

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD

Facility Description:

San Joaquin Delta Community College is located at 5151 Pacific Avenue, Stockton, CA. The College is comprised of 31 permanent buildings with approximately 787,000 square feet of educational building space in Stockton and Manteca. The District facilities also include a City Fire Station and field buildings at Mountain Ranch. The district serves San Joaquin County and central San Joaquin Valley.

Surveyor:
Woody Nelson

Date:
18-Nov-2002

Repair Costs:
\$31,761,001.33

Replacement Cost:
\$253,939,433.55

FCI:
12.51%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\51 Cunningham Center

Facility Description:

51 Cunningham Center is located on the Northeast corner of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The four story with partial basement, 92,504 square foot building contains classrooms, class labs and offices. Originally constructed in 1973, there have been no additions or renovations. The building is a permanent facility.

Site:

Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:

The building partial basement is reinforced concrete slab on excavated grade with formed and poured in place retaining walls with deepened concrete perimeter footings. The first floor is reinforced concrete slab on grade and partial concrete slab on steel frame and decking supported by structural walls and columns. The second, third, and fourth floors are structural steel framing with metal decking and light weight concrete floor. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The building roof has a mechanical equipment area that has built-up composition roofing. The composition roofing underlayment membrane is damaged and roof needs replacement. The structure light weight stamped concrete decking and walkways have cracks, leak and need removal and replacement. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. The ceilings are glue-on ceiling tile that is beyond its useful life and needs replacement. Floors are smooth concrete and carpeting. The carpet is worn and stained and needs replacement in most areas. Concrete floors are stained and need refinishing. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement.

Mechanical/Plumbing:

Heating is provided by gas-fired boilers in the central plant. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by 2 supply fans in the basement. The single zone air handling units were replaced in 1997. The ductwork is original and is in need of replacement. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in fair condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building has a 30 kW emergency generator.

Fire Protection/Life Safety Systems:

The fire alarm consists of audible annunciators in corridors. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system.

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\51 Cunningham Center

Surveyor:
Woody Nelson

Date:
18-Nov-2002

Repair Costs:
\$6,084,028.99

Replacement Cost:
\$25,655,059.36

FCI:
23.71%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\52 Budd Center

Facility Description:

52 Budd Center is located on the West side of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The four story with partial basement, 136,711 square foot building contains athletic/physical education rooms, class labs, shops, food services and offices. Originally constructed in 1973, there have been no additions or renovations. The building is a permanent facility.

Site:
Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:

The building partial basement is reinforced concrete slab on excavated grade with formed and poured in place retaining walls with deepened concrete perimeter footings. The first floor is reinforced concrete slab on grade and partial concrete slab on steel frame and decking supported by structural walls and columns. The second, third, and fourth floors are structural steel framing with metal decking and light weight concrete floor. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The building roof has a mechanical equipment area that has built-up composition roofing. The composition roofing underlayment membrane is damaged and roof needs replacement. The structure light weight stamped concrete decking and walkways have cracks, leak and need removal and replacement. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. Shops have overhead coiling roll-up metal doors that are outdated and need replacement. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. Walls throughout the building need repainting. The ceilings are glue-on ceiling tile that is beyond its useful life and needs replacement. Floors are smooth concrete, carpeting and VCT. VCT is worn and needs replacement. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement. Strip hardwood floors in athletic rooms are worn and need refinishing.

Mechanical/Plumbing:

Heating is provided by gas-fired boilers in the central plant. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by air handling units. The ductwork and air handling units are original and are in need of replacement. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in fair condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building has a 100 kW emergency generator. Fire Protection/Life Safety Systems:
The fire alarm consists of audible annunciators on the exterior. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system.

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\52 Budd Center

Surveyor:

Woody Nelson

Date:

18-Nov-2002

Repair Costs:

\$7,010,354.29

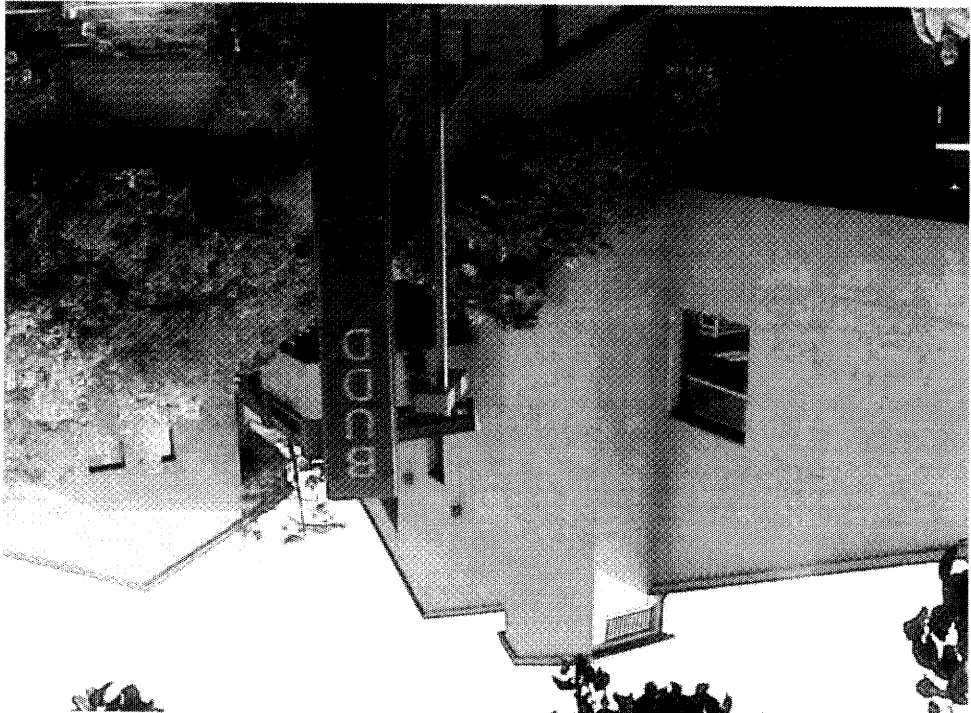
Replacement Cost:

\$37,915,428.74

FCI:

18.49%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\53 Holt Center

Facility Description:

53 Holt Center is located on the Southeast corner of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The four story with partial basement, 124,726 square foot building contains study labs, class labs, meeting rooms and offices. Originally constructed in 1974, there have been no additions or renovations. The building is a permanent facility.

Site:

Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:

The building partial basement is reinforced concrete slab on excavated grade with formed and poured in place retaining walls with deepened concrete perimeter footings. The first floor is reinforced concrete slab on grade and partial concrete slab on steel frame and decking supported by structural walls and columns. The second, third, and fourth floors are structural steel framing with metal decking and light weight concrete floor. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The building roof has a mechanical equipment area that has built-up composition roofing. The composition roofing underlayment membrane is damaged and roof needs replacement. The structure light weight stamped concrete decking and walkways have cracks, leak and need removal and replacement. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. Shops have overhead coiling roll-up metal doors that are outdated and need replacement. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. The ceilings are glue-on ceiling tile that is beyond its useful life and needs replacement in areas of the building. Floors are smooth concrete, carpeting and VCT. The carpet is worn and stained and needs replacement in most areas. Concrete floors are stained and need refinishing. VCT is worn and needs replacement. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement.

Mechanical/Plumbing:

Heating is provided by gas-fired boilers in the central plant. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by 2 supply fans in the basement. The single zone air handling units were replaced in 1997. The ductwork is original and is in need of replacement. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in fair condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building has a 30 kW emergency generator.

Fire Protection/Life Safety Systems:

The fire alarm consists of audible annunciators in corridors. The system is activated by pull stations and is centrally monitored. The complex has a fire sprinkler system in storage areas.

