 18,000 by 2020 (Phase IV). In addition, the College and TUSD intend to build several joint-use facilities. The joint-use facilities include a central library-learning resource center, computer center and science center.

Initial facility plans for Phase I development are underway along with an environmental impact report and several engineering studies of needed infrastructure improvements. It is important to recognize that in recent years student enrollment has declined, and instructional programs have also declined, leaving the college with significant underutilization of space. Consequently, the District must first take steps to increase enrollment and utilization of the way existing space is being used. Secondly, existing facilities will need to be restructured and new education and student services programs (as defined in I) and to improve program usage of space in lecture classrooms, laboratories, and student services areas. After these steps are addressed, the District may see a need to go forward with constructing a new multi-use building to revitalize Delta College in the 21st century.

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development of special State and District funding sources. Requests for State funding of the new college campus and Phase I facilities in 2002-2003 will be February 2000.

The partnership intends to establish a joint-powers agency to plan, construct, maintain all of the facilities for the Tracy Learning Center.

CANDIDATE FACILITY PROJECTS
Development of the draft Facilities Master Plan has identified several candidate facility projects that should be investigated, selected and prioritized for the District over the near and midterm (up to 10 years) and long term (up to 25 years) will be dependent upon the District selecting supportable projects, proposals and effectively obtaining State and District funding.

Delta College
- Electron Microscopy Technology Center
- Safety Electrical System Replacement Project
- Architectural Barrier Removal Project
- Space Reconstruction for Efficiency Project
- Relocation of Maintenance, Purchasing and Warehouse Project
- Large Classrooms Project
- Electronic Library and Information Center Project
- Centralized Student Services and Assessment Center Project
- Electronic Photography, Arts and Publishing Center Project
- Technology Work Shops Project
- Interactive Teleconferencing Classrooms Project
- Culinary Arts Center Project
- Child Development Center Project
- Fire Technology Center Project

Manteca Center
- Education and Farm Management Center Project

Tracy Learning Center
- Interim Education Center Project
- Property Acquisition Project
- Phase I Facilities Project
- Phase II Facilities Project
- Phase III and IV Facilities Project

It is important to understand that successful implementation of the selected candidate facility projects are as follows:
FACILITY MASTER PLANNING PROCESS
PART 1: RECOMMENDED CANDIDATE FACILITY PROJECTS

The following candidate facility and infrastructure projects have been either identified for further review, selection and prioritization by the District:

NEAR AND MIDTERM (WITHIN 10 YEARS)

DELTA COLLEGE


   Plan and construct a proposed new facility that replaces and doubles in size the Electron Microscopy Technology Center. This unique high-technology laboratory consist of 12,500 assignable square feet of space. Completion is planned for 1999.

   A State appropriation of $504,000 was made in the 1999 Budget Act for planning and working drawings for this project.

   Estimated total cost is about $7.3 million using State funds. This includes $1.3 million being requested in the upcoming 2000-2001 Governor’s Budget to fund new equipment.


   Replace and upgrade the Electrical Distribution Systems in seven major institutional buildings that are approaching load capacity limits. The project should be phased with planned completion by June 2005.

   Submit revised final project proposal by February 1, 2000

   Undetermined cost using State funds.


   Implement improvements to remove barriers that block or hinder access for students in classrooms, offices, parking lots and corridors across the college. The project has a total of $450,000 for architectural barrier removal projects ($225,000 matched with $225,000 District funds).

   Submit final project proposal for additional State funds by February 1, 2000

   Undetermined cost using State and District funds.
4. Delta College—Space Reconstruction for Efficiency Project (State and District Funded)

Phase I Implement interim facility improvements for the restructuring of instructional classrooms, laboratories and shops to improve utilization.

Undetermined cost using District funds.

Phase II Implement permanent facility improvements for the reconstruction consolidation of classrooms, laboratories and shops to improve utilization. The project would also provide for upgrading of hi-technology equipment for the instructional programs.

Submit final project proposal on February 1, 2000

Undetermined cost using State funds.

5. Delta College—Relocation of Maintenance, Purchasing and Warehouse Project (District Funded)

Remodel existing under utilized space in Budd or Shima Centers or construct to permit relocation of the Maintenance shops, Purchasing offices and Warehouse basement floor of Danner Hall.

Undetermined cost using District funds.

6. Delta College—Large Classrooms Project (State and District Funded)

Remodel and reconstruct existing space in several instructional buildings to number of Large Classrooms. This is needed to meet the growing demand to 40 students.

Undetermined cost using State and District Funds.

7. Delta College—Electronic Library and Information Center Project (State Funded)

Reconstruct the existing Goleman Library or construct a new multi-use facility for a Library and Information Center. Specifically, the Center would have printed and electronic copies of books, periodicals and other materials, and an open computer center for network access to the Instructional program databases. The Center would also have expanded space for teleconferencing and group study.

Undetermined cost using State funds.

8. Delta College—Centralized Student Services and Assessment Center Project (District Funded)
Remodel and reconstruct existing space in Danner Hall, Shima Center or Go the relocation of student services and assessment programs to a new cent: Services and Assessment Center. The Center would also include space for associated programs.

Undetermined cost using State funds.

9. **Delta College—Electronic Photography, Arts and Publishing Center Project (Funded)**

Reconstruct existing under utilized space in Shima Center or construct a facility for a proposed new Electronic Photography Arts and Publishing Center to consolidate photography, graphic arts, digital arts, print and publishing programs to allow for joint-use of facilities and systems.

Undetermined cost using State funds.

10. **Delta College—Technology Work Shops Project (State and District Funded)**

Remodel selected existing classrooms, laboratories, shops and offices to needed Technology Work Shops. These rooms will be used by faculty, MIS and students in the development of multimedia materials for use in classrooms and also for distance learning.

Undetermined cost. State funds should be used for reconstruction and equipment; funds should be used for planning and remodeling.

11. **Delta College—Interactive Teleconferencing Classrooms Project (State and District Funded)**

Remodel and reconstruct selected classrooms at Delta College and the outside interactive Teleconferencing/Distance Learning classes, seminars and conferences.

Undetermined cost. District funding to be used for planning and remodeling; funding should be requested for reconstruction of space, teleconferencing and network cabling and associated signal conditioning equipment.

12. **Delta College—Culinary Arts Center Project (State and District Funded)**

Remodel and reconstruct existing space in Danner Hall for the expansion of classrooms, kitchens, storage and dining rooms for the Culinary Arts programs should be undertaken in coordination with improvements for the food services.

Undetermined cost. District funds to be used for remodeling. State funds for reconstruction and equipment.

13. **Delta College—Child Development Center Project (State and District Funded)**

Reconstruct existing space for expansion of the Child and Infant Development Center.
Undetermined cost using State and District funds.

MANTECA CENTER

14. Manteca Center—Education and Farm Management Center Project (State Fun
2002-2003)  Reconstruct existing facilities and construct new facilit
Education and Farm Management Center. Facilities are needed for animal b:
equestrian use, viticulture, pesticide application and core education cl
uses of non-instructional portion of farm property and possible long-term
unneeded property.

Undetermined cost using State funds.

TRACY LEARNING CENTER

15. 1999-2000 — Tracy Learning Center—Interim Education Center Project (Di
Funded)
Remodel existing modular classroom building that is presently being reloc
College to the West High School campus in Tracy. This interim educations
completed in September 1999 to enable classes to start in October 1999.

Estimated total cost about $930,000. District funding ($298,000) will
combination with Tracy Unified School District funding ($632,000) to rel
the modular buildings. Ownership of the buildings has been recently tran
District to the Tracy Unified School District (TUSD).

16. 1999-2000 -- Tracy Learning Center—Acquisition of Property (District cl
Complete acquisition of 150 acres for education purposes for the Tracy Le
May 1999 Congress and the President approved the conveyance of 200 acres
prison property to the City of Tracy for development of the Tracy Learnin
property includes a 50-acre parcel for the City, a 50-acre parcel to Tra
District (TUSD) and a 100-acre parcel to Delta College.

The property acquisition is at no cost to the District, with the except
closing costs and surveys that are to be paid by the City, College and T

17. 2002-2005 -- Tracy Learning Center—Phase I Facilities (State and Distr:
Construct Tracy Learning Center—Phase I Facilities (infrastructure and support facilities) for 3,500 students. Infrastructure will include sit lots, water, sewer, storm drainage, electrical and gas. This will be a joint-use project with the City of Tracy and TUSD. Phase I completion is scheduled for July 2023. Estimated cost about $35 million using State and District funds.

18. Tracy Learning Center—Phase II Facilities (State and District Funded)

Plan and construct Tracy Learning Center—Phase II Facilities (infrastructure and support facilities and joint-use facilities) for expansion of the College’s operations and services for students.

Phase II – Joint-Use Facilities:
- Library/Learning Resource Center
- Computer Center
- Technology Center
- Student Services Center
- Food Service and Bookstore Center
- Maintenance Center
- Administration Center

Undetermined cost using State and District funds.
LONG-TERM (WITHIN 10 TO 25 YEARS)

DELTA COLLEGE

19. Delta College -- Fire Technology Facilities (State and District Funded)

Reconstruct existing facilities or construct new facilities for the Fire
This project will be a collaborative project with the Stockton Fire Depar
nearby fire districts.

Undetermined cost using State and District funds.

TRACY LEARNING CENTER

20. Tracy Learning Center -- Phase III and IV Facilities (State and Distric

Construct Phase III infrastructure, instructional and joint-use faciliti;
15,000 students by 2015. Construct Phase IV to provide for full buildi
students by 2025.

Phase III and IV Joint-Use Facilities:

- Expand joint-use facilities constructed in Phase II
- PE auditoriums, playing fields and aquatic facilities
- Performing arts theater

Undetermined cost using State and District funds.
PART 2: CAMPUSES AND CANDIDATE FACILITY PROJECTS

DELTA COLLEGE

Delta College is the District’s main campus. The site, acquired from the State 165-acre parcel situated at 5151 Pacific Avenue in the City of Stockton, is the complex (565,000 asf), consisting of single and multiple story buildings a 26-year period (1969 through 1996). The cost of the original campus was funded by a local bond issue that has since been repaid with local property taxes.

Enrollment at the College is about 20,000 students attending day and evening classes.

Remaining Useful Life of at Least 50 Years

The main instructional buildings on the campus are generally in good condition, with a remaining useful life of 50 years or more. However, there are major problems with some of the electrical systems, student access and asbestos removal that must be corrected. The Division of the State Architect reported in 1999 that the facilities have safety deficiencies that require corrections.

Central Plant and Utilities Loop

In 1995, a central plant and piping loop for heating and cooling of the main campus was completed and put into service. At the same time, a new electrical substation and voltage signal cabling loop was connected to all of the campus facilities. When the loops were completed, an additional electrical substation was installed for network hookup of campus computers. In addition, the individual heating, cooling and ventilation systems were upgraded. The building lighting systems have also been upgraded. These projects were funded by State and District funds.

Major Facility Projects are Needed

It is evident that major new facility projects should be aggressively implemented over the next 10 years to meet projected enrollment increases and to support the Colleges' rest instructional programs. To this end, we recommend that the following candidate projects be investigated, selected and prioritized.

The reality, however, is that State and District funding will be difficult to obtain, and it will require an effective and persistent planning effort is pursued by the District.
Safety Electrical System Reconstruction Project

Over the past ten years, the gradual installation of about 1,200 computers and equipment has imposed a steadily increasing load on the electrical power distribution system. This has resulted in some building systems approaching capacity, with power loss in the buildings for several hours requiring measures to ensure the safety of occupants. Moreover, power failures can result in fire hazards to the students and major damage to the facilities.

This is a serious problem given that additional computers are being installed, such that the number of computers used by the College will be dramatically increased in the future.

Each of seven main instructional buildings on the Delta College Campus contains substations and distribution systems that provide power to all of the classrooms, shops, and offices. The ratings for the substations are:

- Budd Center 1,500 KVA
- Cunningham Center 1,500 KVA
- Danner Hall 1,500 KVA
- Goleman Library 1,500 KVA
- Holt Center 2,500 KVA
- Locke Center 2,500 KVA
- Shima Center 2,500 KVA

An Initial Project Proposal (IPP) for the planning and reconstruction of the System Replacement Project was submitted to the State Chancellor’s Office for 1, 1999. A Final Project Proposal (FPP) will be submitted by February 1, 2000, to the Governor’s Budget Request for 2001-2002.

The scope, cost, and phasing factors of this replacement project are currently being developed for incorporation into the FPP. During 1999/2000, high priority started with about $600,000 of scheduled maintenance funds provided in the Bond Act.

Architectural Barrier Removal

Major barriers exist that block or hinder access for disabled students throughout buildings, walkways, and parking lots.

The State recently provided $225,000 matching funds to $225,000 District funds for $450,000 to start access improvements.