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\53 Holt Center

Surveyor:
Woody Nelson

Date:
18-Nov-2002

Repair Costs:
\$6,313,860.93

Replacement Cost:
\$34,591,508.84

FCI:
18.25%

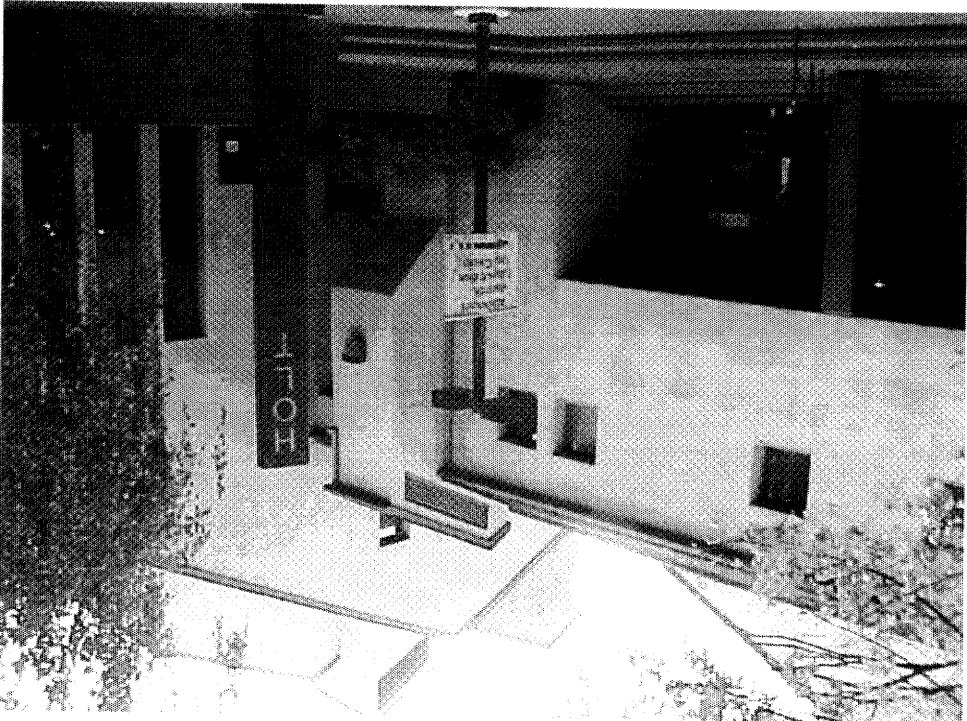


Photo Description:

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\54 Goleman Library

Facility Description:

54 Goleman Library is located in the center of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The two story with partial basement, 54,670 square foot building contains open stack reading rooms, meeting rooms, A/V and radio rooms, and offices. Originally constructed in 1974, there have been no additions or renovations. The building is a permanent facility.

Site:

Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:

The building partial basement is reinforced concrete slab on excavated grade with formed and poured in place retaining walls with deepened concrete perimeter footings. The first floor is reinforced concrete slab on grade and partial concrete slab on steel frame and decking supported by structural walls and columns. The second floor has structural steel framing with metal decking and light weight concrete floor. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The building roof has a mechanical equipment area that has built-up composition roofing. The composition roofing underlayment membrane is damaged and roof needs replacement. The structure light weight stamped concrete decking and walkways have cracks, leak and need removal and replacement. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. Overhead coiling metal roll-up door servicing delivery area is dated and needs replacement. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. The ceilings are glue-on ceiling tile that is beyond its useful life and needs replacement in areas of the building. Floors are smooth concrete, carpeting and VCT. The carpet is worn and stained and needs replacement in most areas. Concrete floors are stained and need refinishing. VCT is worn and needs replacement. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement.

Mechanical/Plumbing:

Heating is provided by gas-fired boilers in the central plant. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by 2 supply fans in the basement. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in poor condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building has a 30 kW emergency generator.

Fire Protection/Life Safety Systems:

The fire alarm consists of audible annunciators in corridors. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system in storage rooms.

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\54 Goleman Library

Surveyor:
Woody Nelson

Date:
18-Nov-2002

Repair Costs:
\$1,888,644.69

Replacement Cost:
\$15,162,177.80

FCI:
12.46%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\55 Administrative Wing

Facility Description:

55 Administrative Wing is located in the center of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The two story wing with partial basement, 21,160 square foot building contains meeting rooms and offices. Originally constructed in 1974, there have been no additions or renovations. The building is a permanent facility.

Site:

Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:

The building partial basement is reinforced concrete slab on excavated grade with formed and poured in place retaining walls with deepened concrete perimeter footings. The first floor is reinforced concrete slab on grade and partial concrete slab on steel frame and decking supported by structural walls and columns. The second floor has structural steel framing with metal decking and light weight concrete floor. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The building roof has a mechanical equipment area that has built-up composition roofing underlayment membrane is damaged and roof needs replacement. The structure light weight stamped concrete decking and walkways have cracks, leak and need removal and replacement. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. The ceilings are glue-on ceiling tile. Floors are smooth concrete, carpeting and VCT. Concrete floors are stained and need refinishing. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement.

Mechanical/Plumbing:

Heating is provided by gas-fired boiler in the Goleman Library building. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by 2 supply fans in the basement. The single zone air handling units were replaced in 1997. The ductwork is original and is in need of replacement. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in fair condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The fire alarm consists of audible annunciators in corridors. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system. There is also a smoke detector and halon fire suppression system in the Records Room (110D).