Consistent with the Federal American Disabilities Act (ADA) the District will use State funding in 2001-2002 to make additional improvements for better access to laboratories, shops, corridors, and parking lots across the campus. Additional funds needed in future years to complete the project.
Electron Microscopy Technology Center Project

Preliminary plans and working drawings have been started for the new (12,500 Microscopy Technology Center using $504,000 of State funds appropriated in the Budget Act. Completion of the preliminary plans and working drawings is expected in 2000.

Currently, the District is urgently requesting that the Chancellor of Community Board of Governors increase the $5,511,000 requested by $1,300,000 to $6,811,000: Governor’s Budget Request for 2000-2001 for construction of this project. A significant amount available from the University of California Lawrence Berkeley Laboratory increased amount is critically needed to adequately fund construction of the laboratory spaces needed for installation of the scanning electron microscope microscopes. Construction is expected to be started in December 2000 and completed in 2002.

Delta College is only one of two community colleges in the United States that have programs in electron microscopy. Certificated graduates from this program are in demand to work in the microelectronics and biotechnology industries. Consequently, it is vital to maintain this country’s leadership in developing computer chip and pharmaceuticals.

To keep abreast of constantly advancing technologies in this area, Delta College is working with industry and will need a laboratory facility that will provide space for the highly complex sensitive apparatus that will be changing rapidly. Delta College is a member of a consortium of several major semiconductor companies including Intel (in Santa Clara), working with Delta College to keep the program and equipment current.

Industry is dependent upon the availability of trained microscopy specialists. The increased amount will enable Delta College to more than double the rate of certificated graduates of $40,000 or higher, and will greatly improve the quality of instruction.

The importance and high priority of this project was identified early in the District’s Master Plans. Accordingly, the project has been accelerated, demonstrating the effectiveness of the master planning process.

Space Reconstruction for Efficiency Project

An analysis of the utilization of lecture classrooms, instructional laboratories, and supporting spaces on the campus indicates that some of these rooms are utilized to twenty-five percent of the available use hours (53 hours/ Monday through Friday) under utilization results in excessive janitorial and maintenance costs and would affect the College’s capacity load ratios that are reported to the State Chancellor’s Five-Year Construction Plan. These ratios, which are addressed in Part 3, are used to qualify and prioritize facility projects for State funding.

For example, the Budd and Shima vocational shops contain large areas in storage rooms that are currently dedicated to specific instructional programs under utilized during available class hours.
Clearly, consolidation and restructuring of the vocational shops, offices and Budd, Holt and Shima Centers is justified. This consolidation should serve to utilize in these buildings above fifty percent and yet provide the program space consistent with State space standards and the weekly schedule of class time.

This restructuring of space should also be done in conjunction with the upgrading of systems to greatly improve the level of technologies available to the instrument in the vocational shops.

It is also important that consolidation of the Budd, Holt and Shima shops would provide opportunities to relocate other programs that have inadequate space such as the vocational shops, purchasing offices and warehouse that are currently located in the basement of Danner Hall.

The cost of this project is undetermined. Interim relocation and remodeling by the District but permanent improvements would require State funds.

Relocation of Maintenance, Purchasing and Warehouse Project

Over the past 30 years the District’s main maintenance shops, purchasing offices and warehouse have been located in the basement of Danner Hall. For several years this was an appropriate location but in recent years this location has proven to be difficult operations.

Experience clearly demonstrates that location of the maintenance shops in the basement has become a serious problem because the shops are accessed by trucks down a ramp to reach the busy loading docks. Moreover, since the shops are located in the warehouse, flame cutting and welding of fabricated structures had to be done in poor ventilation and fire hazards. There are also problems in moving fabricated mechanical equipment in and out of the shops.

The continuation of warehouse operations in the basement of Danner Hall has been difficult. The basement, having low ceilings and only one crowded corridor, and easy access to palletized stacks with forklift trucks. Moreover, truck level loading dock is a serious problem because the steep down ramps and tight turns require the use of forklifts to reposition semi-trucks. Additionally, vehicle access to the warehouse is a serious problem daily because the College’s buses and other vehicles adjacent to the loading dock.

There is a general agreement that higher priority should be given to investigating for relocation of the shops, warehouse and offices from Danner Hall. The option to relocate to under utilized spaces in the Budd or Shima shops or to new facility area north of the central plant. Relocation to the Budd or Shima shops should accomplish with maintenance and warehouse staff. However, there appears to be opposition to using the Shima or Budd shops for relocation of the maintenance offices and warehouse. Consequently, the only available option may be to construct that are specifically designed for the maintenance, purchasing and warehouse operations.

State funding will not be available for this project. Consequently, the District will provide the necessary funding.
Large Classrooms Project

The College currently has 65,029 assignable square feet of lecture classroom 11.2 percent of total space on the campus. Most of these classrooms provide students or less.

The instructional programs have indicated that there is an increasing demand classrooms that seat 50 to 275 students or more. Only the Forum Hall has seats and one seating 225 students. All three rooms are fully scheduled. Theater has seats for 400 students but has not been used for classes because interfere with closure of the curtain. The Atherton Auditorium has seating for considered too big for classes.

It is evident that additional classrooms seating 50 to 225 students are curr additional larger classrooms may be needed in the future. The Tillie Lewis I by positioning stage sets to not interfere with lowering of the curtain. A n project to provide some larger classrooms would require District funds. If space is needed, State funds will be needed.

Electronic Library and Information Center Project

The Goleman Library at Delta College is a well-managed traditional college li assignable square feet of space. The books and periodical collection is ext current.

Consistent with actions being taken by other colleges over the past nine year: should undergo major reconstruction and conversion to a state-of-the-art Elec Information Center. This would enable the center to have printed and electro periodicals and other information. In addition, it would facilitate on-line and provide a large open computer center for access to the Internet and all : for individual self-study. Operation of the new Center could be extended to Sunday for increased use by people in the community.

Reconstruction and conversion of the existing Goleman Library appears to be t easiest approach when requesting State funds.

Possible New Multi-Use Facility
An alternative to converting the old library building would be to construct a also house the Electronic Photography, Art and Publishing Center. Both progr by having specifically designed facilities. Moreover, Delta Campus may grea a new and more visible “flagship” building at its main entrance. The existin be easily converted for the new Student Services and Assessment Center projec

The alternative of constructing a new multi-use facility using State funds sh evaluating. Over the past few years, several districts have been successfu: for new state-of-the-art library facilities to replace existing traditional 1 Pasadena City, San Francisco City, San Diego Mesa, San Diego City, Sacrament City, Cerritos, Mira Costa, Santa Clarita, Sequoias, Sierra, South Western, V Victor Valley. For the most part, these new facility projects have been str planned proposals even though some campuses were faced with under utilized e
In the event that the District decides to further evaluate to construction of this center, excellent sites with good visibility are available along Parking Lot North of the Child Development Center and in the parking lot South of Athletic Field. Another, less visible site, is available in the parking lot South of Shima Center.

The scope and total cost for this project is undetermined at this time.

Centralized Student Services and Assessment Center Project

Currently, the College’s Student Services and Assessment departments are scattered across the campus. As a result, student access to these important services is inconvenient and in many cases difficult, confusing, and time consuming.

Recognizing the importance of providing centralized “one-stop” program services to student success, the Student Services and Assessment programs have established goals to centralize their services and programs into a “one-stop” Student Services Center. Tentative agreement has been reached that the basement of Danner Hall is the feasible location for the new center subject to possible relocation of the main warehouse and purchasing offices from the basement. However, alternative locations for the Center or possibly the Goleman Library would be acceptable for the Center. The Goleman Library building would be subject to relocation of the library to another building.

Reconstruction of the Danner Basement would provide about 19,000 asf of space for the center. Replacement of the loading dock areas with a new addition would provide an additional 6,000 asf of office and classroom space. This amount of space should be sufficient to accommodate a new center of about 25,000 asf. A lower level room for fireproof student record files could also be constructed to provide an additional 3,000 asf of space. Access to the new center, a staircase or escalator could be installed and an elevator should be considered at the front of Danner.

The total cost is undetermined. This would be a major reconstruction project requiring funding.

Electronic Photography, Art and Publishing Center Project

There are increasing student demands for a new Electronic Photography, Art and Publishing Program using state-of-the-art electronic computer based technologies. New technology recently become available that are common to all of these instructional programs. The District is reviewing the need to develop two such joint-use centers, one at Glendale College and Santa Monica College have recently placed new electronic and publishing centers into operation to include computer graphics and animation.

Discussions with Division managers indicate that conversion of under-utilized space in the Center could provide for development of this important center. As an alternative...
consider including the Electronic Photography, Art and Publishing Center in a facility that would be constructed for joint-use with other programs.

Technology Work Shops Project

The Information Technology and Library Services Master Plan points out the need for teams of faculty members, MIS analysts and programmers, and other specialists to produce multimedia materials and projects to assist in classroom and laboratory work.

Given that the Delta campus does not have a sufficient number of rooms that can be used for technology work rooms, a State and District funded project could be undertaken to identify meeting rooms and can be removed from capacity load space as lecture classrooms. Thus, improving the College’s capacity load ratios.

District funds should be used for remodeling but State funds should be used for the technology work rooms.

Interactive Teleconferencing Classrooms Project

The District has initiated interactive teleconferencing programs including discussions, lectures, and other multimedia presentations. Conversion of the current ITV courses to on-line digital courses is also planned. Systems have been recently purchased through the State Chancellor’s Office. Technology and Library Services Master Plan addresses the need to convert and use classrooms as teleconferencing studios over the near and midterm.

The cost of this project is undetermined. Near term modifications of existing facilities probably be implemented with District funding. However, it may be necessary to use State funds for midterm projects to modify and equip facilities.

Culinary Arts Center Project

The College’s Culinary Arts program currently shares space in the Food Service dining rooms. The Student Chef dining room is used exclusively by the Culinary Arts program, and general lecture classrooms are also used for program-related activities. The shared facilities are not adequate for this program. The kitchen is overburdened with cafeteria staff, instructors and students working side-by-side. Food storage space is also seriously short of needed capacity to keep food stocks separated. Student Chef dining room is also too small to serve the faculty and staff meals. Accordingly, a project to construct, expand and equip a joint-use food service kitchen, food storage rooms and dinning rooms has been proposed by the Culinary Arts program.

If the District decides to reconstruct the basement in Danner Hall for the new Assessment Center, consideration should be given to construction of an outdoor patio in the submerged loading dock area with an access to a quick food cafe. This project should be included in this project.
The cost of this project is presently undetermined. State funds would be needed for expansion. District funds, however, may be needed for revenue generating projects that may not qualify for State funding.

Child Development Center Project

The College’s Child Development Center (12,200 asf) was completed in 1994. This center became the model for over forty new child development centers that completed or are just starting construction this year. In fact, the Delta Center continues to be the best example for guiding the planning of new centers.

The original center was designated to accommodate 120 children ages 3 months to 5 years. Licensing capacity has since been increased to 230 children. The Center’s capacity was increased in 1999 to handle 48 infants in Locke Center using CalWorks funding and an additional 12 preschoolers in Shima Center.

The Center’s expanded capacity, however, has quickly become inadequate to meet demand for child and infant care. There is also an increasing demand (beyond the Center’s capacity) to accommodate more students in the early childhood development program.

It is evident that a project should be undertaken to reconstruct existing unlicensed space and permit further expansion of the Child Development Program space. This will permit use of District funding for interim remodeling of space and use of State funds for reconstruction of space and new equipment. The cost of this project is presently undetermined.

MANTECA CENTER

Education and Farm Management Center Project

In 1966, the District acquired a 160-acre parcel at 5298 Brunswick Road in Manteca, 4 miles South of Stockton on Highway 99. This property was originally acquired as a campus site for Delta College. When it was determined that the campus would be located in Stockton, the Board of Trustees directed that this property be used as a College campus. It was understood that it may be developed later into a second campus site.

Currently, the center consists of orchards, row crop fields, animal pens, farm building, and student housing. In 1996, a new three-room classroom building was completed.

In the Education and Student Services Master Plan, the District indicates that new programs at the Manteca Farm Center in the near and midterm:

- Farm Management
- Pesticide Applicator
- Viticulture
- Animal Breeding
- Agricultural Power Technology
Moreover, the District may undertake construction of a new equestrian pavilion and additional instructional classrooms for core education courses.

District funding may be needed for interim facilities. State funding would support permanent instructional and support facilities. The costs of this project are undetermined.

The College is currently reviewing how the non-instructional portion of the Mountain Ranch Center may be operated. Possible long-term leasing or sale of some of this portion is a possibility.

**MOUNTAIN RANCH CENTER**

In 1984, Delta College leased under a long-term patent an 80 acre parcel from the Bureau of Land Management (BLM) 8 miles from San Andreas, Calaveras County, for the San Joaquin Delta College—Mountain Ranch Center.

Mountain Ranch Center is a field study area that gives students in forestry and agriculture an opportunity to gain hands-on experience in forestry management and biology. The Center has a complex of buildings for the use in laboratories, housing and equipment storage. These facilities are currently being expanded, and no additional facility projects are presently planned.

**TRACY LEARNING CENTER**

Tracy Learning Center – a Collaborative Project

The Tracy learning Center is a collaborative partnership formed by the San Joaquin Delta College District (College), Tracy Unified School District (TUSD) and City of Tracy (City) to develop a college campus and a complex of local public schools, a business/industry park to provide on-the-job training for students.

The 200-acre project site is located west of Tracy on the south side of Schulte Road and west of Lammers Road. It is presently owned by the Federal Department of Prisons and will be transferred to the collaborative through a negotiated sale. City and a gift of the remaining 150 acres to the College and TUSD for educational purposes.

The College campus is projected to provide facilities for up to 3,500 students within 10 years and up to 10,000 students within 25 years. Up to 75,000 square feet of building space may be constructed in the first phase of the project, and up to 800,000 square feet of building space may be constructed in the College at campus build out. The College and TUSD intend to create joint use opportunities. Such facilities may include a central library and learning resource center, student services center, technology center, science laboratory, common food service and bookstore facility, gymnasiums, play fields, central plant maintenance facilities, child care, senior center and student housing.

Phasing assumes construction for Phase I starting in 2003, with facilities t
The TUSD campus will provide school facilities for grades K-12. Up to 1,000 anticipated within the first 5 years of project development (Phase I) and up within 10-15 years. Up to 350,000 square feet of building space may be con: build out (including about 40 classrooms). The TUSD campus will share a num with the College, as described above. Phase I of the TUSD campus is schedul: in 2003, with facilities to open in 2005.

The 50-acre City business and industry park will also focus on research and : development, with build out anticipated within 20 years. On-the-job training emphasized taking advantage of the adjacent educational facilities. The busi: park may also include park and recreational components.

The partnership intends to establish a joint-powers agency to plan, construct maintain all of the facilities for the Tracy Learning Center.

The various phases of development are planned:

**Phase I - Completed in 5 Years**
- College Center for 3,500 students
- Advanced High School for 1,000 students
- Middle School for 600 students

**Phase II - Completed in 10 Years**
- College Campus expanded for 10,000 students
- Advanced High School expanded for 2,000 students
- Middle School expanded to full size for 1,200 students
- Elementary School expanded to full size for 400 students

**Phase III - Completed in 15 Years**
- College Campus expanded for 15,000 students
- High School expanded to full size for 3,000 students
- Elementary School expanded to full size for 600 students

**Phase IV - Completed in 25 Years**
- College Campus expanded to ultimate size for 18,000 students

**Faculty and Staff**
Delta College projects that the number of staff and faculty members m. Upon completion of the Center in 2025.

<table>
<thead>
<tr>
<th>ENROLLMENT</th>
<th>ASF * ACRES</th>
<th>JOINT-USE FACILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHASE I (2000-2005)</td>
<td>3,500 STUDENTS</td>
<td>50,000 20</td>
</tr>
<tr>
<td>Phase</td>
<td>Students</td>
<td>Square Feet</td>
</tr>
<tr>
<td>------------</td>
<td>----------</td>
<td>-------------</td>
</tr>
<tr>
<td>Phase II</td>
<td>10,000</td>
<td>300,000</td>
</tr>
<tr>
<td>(2005-2010)</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase III</td>
<td>15,000</td>
<td>400,000</td>
</tr>
<tr>
<td>(2010-2015)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase IV</td>
<td>18,000</td>
<td>600,000</td>
</tr>
<tr>
<td>(2015-2025)</td>
<td></td>
<td></td>
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</table>

* Assigned Square Feet

ASSUMPTION - A joint-powers agency will plan, construct, operate and maintain all of the facilities starting with Phase I
MAP
### Major Time Lines

<table>
<thead>
<tr>
<th>JULY 1999</th>
<th>Started Final Process for Conveyance of Federal Property to Collaborative</th>
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<tbody>
<tr>
<td></td>
<td>Started Programming Meetings for Joint-Use Facilities</td>
</tr>
<tr>
<td></td>
<td>• Library/Learning Resource Center</td>
</tr>
<tr>
<td></td>
<td>• Computer Center</td>
</tr>
<tr>
<td></td>
<td>• Technology Center</td>
</tr>
<tr>
<td></td>
<td>• Science Center</td>
</tr>
<tr>
<td></td>
<td>• Student Services Center</td>
</tr>
<tr>
<td></td>
<td>• Food Service and Bookstore Center</td>
</tr>
<tr>
<td></td>
<td>• Child Development Center</td>
</tr>
<tr>
<td></td>
<td>• PE and Fitness Center</td>
</tr>
<tr>
<td></td>
<td>• Maintenance Center</td>
</tr>
<tr>
<td></td>
<td>• Administration Center</td>
</tr>
<tr>
<td></td>
<td>US Department of Education Approved Educational Use of Property to be Conveyed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AUG 1999</th>
<th>Complete Administrative Draft of EIR and Engineering Studies - Review by Collaborative of Infrastructure and Mitigation Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Complete Draft of District Master Plans for Review by Board and Faculty</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OCT 1999</th>
<th>Start Escrow for Change of Title from Government to Collaborative</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Release Draft EIR to Reviewing Agencies</td>
</tr>
<tr>
<td></td>
<td>Start Preparation of Needs Analysis and Request for Approval of Delta Center at Tracy</td>
</tr>
<tr>
<td></td>
<td>Submit Needs Analysis and Request Approval of Delta Center to Board of Governors and CPEC</td>
</tr>
<tr>
<td></td>
<td>Start Development of Initial Project Proposal for Phase I Facilities for the Delta Center</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NOV 1999</th>
<th>Conduct Public Hearings on EIR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Complete Programming Meetings on Joint-Use Facilities</td>
</tr>
<tr>
<td></td>
<td>Complete Preliminary Site Development Plans</td>
</tr>
</tbody>
</table>
| JAN 2000 | Certification of EIR by Board - Submit EIR to San Joaquin County and State Clearing House  
First Hearing by Board of Governors on Request for Approval of Delta Center  
Submit Initial Project Proposal for Phase Facilities to Chancellor’s Office  
Start Master Plan for Tracy Learning Center |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>MAR 2000</td>
<td>Second Hearing and Approval of Delta Center by the Board of Governors</td>
</tr>
<tr>
<td>APR 2000</td>
<td>First Hearing by CPEC on Delta Center</td>
</tr>
</tbody>
</table>
| JUNE 2000 | Second hearing and Approval of Delta Center by CPEC  
Complete Master Plan for Tracy Learning Center  
Start Final Project Proposal for Phase I Facilities for Delta Center |
| JAN 2001 | Submit Final Project Proposal for Phase I Facilities to Chancellor’s Office for Funding in 2002-2003  
Submit Initial Project Proposal for Phase II Facilities |
| JUNE 2001 | Start Final Project Proposal for Phase II Facilities |
| JAN 2002 | Submit Final Project Proposal for Phase II Facilities for Funding in 2003-2004 |
| JULY 2002 | Receive Funding for Planning of Phase I Facilities  
Start Preliminary Plans and Working Drawings |
| JULY 2003 | Receive Funding for Construction of Phase I Facilities  
• Start Construction |
Receive Funding for Planning of Phase II Facilities
- Start Preliminary Plans and Working Drawings

**JULY 2004**
Receive Funding for Construction of Phase II Facilities
- Start Construction

**JULY 2005**
Complete Construction of Phase I Facilities
- Start Initial Operation for Fall 2005 Classes

**JULY 2008**
Complete Construction of Phase II Facilities

**JAN 2009**
Submit Final Project Proposal for Phase III Facilities for Funding in 2010-2011

**JULY 2010**
Receive Funding for Planning Phase III Facilities
- Start Preliminary Plans and Working Drawings

**JULY 2011**
Receive Funding for Construction of Phase III Facilities
- Start Construction

**JULY 2014**
Complete Construction of Phase III Facilities

**JAN 2018**
Submit Final Project Proposal for Phase IV Facilities for Funding in 2019-2020

**JULY 2019**
Receive Funding for Planning of Phase IV Facilities
- Start Preliminary Plans and Working Drawings

**JULY 2020**
Receive Funding for Construction of Phase IV Facilities
- Start Construction

**JULY 2024**
Complete Construction of Phase IV Facilities
Interim Education Center Project

The District is presently relocating a complex of modular buildings to Tracy District’s (TUSD) West High School campus in Tracy. This facility will serve as the interim location for the Tracy Learning Center until permanent facilities for the new Antenna Farm site on Schulte Road.

The interim center will be completed in September 1999 and classes will start in October 1999. The cost of relocating and remodeling the modular building is estimated to be $930,000 with the District paying $298,000 and TUSD paying $632,000. Ownership of the site has been transferred to TUSD.

Property Acquisition Project

In May 1999, Congress and the President approved the conveyance, by August 2, of a 150-acre Federal Prison site known as the “Antenna Farm” to the City of Tracy for use as the Tracy Learning Center. The property will be divided into a 50-acre parcel to the District, a 50-acre parcel to the Tracy Learning Center, and a 100-acre parcel to San Joaquin Delta College District for a college campus. Subsequently, on July 19, 1999 the Federal Department of Education approved use, in perpetuity, of the 150 acres for education purposes. Acquisition of the 150 acres for education purposes is to be at no cost to TUSD with the exception of undetermined closing and survey costs that are to be paid by TUSD. On the other hand, the City is required to purchase its 50 acres for a recreation park by negotiated purchase at fair market value.

Phase I Facilities Project

On February 1, 1999, the District submitted an Initial Project Proposal (IPP) to the Chancellor’s Office for State funding for the planning of Phase I facilities for the Tracy Learning Center. Completion of the project was originally planned in June 2005.

The IPP, however, was withdrawn in April 1999 because of delays in conveyance of the Antenna Farm property until fall 1999.

The District now intends to resubmit the IPP for this project to the State Chancellor’s Office on February 1, 2000. This will be followed by a Final Project Proposal (FPP) to the State Chancellor’s Office on February 1, 2001 for State funds to start project planning in 2002-2003. Completion of the project is expected in June 2005.

The Phase I facilities project is to consist of on-site and off-site infrastructure and construction of a single two-story instructional building with space for permanent classrooms, laboratories, offices and an interim library, bookstore, food court, and teleconferencing studios. The original IPP estimated the total State cost to be about $31 million for infrastructure, site development and building. As the updated IPP is developed, it may be revised upward to $35 million or more to cover higher infrastructure costs.
It is important to understand that a draft environmental impact report and engineering studies will be completed in September 1999. These studies may cost increases for the Phases I through IV.

Phase II Facilities Project

Starting in 2003, the District will undertake planning and construction of Phase II Tracy Learning Center. This would be the largest of four phases for eventual 2025 of 600,000 asf for a college campus. The Phase II facilities would provide space in dedicated college facilities and joint-use facilities that would and TUSD:

- Phase II Infrastructure
- Phase II Instructional Facilities
- Joint-Use Facilities
  - Student Services
  - Administration
  - Food Service and Bookstore
  - Library/Learning Resource Center
  - Computer Center
  - Science and Technology Center
  - Child Development Center
  - Senior Center
  - Fitness Center
  - Maintenance Center and Central Plant

The total cost for planning of Phase II facilities is presently undetermined funds would be requested over a period of seven years to complete Phase II

Phase III and IV Facilities Projects

Phase III and IV facilities projects would be extended in several steps over from 2010 to 2025. Phase III would provide for construction of infrastructure 2015 to serve up to 15,000 college students. Phase IV would provide final infrastructure and facilities to serve about 18,000 college students at full

These phases will provide:

- Instructional facilities for up to 18,000 students
- Expanded joint-use facilities constructed in Phase II

- Additional joint-use facilities:
  - PE Gymnasiums
  - Playing fields and aquatic facilities
Performing arts theater

The State and District costs to implement Phases III and IV are presently un
PART 3: INVENTORY REPORT 17 AND CAPACITY LOAD RATIOS

Understanding the importance of the Inventory Report 17 and Capacity Load Ratios to the Chancellor’s Office and the Department of Finance is very important.

Using inventory information and enrollment demand (weekly student contact hours) instructional program, the District calculates Capacity Load Ratios for lecture offices, library, and audio/visual classrooms. The ratios are reported annually in the Five-Year Construction Plan that is submitted to the State on the 1st of February.

The State Chancellor’s Office and Department of Finance review these ratios as critical decisions as to whether proposed facility projects will qualify for State funding. These decisions should be given approved projects.