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\55 Administrative Wing

Surveyor:
Woody Nelson

Date:
18-Nov-2002

Repair Costs:
\$1,032,041.76

Replacement Cost:
\$6,213,634.00

FCI:
16.61%

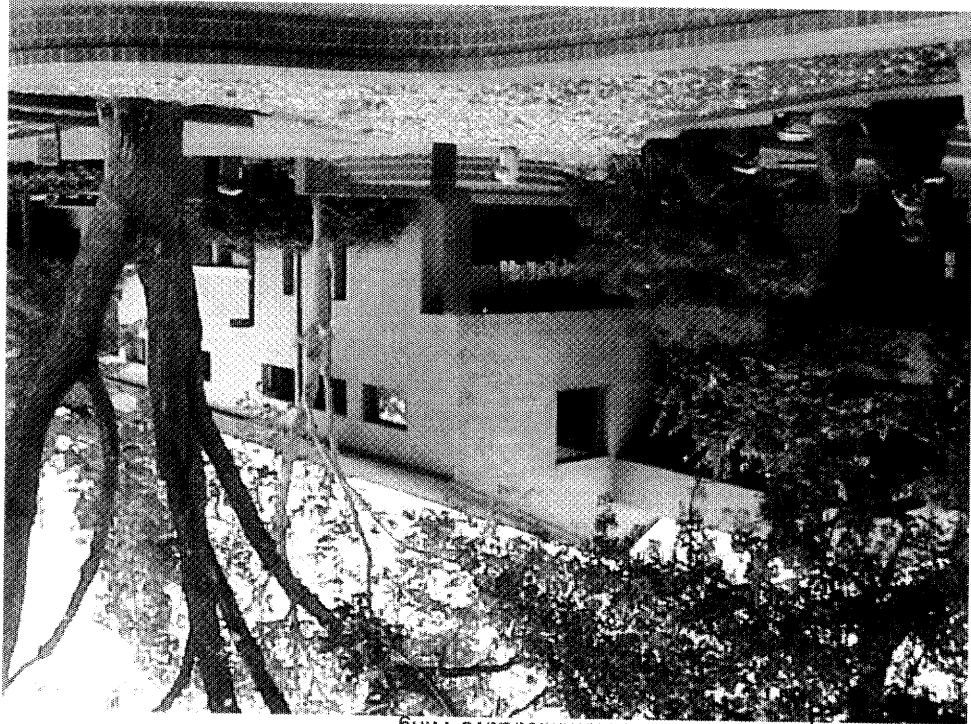


Photo Description:

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\56 Shima Center

Facility Description:

56 Shima Center is located on the North side of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The four story with partial basement, 107,065 square foot building contains field buildings, classrooms, class labs and offices. Originally constructed in 1975, there have been no additions or renovations. The building is a permanent facility.

Site:

Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:

The building partial basement is reinforced concrete slab on excavated grade with formed and poured in place retaining walls with deepened concrete perimeter footings. The first floor is reinforced concrete slab on grade and partial concrete slab on steel frame and decking supported by structural walls and columns. The second, third, and fourth floors are structural steel framing with metal decking and light weight concrete floor. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The building roof has a mechanical equipment area that has built-up composition roofing. The composition roofing underlayment membrane is damaged and roof needs replacement. The structure light weight stamped concrete decking and walkways have cracks, leak and need removal and replacement. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. The ceilings are glue-on ceiling tile that is beyond its useful life and needs replacement. Floors are smooth concrete and carpeting. The carpet is worn and stained and needs replacement in most areas. Concrete floors are stained and need refinishing. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement. Strip hardwood floors in assembly room needs refinishing.

Mechanical/Plumbing:

Heating is provided by gas-fired boiler in the central plant. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by 2 supply fans in the basement. The single zone air handling units were replaced in 1997. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in fair condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building has a 35 kV emergency generator.

Fire Protection/Life Safety Systems:

The fire alarm consists of audible annunciators in corridors. The system is activated by pull stations and is centrally monitored. The building does not have a fire sprinkler system.

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\56 Shima Center

Surveyor:

Woody Nelson

Date:

18-Nov-2002

Repair Costs:

\$3,735,296.97

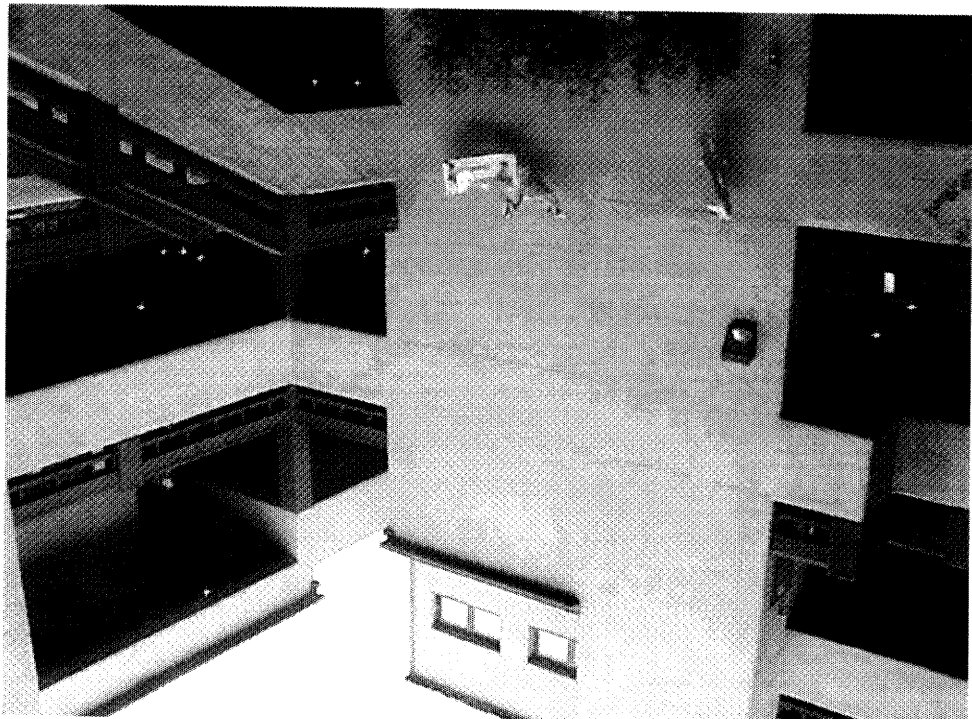
Replacement Cost:

\$41,267,133.60

FCI:

9.05%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\57 Forum Hall

Facility Description:

57 Forum Hall is located in the center of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The two story with partial basement, 11,646 square foot building contains meeting rooms and classrooms. Originally constructed in 1975, there have been no additions or renovations. The building is a permanent facility.

Site:
Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:
The building partial basement is reinforced concrete slab on excavated grade with formed and poured in place retaining walls with deepened concrete perimeter footings. The first floor is reinforced concrete slab on grade and partial concrete slab on steel frame and decking supported by structural walls and columns. The second floor has structural steel framing with metal decking and light weight concrete floor. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The building roof has a mechanical equipment area that has built-up composition roofing. The composition roofing underlayment membrane is damaged and roof needs replacement. The structure light weight stamped concrete decking and walkways have cracks, leak and need removal and replacement. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:
The partitions in the building are typically gypsum board. The ceilings are glue-on ceiling tile that are outdated and need replacement. Floors are smooth concrete, carpeting and VCT. Carpet is worn and stained and needs replacement. Concrete floors are stained and need refinishing. VCT needs replacement in some areas. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement.

Mechanical/Plumbing:
Heating is provided by gas-fired boiler in the central plant. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by 2 supply fans in the basement. The single zone air handling units were replaced in 1997. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in fair condition and copper piping is original.

Electrical:
The electrical system is fed from a pad mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:
The fire alarm consists of audible annunciators in corridors. The system is activated by pull stations and is centrally monitored. The building does not have a fire sprinkler system.

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\57 Forum Hall

Surveyor:
Woody Nelson

Date:
18-Nov-2002

Repair Costs:
\$886,004.03

Replacement Cost:
\$3,419,847.90

FCI:
25.91%

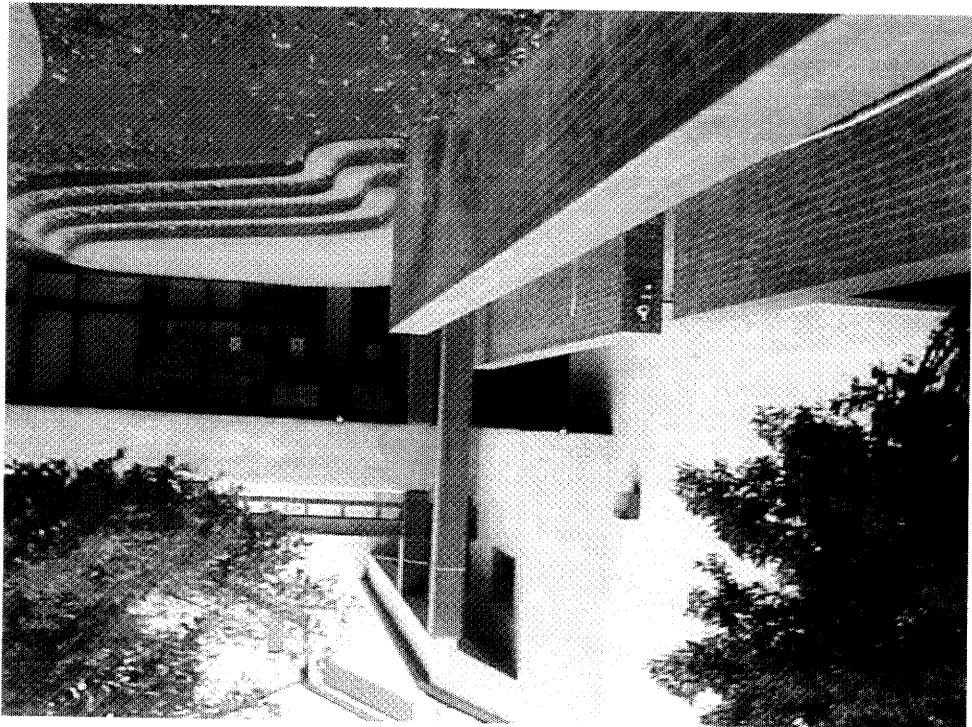


Photo Description:

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\58 Locke Center

Facility Description:

58 Locke Center is located on the East side of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The four story with partial basement, 82,948 square foot building contains assembly rooms, meeting rooms, and offices. Originally constructed in 1976, there have been no additions or renovations. The building is a permanent facility.