INVENTORY REPORT 17

On the 1st of October each year, the District is required to certify the space that exists in each individual facility that is located on district-owned land. The inventory for facilities on the Delta College Campus, Manteca Farm Center, and Ranch Center was as follows:

<table>
<thead>
<tr>
<th>Space Category</th>
<th>Description of Facility</th>
<th>Assignable Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>050</td>
<td>Inactive</td>
<td>2,069</td>
</tr>
<tr>
<td>100</td>
<td>Classroom (including Lecture)</td>
<td>65,124</td>
</tr>
<tr>
<td>200</td>
<td>Laboratory (Labs and Shops)</td>
<td>155,860</td>
</tr>
<tr>
<td>300</td>
<td>Office (including Conference Rooms)</td>
<td>57,606</td>
</tr>
<tr>
<td>400</td>
<td>Study (Library)</td>
<td>36,541</td>
</tr>
<tr>
<td>500</td>
<td>Special Use Facilities (PE and Greenhouse)</td>
<td>93,096</td>
</tr>
<tr>
<td>600</td>
<td>General Use (Assembly, Food Service, Store and Student Recreation)</td>
<td>96,453</td>
</tr>
<tr>
<td>700</td>
<td>Supporting (Data Process, Maintenance, Vehicle Storage and Central Plant)</td>
<td>4,399</td>
</tr>
<tr>
<td>800</td>
<td>Healthcare</td>
<td>2,533</td>
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<tr>
<td>900</td>
<td>Residential (Campus Police)</td>
<td>900</td>
</tr>
<tr>
<td></td>
<td>DISTRICT TOTAL (assignable sq. ft.)</td>
<td>564,587 asf</td>
</tr>
<tr>
<td></td>
<td>DISTRICT TOTAL (gross sq. ft)</td>
<td>795,048 gsf</td>
</tr>
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</table>

A final review of the facility inventory report will be accomplished in September. Revisions will be made in the program uses of the spaces before the certification is submitted to the State Chancellor in October 1999.

Detailed information pertaining to the Inventory Report 17 and floor plan data is in Volume V - Appendices for the Facilities and Resources Master Plans.
BUILDING SUMMARY
CALCULATION OF CAPACITY LOAD RATIOS
Each year the District calculates the capacity load ratios using the Inventor Chancellor’s Enrollment WSCH forecasts and State Space Standards (Title 5, C 57,00 et seq). As enrollment and WSCH change and projects are completed, the

### STATE SPACE STANDARDS*

<table>
<thead>
<tr>
<th>TOP CODE</th>
<th>TYPE SPACE</th>
<th>STATE STANDARD</th>
<th>PER 100/WSCH</th>
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<tbody>
<tr>
<td>0099</td>
<td>LECTURE CLASSROOMS</td>
<td></td>
<td>42.9 asf</td>
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<tr>
<td></td>
<td>CLASS LABORATORIES</td>
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<tr>
<td>0100</td>
<td>Agriculture</td>
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<td>0400</td>
<td>Bio Science</td>
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<td>Fine Arts</td>
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<td>1100</td>
<td>Language</td>
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<td>1700</td>
<td>Mathematics</td>
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<tr>
<td>1900</td>
<td>Physical Science</td>
<td></td>
<td>60</td>
</tr>
<tr>
<td>4900</td>
<td>Interdisciplinary</td>
<td></td>
<td>60</td>
</tr>
<tr>
<td>5330</td>
<td>Carpentry</td>
<td></td>
<td>175</td>
</tr>
<tr>
<td>5342</td>
<td>Machine Tools</td>
<td></td>
<td>90</td>
</tr>
<tr>
<td>5347</td>
<td>Graphic Arts</td>
<td></td>
<td>80</td>
</tr>
</tbody>
</table>

* Standards selected that are applicable to Delta College

Office Space Standard 140 asf for each full-time equivalent instructional adult member. This allowance also must provide space for all supporting offices and conference.

**DELTA COLLEGE CAPACITY LOAD RATIOS**
The District Five-year Construction Plan for 2000-2004 that was submitted on reported that the current ratios for Delta College (including the Manteca and Center) were as follows:

<table>
<thead>
<tr>
<th>Ratio – Lecture Classroom Space</th>
<th>WSCH Capacity</th>
<th>WSCH Load</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>65,124 asf</td>
<td>151,582</td>
<td>150,638</td>
<td>101%</td>
</tr>
</tbody>
</table>

\[
\frac{151,582}{150,638} = 101\%
\]
This means that lecture classroom capacity exceeds the amount needed to carry load. To qualify for State funding to build new lecture classrooms, the ratio must more than 95%. This could be accomplished by an increase in WSCH of 7,600 (43,069/43,733 = 98%).

<table>
<thead>
<tr>
<th>Ratio - Class Laboratories</th>
<th>Space</th>
<th>WSCH Capacity</th>
<th>WSCH Load</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>130,495 asf</td>
<td>43,069</td>
<td>43,733</td>
<td>98%</td>
</tr>
</tbody>
</table>

This means that the averaged class laboratory space is less than needed to carry load. However, under new qualifying guidelines for State funding, the college may have to bring the ratio down to 95%. This could be accomplished by an increase in WSCH of 1,312, (413/355 = 116%)

<table>
<thead>
<tr>
<th>Ratio - Office Space</th>
<th>Space</th>
<th>Staff Capacity</th>
<th>Staff Load</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>57,811 asf</td>
<td>413</td>
<td>355</td>
<td>116%</td>
</tr>
</tbody>
</table>

This means that office space capacity exceeds the space needed to provide staff and supporting staff member. Again, to bring the ratio down to at least 95% priority for State funding, space would have to be reduced by 10,466 asf (space for 355 staff members).

<table>
<thead>
<tr>
<th>Ratio - Library</th>
<th>Capacity Space</th>
<th>Load Space</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>36,543 asf</td>
<td>46,400 asf</td>
<td>74%</td>
</tr>
</tbody>
</table>

This indicates that the existing library space is 21% less than required to support current day graded enrollment. Thus, library space could be increased by 6,849 asf to bring the ratio up to 95%. Caution is advised, however, the State Chancellor’s Office whether library space should be limited to 80%. Because of the complexity of library space, the standards are not presented (the reader is referred to Title 5 -Section 57030).

<table>
<thead>
<tr>
<th>Ratio - AV/TV Radio</th>
<th>Capacity Space</th>
<th>Load Space</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5,148 asf</td>
<td>13,416 asf</td>
<td>38%</td>
</tr>
</tbody>
</table>

This indicates that the existing AV/TV Radio space is 62% less than that required for current day graded enrollment. Thus, AV/TV Radio space could be increased by 8,268 asf to bring the ratio up to 95%. The State standard for AV/TV ratio is to limit this space.

**Ratios can be Improved by Consolidation and Restructuring**
As the College’s enrollment increases over the next 25 years, capacity load r
somewhat, thus allowing for construction of additional space for lecture cla
baboratories and offices. However, it is important to understand that the D
aggressive steps to consolidate and restructure its instructional space usage
the near and midterm to make room in the ratios, for construction of new faci
and at the Tracy Learning Center.
PART 4: STATUS OF EXISTING BUILDINGS AND INFRASTRUCTURE

As a vital element of the master planning processes, the District’s maintenance management units, planning consultant and architect have completed a comprehensive review of all of the facilities and infrastructure systems including utilities, landscaping, Delta College, Manteca Center and Mountain Ranch Center. This review was completed in 1998 and summary sheets for each building are included in this plan. The review included:

REVIEW OF EXISTING BUILDINGS

- Exterior - walls, roofs, ceilings
- Interior - floors, walls, ceilings
- Systems - HVAC, lighting, plumbing, group I equipment
- Communications (see Part 5 - Communications)
- Landscape
- Seismic Structural Safety
- Safety/Building Codes - asbestos, hazardous materials, ADA compliance
- Protection and sprinkler systems, energy conservation, fume hoods
- Flexibility and Expandability
- Remaining Useful Life and Future Use
- Cost of Reconstruction or Remodeling
- Cost of Demolition or Remodeling

Summary - Major repairs and asbestos abatements are needed

- Almost all of the main buildings have spread footing foundations and steel structures with non-load bearing exterior walls. The Division of the State reported that no seismic repairs are needed.

- The general condition of the roofs, ceilings, interior walls, exterior walls, and windows are good but continuous repairs to stucco walls are needed.

- Interior lights are being replaced with low voltage mercury tubes and ballasts.

- Plumbing is poor and needs continuous repairs.

- Asbestos is a major issue for maintenance work and remodeling, it is in crawl spaces, plenum spaces, sheet rock walls and exterior stucco. The District has established a removal and abatement program that is in progress with State funds. However, a substantially increased level of State funding will be needed in more years.

- Substantial ADA improvements are needed throughout the campus buildings. The District has received State funds for this work.
• The building electrical systems are in need of replacement, upgrading and funds have been requested for this project.

• The loading dock and access ramp in Danner Hall is not constructed to serve.

• The maintenance shops in Danner Hall do not have adequate ventilation.

• Generally, the buildings do not have adequate fire sprinkler systems. In addition, do not have adequate systems to handle hazardous materials and ventilate.

• Shima Center has major HVAC deficiencies

• The basic buildings, with exception of the police cottage and facilities at Mountain Ranch Center, have remaining useful lives of at least 50 years or

Normally, State Scheduled Maintenance and Hazardous Materials funds are used for repairs, improvements, and material removals in campus buildings. However, the cost of the asbestos removal, ADA improvements and electrical systems replacement will require the use of State capital outlay funds for major projects. In order to implement this work, the District should further develop its plan to address the existing buildings.
San Joaquin Delta Community College District  
Age and Condition of Existing Building  

**Building:** Administration Building  

**Construction Date:** 1972  
**Age:** 28 years  
**Gross Square Feet:** 21,160  
**Assignable Square Feet:** 12,480  
**Number of Stories:** 2  
**Elevators:** 1 - passenger  

**Condition:**  
- X Good  
- Fair  
- Poor  

**Basic Structure and Foundation:**  
- Exterior (walls, roof, ceilings):  
  - The general condition of the exterior walls is good, minor repairs may need to be done to stucco (the asbestos may be an issue on the stucco material).  
  - The general condition of the roof is good, minor repairs may need to be done (an issue on the roofing materials).  

- Interior (floors, walls, ceilings):  
  - The general condition of the interior floors, walls and ceilings are in good condition and general upkeep is always needed (the asbestos may be an issue on the walls).  

- Systems (HVAC, lighting, plumbing, group I equip.):  
  - Lights:  
    - 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. Being installed.  
    - Plumbing is in poor condition and needs continuous maintenance.  
    - See section on “Group I Equipment”.  

- Communications:  
  - See section “Communications”.  

- Landscape (parking lots):  
  - The existing landscape condition is very good although some areas will need to reach the reach of the plant life span.  

- Seismic:  
  - No repairs are needed based on the seismic study done by the State.  

- Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protection systems, energy conservation, fume hoods/ventilation):  
  - Asbestos Material  
    - Asbestos contained Acoustical Ceilings and Fireproofing  
    - Assumed asbestos until testing is completed: Roofing materials, sheet rock and stucco.  
  - ADA Compliance  
    - Door thresholds need to be lowered. (Applying For Funds)  
    - Replacement of the doorknobs with lever handles type. (Applying For Funds)  
    - Improve the surface on the ramps to make them less slippery. (Applying For Funds)
ADMINISTRATION BUILDING

- Lower signage. (Applying For Funds)
- Upgrade restrooms to new disabled standards. (Applying For Funds)
- Key access signage outside each elevator. (Applying For Funds)
- Bomanite walkways - difficult to navigate. (Applying For Funds)
- Some automatic doors shut to quickly. (Applying For Funds)
- Stair step edges - improve visibility. (Applying For Funds)
- Lower floor plan maps signage around campus. (Being Done In House)
- Improve steps to make them less slippery and more visible. (Being Done In House)

- Fire Alarm System
- Pull Stations
- Fire Extinguishers - Chemical and Halon
- Halon system in Admin Fault Room
- No Automatic Sprinklers elsewhere in the building.

Flexibility and Expandability:
- The flexibility and expandability of each room depends on the testing of asbestos and other materials. If asbestos is found the cost of the remodeling would be increased.
- The electrical wiring and HVAC is an issue before any remodeling or expansion can be completed.

Remaining Useful Life and Future Use:
- Basic structure of the building is steel I-beam, with non-bearing walls, which allows for a wide range of use.
- Increasing the capacity of the electric panel will increase the useful life and expandability of the building.

Cost of Reconstruction or Remodeling:
- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:
- Removal of "concealed" asbestos is estimated to cost $1,000,000.00.
- Removal of "exposed" asbestos in Administration Hallways is estimated to cost $1,000,000.00.
- Replacement of asbestos containing Crawl Space Door is estimated to cost $1,665,000.00 (State funding).

San Joaquin Delta Community College District
Age and Condition of Existing Building
BUILDING: ATHERTON BUILDING

Construction Date: 1972  
Gross Square Feet: 24,002  
Number of Stories: 3
Age: 28 years  
Assignable Square Feet: 30,247  
Elevators: 1 passenger

Condition: X Good  
Fair  
Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
- The general condition of the exterior walls is good, minor repairs may need to stucco (the asbestos may be an issue on the stucco material).
- The general condition of the roof is good, minor repairs may need to be done (an issue on the roofing materials).

Interior (floors, walls ceilings):
- The general condition of the interior floors, walls and ceilings are in good condition and general up keeps in always needed (the asbestos may be an issue on the wall

Systems (HVAC, lighting, plumbing, group I equip.):
- Lights:
  - 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
  - Plumbing is in poor condition and needs continuous maintenance.
- See section on “Group I Equipment”.

Communications:
- See section “Communications”.

Landscape (parking lots):
- The existing landscape condition is very good although some areas will need to the reach of the plant life span.

Seismic:
- No repairs are needed based on the seismic study done by the State.

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec systems, energy conservation, fume hoods/ventilation):
- Asbestos Material
  - Asbestos contained Acoustical Ceilings
  - Assumed asbestos until individual testing is completed: Roofing material, stucco, stage fire curtain, floor tile and mastic and electrical wire insul
- Hazardous Material
  - Paint
  - Oil
  - Misc. Paint Supplies

San Joaquin Delta Community College District
Age and Condition of Existing Building

ATHERTON BUILDING

- ADA Compliance
  - Door thresholds need to be lowered. (Applying For Funds)
  - Replacement of the doorknobs with lever handles type. (Applying For Funds)
• Improve the surface on the ramps to make them less slippery. (Applying For Funds)
• Lower signage. (Applying For Funds)
• Upgrade restrooms to new disabled standards. (Applying For Funds)
• Key access signage outside each elevator. (Applying For Funds)
• Bomanite walkways - difficult to navigate. (Applying For Funds)
• Some automatic doors shut to quickly. (Applying For Funds)
• Stair step edges - improve visibility. (Applying For Funds)
• Lower floor plan maps signage around campus. (Being Done In House)
• Improve steps to make them less slippery and more visible. (Being Done In House)

• Fire Alarm System
  • Pull Stations
  • Fire Extinguishers - Chemical and Halon
  • Automatic Sprinklers (2nd and 3rd Floors)
  • No Automatic Sprinklers elsewhere in the building.

Flexibility and Expandability:
• The flexibility and expandability of each room depends on the testing of asbestos and other materials. If asbestos is found the cost of the remodeling is $1,000,000.00.
• The electrical wiring and HVAC is an issue before any remodeling or expansion.

Remaining Useful Life and Future Use:
• Basic structure of the building is steel I-beam, with non-bearing walls, which will increase the useful life and future use.

Cost of Reconstruction or Remodeling:
• Asbestos will be an issue for reconstruction and remodeling.
• The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:
• Removal of "concealed" asbestos is estimated to cost $1,000,000.00.
• Replacement of asbestos containing Crawl Space Door is estimated to cost $1,665,000.00 (State funding).

San Joaquin Delta Community College District
Age and Condition of Existing Building

BUILDING: BUD CENTER / BUDD SHOPS

Construction Date: 1972  Age: 28 years
Gross Square Feet: 136,711  Assignable Square Feet: 101,145
Number of Stories: 4  Elevators: 2 - passenger

Condition: [X] Good  Fair  Poor
Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
- The general condition of the exterior walls is good, minor repairs may need to be done (the asbestos may be an issue on the stucco material).
- The general condition of the roof is good, minor repairs may need to be done (the asbestos may be an issue on the roofing materials).

Interior (floors, walls, ceilings):
- The general condition of the interior floors, walls and ceilings are in good condition and general upkeep is always needed (the asbestos may be an issue on the walls).

Systems (HVAC, lighting, plumbing, group I equip.):
- Lights:
  - 3 x 3 fluorescent drop light fixtures with energy saving ballast materials being installed.
- Pool deck needs replacement.
- Plumbing is in poor condition and needs continuous maintenance.
- See section on “Group I Equipment”.

Communications:
- See section “Communications”.

Landscape (parking lots):
- The existing landscape condition is very good although some areas will need to reach the plant life span.
- The parking lots are in declining condition and need continuous maintenance.

Seismic:
- No repairs are needed based on the seismic study done by the State.

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec systems, energy conservation, fume hoods/ventilation):
- Asbestos Material
  - Assumed asbestos until individual testing is completed: Roofing materials, stucco, floor tile and mastic.

San Joaquin Delta Community College District
Age and Condition of Existing Building

BUD CENTER / BUDD SHOPS

- Hazardous Materials
  - Biology/Medical
  - Paint
  - Oil
  - Fuel
  - Ink
  - Fixer and Developer
  - Solvents
  - Pressurized Cylinders
- ADA Compliance
  - Door thresholds need to be lowered. (Applying For Funds)
  - Replacement of the doorknobs with lever handles type. (Applying For Funds)
• Improve the surface on the ramps to make them less slippery. (Applying For Funds)
• Lower signage. (Applying For Funds)
• Upgrade restrooms to new disabled standards. (Applying For Funds)
• Key access signage outside each elevator. (Applying For Funds)
• Bomanite walkways - difficult to navigate. (Applying For Funds)
• Some automatic doors shut to quickly. (Applying For Funds)
• Stair step edges - improve visibility. (Applying For Funds)
• Widen doorway into the Women's Locker Room. (Applying For Funds)
• Improve the shower facilities in the Men’s and Women’s Locker Room. (Applying For Funds)
• Blanchard Gym entrances ramp needs railing and a rest area. (Applying For Funds)
• Lower floor plan maps signage around campus. (Being Done In House)
• Improve steps to make them less slippery and more visible. (Being Done In House)

Fire Alarm System
- Pull Stations
- Fire Extinguishers - Chemical and Halon
- Automatic Sprinkler System (Budd 105 – Maintenance Paint Shop)
- No Automatic Sprinkler System in the rest of the building.

Flexibility and Expandability:
- The flexibility and expandability of each room depends on the testing of asbestos and other materials. If asbestos is found the cost of the remodeling will increase.
- The electrical wiring and HVAC is an issue before any remodeling or expansion.

Remaining Useful Life and Future Use:
- Basic structure of the building is steel I-beam, with non-bearing walls, which will increase the useful life of the building.
- Increasing the capacity of the electric panel will increase the useful life and efficiency of the building.

Cost of Reconstruction or Remodeling:
- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

San Joaquin Delta Community College District
Age and Condition of Existing Building

BUD CENTER / BUDD SHOPS

Cost of Demolition and Replacement:
• Removal of “concealed” asbestos is estimated to cost $1,000,000.00.
• Replacement of asbestos containing Crawl Space Door is estimated to cost $1665 State funding).
• Removal of “exposed” asbestos in Budd 102 – Copy Center is estimated to cost $1665 for State funding).
• Removal of “exposed” asbestos in Budd 103 – Cabinet Shop is estimated to cost $1665 (applied for State funding).
• Removal of “exposed” asbestos in Budd 104 – Mill Cabinet Shop is estimated to cost $1665 (applied for State funding).
• Removal of “exposed” asbestos in Budd 105 – Maintenance Paint Shop is estimated to cost $85,560.00 (applied for State funding).
• Removal of “exposed” asbestos in Budd 106 – Electrical Shop is estimated to cost $85,560.00 (applied for State funding).
• Retrofit the Budd Shops chiller is estimated to cost $354,000.00 (funds are from Maintenance and the District).
San Joaquin Delta Community College District  
Age and Condition of Existing Building  

BUILDING: THE CAMPUS  

Construction Date: 1972  
Age: 28 years  
Gross Square Feet:  
Assignable Square Feet:  
Number of Stories:  
Elevators:  

Condition: X Good Fair Poor  

Basic Structure and Foundation:  

Exterior (walls, roof, ceilings):  
• The general condition of the exterior walls is good, minor repairs may need to stucco (the asbestos may be an issue on the stucco material).  
• The general condition of the roof is good, minor repairs may need to be done (an issue on the roofing materials).  

Interior (floors, walls ceilings):  
• The general condition of the interior floors, walls and ceilings are in good condition and general upkeep is always needed (the asbestos may be an issue on the walls).  

Systems (HVAC, lighting, plumbing, group I equip.):  
• Lights:
• 3 x 3 fluorescent drop light fixtures with energy saving ballast materials being installed.
• Plumbing is in poor condition and needs continuous maintenance.
• See section on “Group I Equipment”.

Communications:
• See section “Communications”.

Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to the reach of the plant life span.
• The parking lots are in declining condition and need continuous maintenance.

Seismic:
• No repairs are needed based on the seismic study done by the State.

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec systems, energy conservation, fume hoods/ventilation):
• Asbestos Material
  • Asbestos contained Acoustical Ceilings
  • Assumed asbestos until individual testing is completed: Roofing materials, stucco, floor tile and mastic.

San Joaquin Delta Community College District
Age and Condition of Existing Building

THE CAMPUS

• ADA Compliance
  • Door thresholds need to be lowered. (Applying For Funds)
  • Replacement of the doorknobs with lever handles type. (Applying For Funds)
  • Improve the surface on the ramps to make them less slippery. (Applying For Funds)
  • Lower signage. (Applying For Funds)
  • Upgrade restrooms to new disabled standards. (Applying For Funds)
  • Key access signage outside each elevator. (Applying For Funds)
  • Bomanite walkways – difficult to navigate. (Applying For Funds)
  • Some automatic doors shut to quickly. (Applying For Funds)
  • Stair step edges – improve visibility. (Applying For Funds)
  • Need signs to Child Development Center. (Applying For Funds)
  • Lower floor plan maps signage around campus. (Being Done In House)
  • Improve steps to make them less slippery and more visible. (Being Done In House)
• Fire Alarm System
  • Pull Stations
  • Fire Extinguishers – Chemical and Halon
  • Only some locations have Automatic Sprinklers

Flexibility and Expandability:
• The flexibility and expandability of each room depends on the testing of asbestos and other materials. If asbestos is found the cost of the remodeling is
• The electrical wiring and HVAC is an issue before any remodeling or expansion

Remaining Useful Life and Future Use:
• Basic structure of the building is steel I-beam, with non-bearing walls, which
• Increasing the capacity of the electric panel will increase the useful life a
Cost of Reconstruction or Remodeling:
• Asbestos will be an issue for reconstruction and remodeling.
• The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:
• Removal of “concealed” asbestos is estimated to cost $1,000,000.00.
• Removal of “exposed” asbestos in the Classroom Ceiling Restrooms Phase I is estimated to cost $68,994.00 (funds are from the State).
• Removal of “exposed” asbestos in the Classroom Ceiling Restrooms Phase II is estimated to cost $96,814.00 (applied for State funding).
• Removal of “exposed” asbestos in the Classroom Ceiling Restrooms Phase III is estimated to cost $171,371.00 (applied for State funding).
• Security Lighting Renovation Phase A is estimated to cost $369,500.00 (funds are from Maintenance and the District).
• Security Lighting Renovation Phase B is estimated to cost $361,500.00 (funds are from Maintenance and the District).
• Security Lighting Renovation Phase C is estimated to cost $393,800.00 (funds are from Maintenance and the District).

San Joaquin Delta Community College District
Age and Condition of Existing Building

THE CAMPUS

• Security Lighting Renovation Phase D is estimated to cost $365,000.00 (funds are from Maintenance and the District).
• Mitigate Floor Drainage in Holt/Budd Phase I is estimated to cost $383,760.00 (funds are from Deferred Maintenance and the District).
• Upgrade Ventilation Air Distribution is estimated to cost $196,000.00 (funds are from Maintenance and the District).
• Correction and repair plumbing leaks is estimated to cost $154,505.00 (funds are from Maintenance and the District).
San Joaquin Delta Community College District
Age and Condition of Existing Building

BUILDING: CAMPUS POLICE COTTAGE

Construction Date: Unknown
Gross Square Feet: 1,463
Assignable Square Feet: 1,367
Number of Stories: 2
Elevators: 0

Condition: [X] Good  Fair  Poor

Basic Structure and Foundation:

• The general condition of the exterior walls is good, minor repairs may need to
  stucco (the asbestos may be an issue on the stucco material).

• The general condition of the roof is good, minor repairs may need to be done (an issue on the roofing materials).

Interior (floors, walls ceilings):

• The general condition of the interior floors, walls and ceilings are in good and general up keeps in always needed (the asbestos may be an issue on the wall

Systems (HVAC, lighting, plumbing, group I equip.):

• Lights:
  • 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.

• HVAC is a stand-alone system.

• Plumbing is in poor condition and needs continuous maintenance.

• See section on “Group I Equipment”.

Communications:

• See section “Communications”.

Landscape (parking lots):

• The existing landscape condition is very good although some areas will need to the reach of the plant life span.

• The parking lots are in declining condition and need continuous maintenance.
Seismic:
• No repairs are needed based on the seismic study done by the State.

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec systems, energy conservation, fume hoods/ventilation):
• Asbestos Material
  • Assumed asbestos until individual testing is completed: Roofing materials, s floor tile and sheet flooring.