Site:
Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:
The building partial basement is reinforced concrete slab on excavated grade with formed and poured in place retaining walls with deepened concrete perimeter footings. The first floor is reinforced concrete slab on grade and partial concrete slab on steel frame and decking supported by structural walls and columns. The second, third, and fourth floors are structural steel framing with metal decking and light weight concrete floor. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The building roof has a mechanical equipment area that has built-up composition roofing. The composition roofing underlayment membrane is damaged and roof needs replacement. The exterior walls have aluminum storefront doors and tinted glass have cracks, leak and need removal and replacement. The aluminum window system, Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:
The partitions in the building are typically gypsum board. The ceilings are glue-on ceiling tile that is beyond its useful life and needs replacement. Floors are smooth concrete and carpeting. The carpet is worn and stained and needs replacement in most areas. Concrete floors are stained and need refinishing. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement. The building is served by 2 hydraulic elevators: 1 passenger and 1 freight.

Mechanical/Plumbing:
Heating is provided by gas-fired boiler in the central plant. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by 2 supply fans in the basement. The single zone air handling units were replaced in 1997. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in fair condition and copper piping is original.

Electrical:
The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building has a 100 kW emergency generator.

Fire Protection/Life Safety Systems:

The fire alarm consists of audible and strobe annunciators in corridors and common spaces. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system.

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\68 Locke Center

Surveyor:

Woody Nelson

Date:

18-Nov-2002

Repair Costs:

\$2,620,821.72

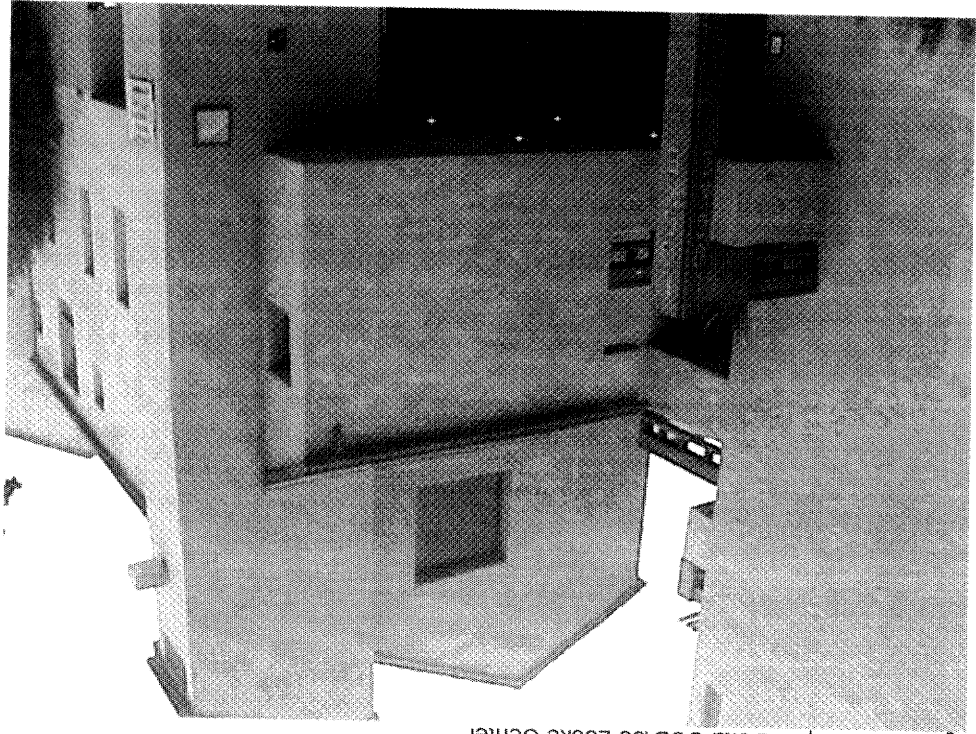
Replacement Cost:

\$23,004,798.32

FCI:

11.39%

Photo Description:



Facility Executive Summary

Facility Description:

59 Danner Hall is located in the West side of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The two story with partial basement, 72,342 square foot building contains merchandise and food rooms, storage and offices. Originally constructed in 1976, there have been no additions or renovations. The building is a permanent facility.