San Joaquin Delta Community College District
Age and Condition of Existing Building

CAMPUS POLICE COTTAGE

• Hazardous Materials
  • Biology/Medical
• ADA Compliance
  • Door thresholds need to be lowered. (Applying For Funds)
  • Replacement of the doorknobs with lever handles type. (Applying For Funds)
  • Improve the surface on the ramps to make them less slippery. (Applying For F
  • Lower signage. (Applying For Funds)
  • Upgrade restrooms to new disabled standards. (Applying For Funds)
  • Key access signage outside each elevator. (Applying For Funds)
  • Bomanite walkways – difficult to navigate. (Applying For Funds)
  • Some automatic doors shut to quickly. (Applying For Funds)
  • Stair step edges – improve visibility. (Applying For Funds)
  • Lower floor plan maps signage around campus. (Being Done In House)
  • Improve steps to make them less slippery and more visible. (Being Done In Ho

• Fire Alarm System
  • Pull Stations
  • Fire Extinguisher – Chemical and Halon
  • No Automatic Sprinkler System

Flexibility and Expandability:
• The flexibility and expandability of each room depends on the testing of as; rock and other materials. If asbestos is found the cost of the remodeling 1
• The electrical wiring and HVAC is an issue before any remodeling or expansion

Remaining Useful Life and Future Use:
• Basic structure of the building is wood frame.
• Increasing the capacity of the electric panel will increase the useful life a:

Cost of Reconstruction or Remodeling:
• Asbestos will be an issue for reconstruction and remodeling.
• The electrical wiring and HVAC will be an issue for reconstruction and remodel

Cost of Demolition and Replacement:
• The cost of "concealed" asbestos removal is unknown.
San Joaquin Delta Community College District
Age and Condition of Existing Building

BUILDING: CENTRAL PLANT

Construction Date: 1996
Gross Square Feet: 5,821
Assignable Square Feet: 10,116
Number of Stories: 1
Elevators: 0

Age: 4 years

Condition: X Good  Fair  Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
• The general condition of the exterior walls is good, minor repairs may need to stucco.
• The general condition of the roof is good, minor repairs may need to be done.

Interior (floors, walls ceilings):
• The general condition of the interior floors walls and ceilings are in good condition and general up keeps in always needed.

Systems (HVAC, lighting, plumbing, group I equip.):
• HVAC Deficiency
  • The system will be a full capacity when the Holt Shops are added to the system.
  • See section on “Group I Equipment”.

Communications:
• See section “Communications”.

Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to reach of the plant life span.

Seismic:
• No repairs are needed based on the seismic study done by the State.

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec systems, energy conservation, fume hoods/ventilation):
• Hazardous Materials
  • Misc. Maintenance Supplies
• Fire Alarm System
  • Pull Stations
  • Fire Extinguishers – Chemical
  • No Automatic Sprinkler System

Flexibility and Expandability:

Remaining Useful Life and Future Use:
Cost of Reconstruction or Remodeling:

San Joaquin Delta Community College District
Age and Condition of Existing Building

BUILDING:  CHILD DEVELOPMENT CENTER

Construction Date: 1994  Age:  6 years
Gross Square Feet: 2,214  Assignable Square Feet: 16,066
Number of Stories: 1  Elevators: 0

Condition:  X  Good  Fair  Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
• The general condition of the exterior walls is good, minor repairs may need to stucco.
• The general condition of the roof is good, minor repairs may need to be done.

Interior (floors, walls ceilings):
• The general condition of the interior floors, walls and ceilings are in good; and general up keeps in always needed

Systems (HVAC, lighting, plumbing, group I equip.): 
• Lights:
• 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
• HVAC
• Stand alone system.
• See section on “Group I Equipment”.

Communications:
• See section “Communications”.

Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to the reach of the plant life span.

Seismic:
• No repairs are needed based on the seismic study done by the State.

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec systems, energy conservation, fume hoods/ventilation):
• Fume Hoods
• Kitchen Area
• ADA Compliance
• Door thresholds need to be lowered.
• Lower signage
• Signage for sight impaired students.
• Fire Alarm System
• Pull Stations
• Fire Extinguishers - Chemical & Halon
• Automatic Sprinkler System through out the building

San Joaquin Delta Community College District
Age and Condition of Existing Building

CHILD DEVELOPMENT CENTER

Flexibility and Expandability:

Remaining Useful Life and Future Use:

Cost of Reconstruction or Remodeling:

Cost of Demolition and Replacement:
BUILDING: CUNNINGHAM CENTER

Construction Date: 1972
Gross Square Feet: 92,504
Number of Stories: 4

Age: 28 years
Assignable Square Feet: 63,229
Elevators: 1 - passenger & 1- dumbwaiter

Condition: Good

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
• The general condition of the exterior walls is good, minor repairs may need to stucco (the asbestos may be an issue on the stucco material).
• The general condition of the roof is good, minor repairs may need to be done (an issue on the roofing materials).

Interior (floors, walls ceilings):
• The general condition of the interior floors, walls and ceilings are in good and general up keeps in always needed (the asbestos may be an issue on the wall)

Systems (HVAC, lighting, plumbing, group I equip.):
• Lights:
  • 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
• HVAC Deficiency:
  • Cunningham 115 has no exhaust.
  • Cunningham 428 has insufficient cooling.
  • Plumbing is in poor condition and needs continuous maintenance.
  • See section on “Group I Equipment”.

Communications:
• See section “Communications”.

Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to the reach of the plant life span.
• The parking lots are in declining condition and need continuous maintenance.

Seismic:
• No repairs are needed based on the seismic study done by the State.

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec systems, energy conservation, fume hoods/ventilation):
• Asbestos Material
  • Assumed asbestos until testing is completed: Roofing materials, sheet rock a floor tile and mastic.

San Joaquin Delta Community College District
Age and Condition of Existing Building

CUNNINGHAM CENTER

• Hazardous Materials
  • Chemistry chemicals
  • Biology/Medical
  • Pressurized Cylinders
• ADA Compliance
  • Door thresholds need to be lowered. (Applying For Funds)
  • Replacement of the doorknobs with lever handles type. (Applying For Funds)
  • Improve the surface on the ramps to make them less slippery. (Applying For Funds)
  • Lower signage. (Applying For Funds)
  • Upgrade restrooms to new disabled standards. (Applying For Funds)
  • Key access signage outside each elevator. (Applying For Funds)
  • Bomanite walkways – difficult to navigate. (Applying For Funds)
  • Some automatic doors shut to quickly. (Applying For Funds)
  • Stair step edges – improve visibility. (Applying For Funds)
  • Cunningham ramp is asphalt base is not paved. (Applying For Funds)
  • Lower signage. (Applying For Funds)
  • Improve steps to make them less slippery and more visible. (Being Done In House)
• Fire Alarm System
  • Pull Stations
  • Fire Extinguishers – Chemical and Halon
  • Halon System located in Cunningham 131 – Computer Room
  • Automatic Sprinkler System (Cu 111, Cu 216 and Cu 304)
  • No Automatic Sprinklers in the rest of the building.
• Fume Hood
  • All Labs (11)
  • All Stock Rooms (3)
  • Fume hoods need to be checked and possible upgrade to a newer system. Note: transite is a concern in upgrading the fume hoods.

Flexibility and Expandability:
• The flexibility and expandability of each room depends on the testing of asbestos and other materials. If asbestos is found the cost of the remodeling will increase.
• The electrical wiring and HVAC is an issue before any remodeling or expansion.

Remaining Useful Life and Future Use:
• Basic structure of the building is steel I-beam, with non-bearing walls, which will increase the useful life as long as the electrical wiring and HVAC are up to code.

Cost of Reconstruction or Remodeling:
• Asbestos will be an issue for reconstruction and remodeling.
• The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

San Joaquin Delta Community College District
Age and Condition of Existing Building

CUNNINGHAM CENTER

Cost of Demolition and Replacement:
• Removal of "concealed" asbestos is estimated to cost $1,000,000.00.
• Replacement of asbestos containing Crawl Space Doors is estimated to cost $4,990 (applied of State funding).
• Removal of "exposed" asbestos in the Cunningham Lounge and Cunningham 120 is estimated to cost $89,562.00 (applied of State funding).
Building: Danner Center

Construction Date: 1972  Age: 28 years
Gross Square Feet: 72,342  Assignable Square Feet: 52,024
Number of Stories: 3  Elevators: 1 - passenger & 1 - freight

Condition: X Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
- The general condition of the exterior walls is good, minor repairs may need to stucco (the asbestos may be an issue on the stucco material).
• The general condition of the roof is good, minor repairs may need to be done (an issue on the roofing materials).

Interior (floors, walls ceilings):
• The general condition of the interior floors, walls and ceilings are in good and general up keeps in always needed (the asbestos may be an issue on the wall

Systems (HVAC, lighting, plumbing, group I equip.):
• Lights:
  • 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
• HVAC Deficiency
  • Danner 109E Nursing area has insufficient amount of cooling.
  • Danner 203 is an addition and does not have sufficient amount of airflow or
  • Danner 201 was remodeled and no ductwork was installed for office Danner 201
  • Danner 205 use to be a hallway and needs additional cooling.
  • Danner upper lounge has very high ceilings and the area is always warm.
• No exhaust fan for Danner Basement Welding area.
• Loading Dock Deficiency
  • Area not constructed for large trucks.
  • Plumbing is in poor condition and needs continuous maintenance.
  • See section on “Group I Equipment”.

Communications:
• See section “Communications”.

Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to the reach of the plant life span.
• The parking lots are in declining condition and need continuous maintenance.

Seismic:
• No repairs are needed based on the seismic study done by the State.

San Joaquin Delta Community College District
Age and Condition of Existing Building

DANNER CENTER

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec systems, energy conservation, fume hoods/ventilation):
• Asbestos Material
  • Asbestos contained Acoustical Ceilings.
  • Assumed asbestos until testing is completed: Roofing materials, sheet rock a sheet flooring, floor tile and mastic.
• Hazardous Materials
  • Biology/Medical
  • Oil
  • Solvent
  • Fuel
  • General Maintenance Shop chemicals
  • Pressurized Cylinder
• ADA Compliance
  • Door thresholds need to be lowered. (Applying For Funds)
  • Replacement of the doorknobs with lever handles type. (Applying For Funds)
  • Improve the surface on the ramps to make them less slippery. (Applying For Fund
  • Lower signage. (Applying For Funds)
- Upgrade restrooms to new disabled standards. (Applying For Funds)
- Key access signage outside each elevator. (Applying For Funds)
- Bomanite walkways - difficult to navigate. (Applying For Funds)
- Some automatic doors shut to quickly. (Applying For Funds)
- Stair step edges - improve visibility. (Applying For Funds)
- Lower floor plan maps signage around campus. (Being Done In House)
- Improve steps to make them less slippery and more visible. (Being Done In House)

- Alarm System
  - Pull Stations
  - Fire Extinguisher – Chemical and Halon
  - Automatic Sprinkler System in Basement area only.

- Fume Hood
- Kitchen Area

Flexibility and Expandability:
- The flexibility and expandability of each room depends on the testing of asbestos and other materials. If asbestos is found the cost of the remodeling or expansion will increase.
- The electrical wiring and HVAC is an issue before any remodeling or expansion.

Remaining Useful Life and Future Use:
- Basic structure of the building is steel I-beam, with non-bearing walls, which will increase the useful life.

Cost of Reconstruction or Remodeling:
- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:
- Removal of “concealed” asbestos is estimated to cost $1,000,000.00.

San Joaquin Delta Community College District
Age and Condition of Existing Building

BUILDING: FORUM CENTER

Construction Date: 1972 Age: 28 years
Gross Square Feet: 11,646 Assignable Square Feet: 7,881
Number of Stories: 2 Elevators: No Elevator

Condition: X Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
- The general condition of the exterior walls is good, minor repairs may need to be done on the stucco (the asbestos may be an issue on the stucco material).
- The general condition of the roof is good, minor repairs may need to be done on the roofing materials.

Interior (floors, walls ceilings):
- The general condition of the interior floors, walls and ceilings are in good condition and general up keeps in always needed (the asbestos may be an issue on the wall materials).

Systems (HVAC, lighting, plumbing, group I equip.):
- Lights:
  - 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. Being installed.
• Plumbing is in poor condition and needs continuous maintenance.
• See section on “Group I Equipment”.

Communications:
• See section “Communications”.

Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to
  the reach of the plant life span.

Seismic:
• No repairs are needed based on the seismic study done by the State.

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec
systems, energy conservation, fume hoods/ventilation):
• Asbestos Material
  • Asbestos contained Acoustical Ceilings
  • Assumed asbestos until individual testing is completed: Roofing materials, s
and stucco.
• ADA Compliance
  • Door thresholds need to be lowered. (Applying For Funds)
  • Replacement of the doorknobs with lever handles type. (Applying For Funds)
  • Improve the surface on the ramps to make them less slippery. (Applying For F
San Joaquin Delta Community College District
Age and Condition of Existing Building

FORUM CENTER

• Lower signage. (Applying For Funds)
• Upgrade restrooms to new disabled standards. (Applying For Funds)
• Key access signage outside each elevator. (Applying For Funds)
• Bomanite walkways – difficult to navigate. (Applying For Funds)
• Some automatic doors shut to quickly. (Applying For Funds)
• Stair step edges – improve visibility. (Applying For Funds)
• Lower floor plan maps signage around campus. (Being Done In House)
• Improve steps to make them less slippery and more visible. (Being Done In Ho
• Fire Alarm System
• Pull Stations
• Fire Extinguisher – Chemical and Halon
• No Automatic Sprinkler System

Flexibility and Expandability:
• The flexibility and expandability of each room depends on the testing of asbestos
  rock and other materials. If asbestos is found the cost of the remodeling will in
greatly increase.
• The electrical wiring and HVAC is an issue before any remodeling or expansion

Remaining Useful Life and Future Use:
• Basic structure of the building is steel I-beam, with non-bearing walls, which
• Increasing the capacity of the electric panel will increase the useful life as

Cost of Reconstruction or Remodeling:
• Asbestos will be an issue for reconstruction and remodeling.
• The electrical wiring and HVAC will be an issue for reconstruction and remodel

Cost of Demolition and Replacement:
• Removal of “concealed” asbestos is estimated to cost $1,000,000.00.
San Joaquin Delta Community College District
Age and Condition of Existing Building

BUILDING: GOLEMAN CENTER

Construction Date: 1972  Age: 28 years
Gross Square Feet: 54,670  Assignable Square Feet: 47,478
Number of Stories: 2  Elevators: 1 - passenger

Condition: X Good  Fair  Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
• The general condition of the exterior walls is good, minor repairs may need to stucco (the asbestos may be an issue on the stucco material).
• The general condition of the roof is good, minor repairs may need to be done (an issue on the roofing materials).

Interior (floors, walls, ceilings):
• The general condition of the interior floors, walls and ceilings are in good and general up keeps in always needed (the asbestos may be an issue on the wall

Systems (HVAC, lighting, plumbing, group I equip.):
• Lights:
  • 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
• HVAC Deficiency
  • Goleman 121 has insufficient amounts of airflow and cooling.
  • Goleman 105 has copy machines but the register is in the office Goleman 105 complaint is that Goleman 105 is too warm.
  • Plumbing is in poor condition and needs continuous maintenance.
  • See section on “Group I Equipment”.

Communications:
• See section “Communications”.

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Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to extend the reach of the plant life span.

Seismic:
• No repairs are needed based on the seismic study done by the State.

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protection systems, energy conservation, fume hoods/ventilation):
• Asbestos Material
  • Assumed asbestos until individual testing is completed: Roofing materials, siding, and stucco.

San Joaquin Delta Community College District
Age and Condition of Existing Building

GOLEMAN CENTER

• Hazardous Materials
  • Fixer and Developer
• ADA Compliance
  • Door thresholds need to be lowered. (Applying For Funds)
  • Replacement of the doorknobs with lever handles type. (Applying For Funds)
  • Improve the surface on the ramps to make them less slippery. (Applying For Funds)
  • Lower signage. (Applying For Funds)
  • Upgrade restrooms to new disabled standards. (Applying For Funds)
  • Key access signage outside each elevator. (Applying For Funds)
  • Bomanite walkways - difficult to navigate. (Applying For Funds)
  • Some automatic doors shut to quickly. (Applying For Funds)
  • Stair step edges - improve visibility. (Applying For Funds)
  • Goleman ramp too long. (Applying For Funds)
  • Goleman turnstile difficult to use. (Applying For Funds)
  • Lower floor plan maps signage around campus. (Being Done In House)
  • Improve steps to make them less slippery and more visible. (Being Done In House)
• Fire Alarm System
  • Pull Stations
  • Fire Extinguishers - Chemical and Halon
  • No Automatic Sprinkler System

Flexibility and Expandability:
• The flexibility and expandability of each room depends on the testing of asbestos and other materials. If asbestos is found the cost of the remodeling will be an issue.
• The electrical wiring and HVAC is an issue before any remodeling or expansion.

Remaining Useful Life and Future Use:
• Basic structure of the building is steel I-beam, with non-bearing walls, which will increase the useful life.

Cost of Reconstruction or Remodeling:
• Asbestos will be an issue for reconstruction and remodeling.
• The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:
• Removal of "concealed" asbestos is estimated to cost $1,000,000.00.
• Replacement of asbestos containing Crawl Space Doors is estimated to cost $4,999,999.99 (State funding).
Delta San Joaquin Community College District
Age and Condition of Existing Building

BUILDING: HOLT CENTER / HOLT SHOPS

Construction Date: 1972  Age: 28 years
Gross Square Feet: 12,472  Assignable Square Feet: 76,683
Number of Stories: 4  Elevators: 1 - passenger & 1 - freight

Condition: X Good  Fair  Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
• The general condition of the exterior walls is good, minor repairs may need to
  stucco (the asbestos may be an issue on the stucco material).
• The general condition of the roof is good, minor repairs may need to be done (an
  issue on the roofing materials).

Interior (floors, walls ceilings):
• The general condition of the interior floors, walls and ceilings are in good condition
  and general upkeep is always needed (the asbestos may be an issue on the walls).

Systems (HVAC, lighting, plumbing, group I equip.):
• Lights:
  • 3 x 3 fluorescent drop light fixtures with energy saving ballast materials being
    installed.
• HVAC Deficiency
  • Two units serve Holt 251; one of these units also serves an office Holt 250.
  • Holt 305 has high ceilings and seats 40 students. This room is served by one
    unit needs to be rechecked for adequate sizing.
  • Holt 127 - Machine Shop, Holt 136 - HVAC Shop, Holt 137 - Diesel Shop, Holt
    Computer Storage, Holt 139 - POST Academy, Holt 141 - Body Shop, Holt 142 -
    Electric Shop and Holt 143 - Auto Mechanics Shop have no air conditioning.
• Plumbing is in poor condition and needs continuous maintenance.
  • See section on "Group I Equipment".

Communications:
• See section "Communications".

Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to
  reach the plant life span.
• The parking lots are in declining condition and need continuous maintenance.

Seismic:
• No repairs are needed based on the seismic study done by the State.
Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protection, energy conservation, fume hoods/ventilation):

Delta San Joaquin Community College District
Age and Condition of Existing Building

HOLT CENTER / HOLT SHOPS

- Asbestos Material
  - Asbestos contained Acoustical Ceiling and Fireproofing
  - Assumed asbestos until individual testing is completed: Roofing materials, stucco, transite sheeting, floor tile and mastic.

- Hazardous Materials
  - Fixer and Developer
  - Chemistry Chemicals
  - Biology/Medical
  - Liquid Nitrogen
  - Paint
  - Oil
  - Antifreeze
  - Fuel
  - Solvents
  - Oil Filters
  - Resin
  - Pressurized Cylinders

- ADA Compliance
  - Door thresholds need to be lowered. (Applying For Funds)
  - Replacement of the doorknobs with lever handles type. (Applying For Funds)
  - Improve the surface on the ramps to make them less slippery. (Applying For Funds)
  - Lower signage. (Applying For Funds)
  - Upgrade restrooms to new disabled standards. (Applying For Funds)
  - Key access signage outside each elevator. (Applying For Funds)
  - Bomanite walkways - difficult to navigate. (Applying For Funds)
  - Some automatic doors shut to quickly. (Applying For Funds)
  - Stair step edges - improve visibility. (Applying For Funds)
  - Lower floor plan maps signage around campus. (Being Done In House)
  - Improve steps to make them less slippery and more visible. (Being Done In House)

- Fire Alarm System
  - Pull Stations
  - Fire Extinguishers - Chemical and Halon
  - No Automatic Sprinkler System

- Fume Hood
  - Holt 121 - EM Lab
  - Holt 142 - Welding Shop
  - Holt 141 - Body Shop
  - Fume hoods need to be checked and possible upgrade to a newer system. Note: transite is a concern in upgrading the fume hoods

Flexibility and Expandability:
- The flexibility and expandability of each room depends on the testing of asbestos and other materials. If asbestos is found the cost of the remodeling increases significantly.
- The electrical wiring and HVAC is an issue before any remodeling or expansion.
Delta San Joaquin Community College District  
Age and Condition of Existing Building

HOLT CENTER / HOLT SHOPS

Remaining Useful Life and Future Use:
• Basic structure of the building is steel I-beam, with non-bearing walls, which
• Increasing the capacity of the electric panel will increase the useful life a:

Cost of Reconstruction or Remodeling:
• Asbestos will be an issue for reconstruction and remodeling.
• The electrical wiring will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:
• Removal of “concealed” asbestos is estimated to cost $1,000,000.00.
• Replacement of asbestos containing Crawl Space Doors is estimated to cost $4,99 (State funding).
• Removal of “exposed” asbestos in the Holt Lounge and Holt 113/213 Music Rooms is estimated to cost $186,865.80 (applied for State funding).
• Removal of “exposed” asbestos in Holt 127 – Machine Shop is estimated to cost (applied for State funding).
• Removal of “exposed” asbestos in Holt 129 – Welding Shop is estimated to cost (applied for State funding).
• Removal of “exposed” asbestos in Holt 136 – HVAC Shop is estimated to cost $117 (State funding).
• Removal of “exposed” asbestos in Holt 141 – Body Shop is estimated to cost $14 (State funding).
• Removal of “exposed” asbestos in Holt 142 – Auto Electric Shop is estimated to (State funding).
• Removal of “exposed” asbestos in Holt 143 – Auto Mechanic Shop is estimated to (State funding).
• Repair Gas Vents in Holt 136 – HVAC Shop is estimated to cost $16,500.00 (funds Deferred Maintenance and the District).
BUILDING: LOCKE CENTER

Construction Date: 1972  Age: 28 years
Gross Square Feet: 82,948  Assignable Square Feet: 50,390
Number of Stories: 5  Elevators: 1 - passenger & 1 - freight

Condition: ☑ X Good  Fair  Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
• The general condition of the exterior walls is good, minor repairs may need to stucco (the asbestos may be an issue on the stucco material).
• The general condition of the roof is good, minor repairs may need to be done (an issue on the roofing materials).

Interior (floors, walls, ceilings):
• The general condition of the interior floors, walls and ceilings are in good and general upkeep is always needed (the asbestos may be an issue on the wall systems).

Systems (HVAC, lighting, plumbing, group I equip.):
• Lights:
  • 3 x 3 fluorescent drop light fixtures with energy saving ballast materials being installed.
• HVAC Deficiency
  • Locke 108 classroom units also serve Box Office 101, 102, 103 and 104.
  • Locke 118 classroom units also serve office 119, 119A and 119B.
  • Locke 408 - the units serve Light Booth that also serves Locke 326.
  • Locke 402 has very high ceilings these units also serve office 403-407. The under-sized and Locke 402 is always hot.
  • Locke Tillie Lewis Theater stage needs more cooling.
  • Locke 325 classroom also serves dressing rooms Locke 325A-C. Units in another serving different rooms and serving part of room Locke 325.
  • Locke 243 is a large classroom, which is served by two units, which also serve.
  • Locke 408 - Studio Lighting Booth has insufficient cooling.
• Plumbing is in poor condition and needs continuous maintenance.
• See section on “Group I Equipment”.

Communications:
• See section “Communications”.

Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to the reach of the plant life span.
• The parking lots are in declining condition and need continuous maintenance.

San Joaquin Delta Community College District
Age and Condition of Existing Building

LOCKE CENTER

Seismic:
No repairs are needed based on the seismic study done by the State.

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec systems, energy conservation, fume hoods/ventilation):

- Asbestos Material
  - Asbestos contained Acoustical Ceilings
  - Assumed asbestos until individual testing is completed: Roofing materials, s stucco, stage fire curtain and electrical wire insulation.

- Hazardous Materials
  - Paint
  - Misc. painting supplies
  - Biology/Medical

- ADA Compliance
  - Door thresholds need to be lowered. (Applying For Funds)
  - Replacement of the doorknobs with lever handles type. (Applying For Funds)
  - Improve the surface on the ramps to make them less slippery. (Applying For F
  - Lower signage. (Applying For Funds)
  - Upgrade restrooms to new disabled standards. (Applying For Funds)
  - Key access signage outside each elevator. (Applying For Funds)
  - Bomanite walkways - difficult to navigate. (Applying For Funds)
  - Some automatic doors shut to quickly. (Applying For Funds)
  - Stair step edges - improve visibility. (Applying For Funds)
  - Lower floor plan maps signage around campus. (Being Done In House)
  - Improve steps to make them less slippery and more visible. (Being Done In Ho

- Fire Alarm System
  - Pull Stations
  - Fire Extinguisher – Chemical & Halon
  - Automatic Sprinkler System (Locke Basement, Locke 149, Locke 4th Floor)
  - No Automatic Sprinkler System in the rest of the building.

Flexibility and Expandability:
  - The flexibility and expandability of each room depends on the testing of asb rock and other materials. If asbestos is found the cost of the remodeling §
  - The electrical wiring and HVAC is an issue before any remodeling or expansion

Remaining Useful Life and Future Use:
  - Basic structure of the building is steel I-beam, with non-bearing walls, which
  - Increasing the capacity of the electric panel will increase the useful life a

Cost of Reconstruction or Remodeling:
  - Asbestos will be an issue for reconstruction and remodeling.
  - The electrical wiring and HVAC will be an issue for reconstruction and remodel

San Joaquin Delta Community College District
Age and Condition of Existing Building

LOCKE CENTER

Cost of Demolition and Replacement:
  - Removal of "concealed" asbestos is estimated to cost $1,000,000.00.
  - Replacement of asbestos containing Crawl Space Doors is estimated to cost $6,6\(\text{State funding})
  - Removal of "exposed" asbestos in the Locke Lounge, Locke 242A \ 244A – Costume estimated to cost $104,742.00 (applied for State funding).
San Joaquin Delta Community College District
Age and Condition of Existing Building

BUILDING: MANTECA CENTER

Construction Date: Existing Buildings Unknown
New Building: 1996

Gross Square Feet: Assignable Square Feet: 
Number of Stories: 1 Elevators: 0

Condition: Good (New Bldg) Fair Poor (Old Farm Bldg)

Basic Structure and Foundation:

• Replace Dimmer Control System in the Tillie Lewis Theater is estimated to cost are from Deferred Maintenance and the District).
Exterior (walls, roof, ceilings):
- The general condition of the exterior walls is good, minor repairs may need to be done.
- The general condition of the roof is good, minor repairs may need to be done.

Interior (floors, walls, ceilings):
- The general condition of the interior floors, walls, and ceilings are in good condition, and general upkeep is always needed.

Systems (HVAC, lighting, plumbing, group I equipment):
- Lights:
  - 3 x 3 fluorescent drop light fixtures with energy-saving ballast materials being installed.
  - See section on "Group I Equipment".

Communications:
- See section "Communications".

Landscape (parking lots):
- The existing landscape condition is very good although some areas will need to be reached by the plant life span.
- The parking lots are in declining condition and need continuous maintenance.

Seismic:
- No repairs are needed based on the seismic study done by the State.

Safety/Building Codes (asbestos, hazardous materials, ADA compliance, fire protection systems, energy conservation, fume hoods/ventilation):
- Asbestos Material
  - Existing Building (unknown age)
    - Assumed asbestos until individual testing is completed: Roofing materials, mud, transite pipe, and sheet flooring.
  - New Instructional Classroom Building (1996)
    - Asbestos contained floor tiles.

San Joaquin Delta Community College District
Age and Condition of Existing Building

MANTECA CENTER

- Hazardous Materials
  - Oil
  - Fuel
  - Paint
  - Pesticides
- Fire Alarm System
  - Pull Stations
  - Fire Extinguishers - Chemical
  - No Automatic Sprinkler System

Flexibility and Expandability:

Remaining Useful Life and Future Use:
Cost of Reconstruction or Remodeling:

Cost of Demolition and Replacement:
• Removal of “concealed” asbestos is estimated to cost $25,000.00

San Joaquin Delta Community College District
Age and Condition of Existing Building

BUILDING: MOUNTAIN RANCH

Construction Date: Unknown
Gross Square Feet: Unknown
Number of Stories: 1
Condition: [ ] Good [ ] Fair [x] Poor

Age: Unknown
Assignable Square Feet: 1,152
Elevators: 0

Basic Structure and Foundation:
The property is leased.

Exterior (walls, roof, ceilings):

Interior (floors, walls, ceilings):

Systems (HVAC, lighting, plumbing, group I equip.):

Communications:
Landscape (parking lots):

Seismic:

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec
systems, energy conservation, fume hoods/ventilation):

Flexibility and Expandability:

Remaining Useful Life and Future Use:

Cost of Reconstruction or Remodeling:

Cost of Demolition and Replacement:

San Joaquin Delta Community College District
Age and Condition of Existing Building

BUILDING:  SHIMA CENTER

Construction Date:1972  Age:  28 years
Gross Square Feet:107,065  Assignable Square Feet: 79,591
Number of Stories:4  Elevators: 1 - passenger

Condition:  X Good  Fair  Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
• The general condition of the exterior walls is good, minor repairs may need to
stucco (the asbestos may be an issue on the stucco material).
• The general condition of the roof is good, minor repairs may need to be done (an issue on the roofing materials).

Interior (floors, walls ceilings):
• The general condition of the interior floors, walls and ceilings are in good and
general up keeps in always needed (the asbestos may be an issue on the wall

Systems (HVAC, lighting, plumbing, group I equip.):
• Lights:
  • 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
• HVAC Deficiency
  Shima 417 classroom units also serve office Shima 412-416. The offices are
  Shima 308 is supplied by two units; one of these units also serves offices S
  These offices complain of being too cold.
  Shima 110 - Hydraulic Shop and Shima 112/113 - AG Shop has no air conditio
  Shima 237 and 240 are computer labs with under sized air conditioning.
  Shima 117 has been remodeled and the air conditioning is under sized.
  Shima 148-150 - Photo Lab air conditioning is insufficient and has a real
  Plumbing is in poor condition and needs continuous maintenance.
  See section on “Group I Equipment”.

Communications:
• See section “Communications”.

Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to
  the reach of the plant life span.
• The parking lots are in declining condition and need continuous maintenance.

Seismic:
• No repairs are needed based on the seismic study done by the State.

San Joaquin Delta Community College District
Age and Condition of Existing Building

SHIMA CENTER

Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protec
systems, energy conservation, fume hoods/ventilation):
• Asbestos Material
  • Asbestos contained Acoustical Ceilings
  • Assumed asbestos until individual testing is completed: Roofing materials, s
    stucco, sheet flooring, floor tile and mastic.
• Hazardous Materials
  • Oil
  • Fuel
  • Paint
  • Solvents
  • Pesticides
  • Ceramic Glazing
• ADA Compliance
  • Door thresholds need to be lowered. (Applying For Funds)
  • Replacement of the doorknobs with lever handles type. (Applying For Funds)
  • Improve the surface on the ramps to make them less slippery. (Applying For P
    Lower signage. (Applying For Funds)
  • Upgrade restrooms to new disabled standards. (Applying For Funds)
  • Key access signage outside each elevator. (Applying For Funds)
  • Bomanite walkways - difficult to navigate. (Applying For Funds)
  • Some automatic doors shut to quickly. (Applying For Funds)
  • Stair step edges - improve visibility. (Applying For Funds)
  • Lower floor plan maps signage around campus. (Being Done In House)
  • Improve steps to make them less slippery and more visible. (Being Done In Ho
• Fire Alarm System
  • Pull Stations
  • Fire Extinguisher - Chemical & Halon
• No Automatic Sprinkler System in this building.
• Fume Hoods
  • Shima 134 – Sculpture Room
  • Shima 147-150 – Photo Lab
  • Fume hoods need to be checked and possible upgrade to a newer system. Note: transite is a concern in upgrading the fume hoods.

Flexibility and Expandability:
• The flexibility and expandability of each room depends on the testing of asbestos and other materials. If asbestos is found the cost of the remodeling will increase.
• The electrical wiring and HVAC is an issue before any remodeling or expansion.

Remaining Useful Life and Future Use:
• Basic structure of the building is steel I-beam, with non-bearing walls, which will increase the useful life and future use.

San Joaquin Delta Community College District
Age and Condition of Existing Building

SHIMA CENTER

Cost of Reconstruction or Remodeling:
• Asbestos will be an issue for reconstruction and remodeling.
• The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:
• Removal of “concealed” asbestos is estimated to cost $1,000,000.00.
• Replacement of asbestos containing Crawl Space Doors is estimated to cost $4,900 (State funding).
• Replacement of asbestos containing Crawl Space Doors in the Shima Building is estimated to cost $4,900 (State funding).
• Replacement of drains in Shima 134 – Ceramic Lab & Shima 138 – Sculpture Lab: cost $81,900.00 (funds are from Deferred Maintenance and the District).
• Replacement of the HVAC ductwork in the Shima Building is estimated to cost $3,200 (funds are from Deferred Maintenance and the District).
• Repair the electric work in the Shima Crawl Space is estimated to cost $29,500 (funds are from Deferred Maintenance and the District).
San Joaquin Delta Community College District
Age and Condition of Existing Building

BUILDING: THE WAREHOUSE

Construction Date: 1972  Age: 28 years
Gross Square Feet:  Assignable Square Feet: 10,228
Number of Stories: 1  Elevators: 0

Condition: X Good  Fair  Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):
• The general condition of the exterior walls is good, minor repairs may need to
  be done.
• The general condition of the roof is good, minor repairs may need to be done.

Interior (floors, walls, ceilings):
• The general condition of the interior floors, walls and ceilings are in good
  and general up keeps in always needed.

Systems (HVAC, lighting, plumbing, group I equip.):
• Lights:
  • 3 x 3 fluorescent drop light fixtures with energy saving ballast materials.
    being installed.
  • Plumbing is in poor condition and needs continuous maintenance.
  • See section “Group I Equipment”.

Communications:
• See section “Communications”.

Landscape (parking lots):
• The existing landscape condition is very good although some areas will need to
  the reach of the plant life span.
• The parking lots are in declining condition and need continuous maintenance.

Seismic:
• No repairs are needed based on the seismic study done by the State.
Safety /Building Codes (asbestos, hazardous materials, ADA compliance, fire protection systems, energy conservation, fume hoods/ventilation):

- Hazardous Materials
  - Potential Asbestos Concealed
  - Misc. Maintenance Supplies
- Fire Alarm System
- Pull Stations
- Fire Extinguishers – Chemical
- No Automatic Sprinkler System

San Joaquin Delta Community College District
Age and Condition of Existing Building

THE WAREHOUSE

Flexibility and Expandability:

Remaining Useful Life and Future Use:

Cost of Reconstruction or Remodeling:

Cost of Demolition and Replacement:
CONDITION OF HARDSCAPE AND LANDSCAPE

The Delta College hardscape (roads, walkways, fencing, lighting, curbing, terrace, parking lots) and landscape (trees, shrubs, turf, irrigation, and drainage) are in good condition and the need for repairs and replacement.

Summary – Major repairs are needed

- Generally the Delta College hardscape is in good condition and well maintained.

- The bomanite walkways and plazas are in poor condition and are too rough for wheelchairs. Major replacement and repairs costing about $600,000 are needed in the near term.

- Some fencing needs replacement; costing about $156,000.

- Some parking lots need major repairs in the near term; costing about $1.3 million.

- The irrigation systems need repairs and some replacements; costing up to $500,000.

Normally, State Scheduled Maintenance funds will be used to make the above repairs and replacements. The District should further develop its plan for funding hardscape repairs and replacement projects.
CONDITION OF CAMPUS UTILITY SYSTEM

Utility Trench
In 1996 a new utility loop trench was completed that surrounds all of the campus. The trench includes the following utilities:

- Natural Gas Distribution Pipeline (4 inch steel pipe)
- Chilled Water Supply and Return Pipelines (10 inch insulated steel pipe)
- Hot Water Supply and Return Pipelines (10 inch insulated steel pipe)
- Electrical and Telecommunications Duct Bank for 12,000 electrical distribution and 1,200 low voltage telecommunications conduits (for voice, video, data and signal)

These pipelines and duct bank are in excellent condition and have reserve capacity for expansion of utility and telecommunication services.

Central Plant
In 1996 the District, using its own funds, completed construction of a new central plant to supply chilled and hot water for cooling and heating of the main campus buildings. The plant contains:

- Boilers 45,000,000 BTUs
- Chillers 830 Tons
- Thermal Storage Tank for Chilled Water 690,000 gallons
- Energy Management System

Water, Sewers and Storm Drainage Systems
The water supply, sewage disposal and storm water drainage systems are reported by the Maintenance Division to be in good working condition with the exception of the sewage disposal system that has had overflow problems in recent years. This appears to have been the result of heavy rains and overloading of the system.
PART 5: STATUS OF COMMUNICATIONS SYSTEMS

As a major element of this master plan, the Information Services Division has following Facilities Status Reports on the following Delta College Communication Subsystems:

- Data Network
- Internet Access and Metropolitan Area Network
- Video Distribution System
- Video Conferencing
- Interactive Television System
- Energy Management System
- Firewall
- Photocopy Network
- Irrigation Communications System
- Copper Wire Infrastructure
- Telephone System
- Emergency Telephone
PART 6: SCHEDULED MAINTENANCE PROGRAM

Each year, the District’s Business Services Division submits a request for specific projects to the State Chancellor’s Office for funding in the annual Governor’s budget.

The District’s request for 1999-2000 is an essential part of this master plan...
PART 7: HAZARDOUS MATERIALS AND INSURANCE PROGRAMS

Each year, the District’s Risk Management Division submits a request for hazardous removal and abatement projects to the State Chancellor’s Office for funding in the Governor’s Budget Request.

The District’s request for 1999-2000 is an essential part of this master plan...
INSURANCE SUMMARY
PART 8: DISTRICT PURCHASING PROGRAM

The District’s Purchasing Department manages the central purchasing, central control, warehouse, shipping and receiving and mail room operations.

The Purchasing Department is responsible for purchasing equipment, furniture, supplies and materials. The Department also assists the Vice President for contracting for facility design and construction projects. Accordingly, a program has been included in this master plan.