Site:

Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:

The building partial basement is reinforced concrete slab on excavated grade with formed and poured in place retaining walls with deepened concrete perimeter footings. The first floor is reinforced concrete slab on grade and partial concrete slab on steel frame and decking supported by structural walls and columns. The second floor has structural steel framing with metal decking and light weight concrete floor. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The building roof has a mechanical equipment area that has built-up composition roofing. The composition roofing underlayment membrane is damaged and roof needs replacement. The structure light weight stamped concrete decking and walkways have cracks, leak and need removal and replacement. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. The ceilings are glue-on ceiling tile. Floors are smooth concrete, carpeting and VCT. Concrete floors are stained and need refinishing. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement. The building is served by 2 hydraulic elevators: 1 passenger and 1 freight.

Mechanical/Plumbing:

Heating is provided by gas-fired boiler in the central plant. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by 2 supply fans in the basement. The single zone air handling units were replaced in 1997. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in poor condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building has a 60 kW emergency generator.

Fire Protection/Life Safety Systems:

The fire alarm consists of audible annunciators in offices and other common spaces. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system.

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\59 Danner Hall

Surveyor:
Woody Nelson

Date:
20-Nov-2002

Repair Costs:
\$952,523.43

Replacement Cost:
\$21,243,228.30

FCI:
4.48%



Photo Description:

Facility Executive Summary

Facility Description:

60 Auditorium is located on the East side of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The three story with partial basement, 30,247 square foot building contains assembly rooms. Originally constructed in 1977, there have been no additions or renovations. The building is a permanent facility.

Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:

The building partial basement is reinforced concrete slab on excavated grade with formed and poured in place retaining walls with deepened concrete perimeter footings. The first floor is reinforced concrete slab on grade and partial concrete slab on steel frame and decking supported by structural walls and columns. The second, and third floors are structural steel framing with metal decking and light weight concrete floor. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The building roof has a mechanical equipment area that has built-up composition roofing. The structure light weight stamped concrete decking and walkways have cracks, leak and need removal and replacement. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. The ceilings are glue-on ceiling tile. Floors are smooth concrete and carpeting. Concrete floors are stained and need refinishing in some areas. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement. The building is served by 2 hydraulic elevators: 1 passenger and 1 freight.

Mechanical/Plumbing:

Heating is provided by gas-fired boiler in the central plant. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by 2 supply fans in the basement. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in fair condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The fire alarm consists of audible annunciators in corridors and common spaces. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system.

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\60 Auditorium

Surveyor:
Woody Nelson

Date:
18-Nov-2002

Repair Costs:
\$375,854.44

Replacement Cost:
\$8,614,648.07

FCI:
4.36%



Photo Description:

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\62 Field Building

Facility Description:

62 Field Building is located in the West portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 3,080 square foot building contains athletic rooms, merchandise rooms and storage. Originally constructed in 1981, there have been no additions or renovations. The building is a permanent facility.

Site:

Concrete sidewalks immediately adjacent to the building are in good condition and pose no hazards.

Structural/Exterior Closure:

The building floor is reinforced concrete slab on grade. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The exterior of the building and the roof are in good condition. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. Floors are smooth concrete. Concrete floors are stained in some areas and need refinishing. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement.

Mechanical/Plumbing:

Heating is provided by an electric unit heater. The building does not have a cooling system. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in restrooms and ventilation is adequate. Plumbing fixtures are typically in good condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety System:

There is no fire/life safety system.

Surveyor:

Woody Nelson

Date:

18-Nov-2002

Repair Costs:

\$47,290.28

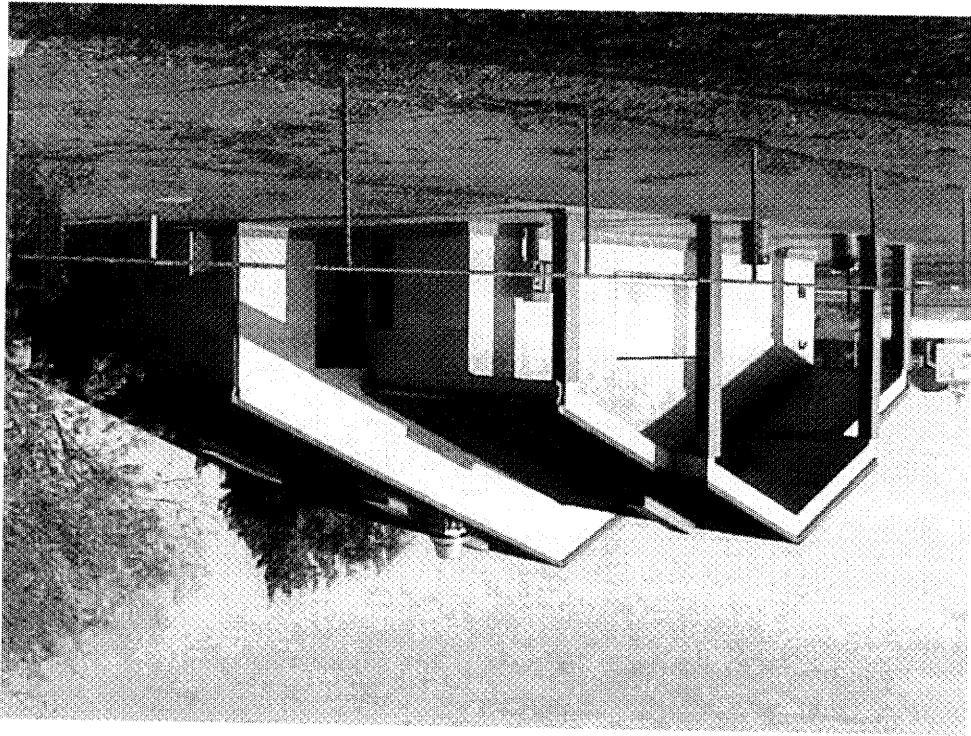
Replacement Cost:

\$343,789.60

FCI:

13.76%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\63 Football Score Booth

Facility Description:

63 Football Score Booth is located in the West Portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The two story, 1,016 square foot building contains athletic rooms. Originally constructed in 1984, there have been no additions or renovations. The building is a permanent facility.

Site:

Concrete sidewalks immediately adjacent to the building are in good condition and pose no hazards.

Structural/Exterior Closure:

The first floor is reinforced concrete slab on grade. The exterior is wood framed with wood siding that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The roof system and roof decking is falling and both need replacement. The exterior of the building is in good condition. The exterior walls have aluminum doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. Floors are carpet and smooth concrete. Carpets are stained and need replacing and concrete floor needs refinishing. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition.

Mechanical/Plumbing:

Heating/cooling is provided by and electric furnace with an exterior condensing unit. The heating/cooling distribution system is a ducted system. Fresh air is supplied by the furnace unit. The building does not contain any plumbing.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally inadequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety System:

There is no fire/life safety system.

Surveyor:

Woody Nelson

Date:

18-Nov-2002

Repair Costs:

\$65,050.03

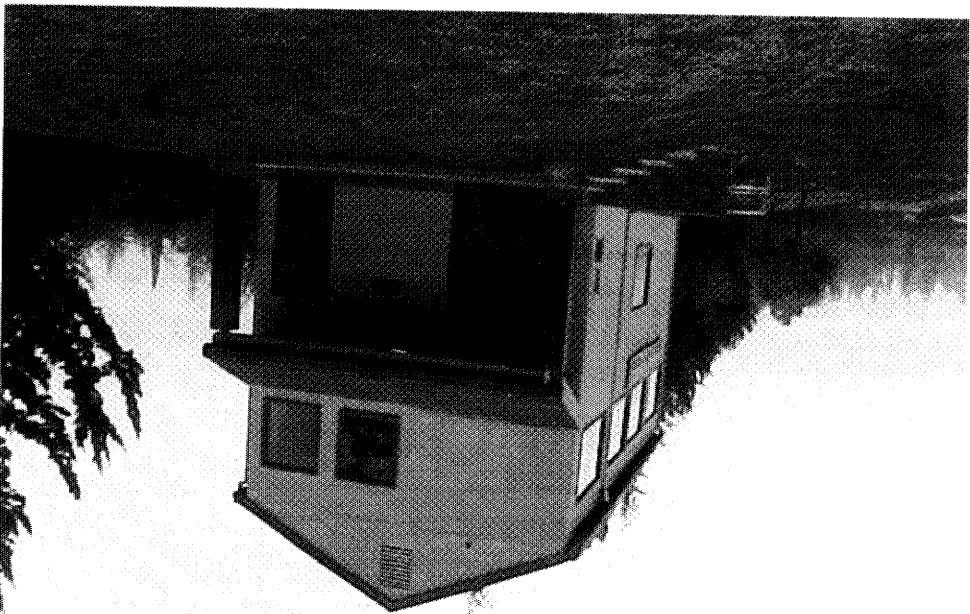
Replacement Cost:

\$113,405.92

FCI:

57.36%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\64 Baseball Scorekeeper Booth

Facility Description:

64 Baseball Scorekeeper Booth is located in the West portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 155 square foot building contains an athletic room. Originally constructed in 1979, there have been no additions or renovations. The building is a permanent facility.

Site:
Light weight stamped concrete sidewalks immediately adjacent to the facility are in poor condition and pose a hazard and need replacement.

Structural/Exterior Closure:
The building floor is reinforced concrete slab on grade. The exterior is wood framed with wood siding that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The roof system is failing and needs replacement. The exterior of the building is in good condition. The exterior walls have aluminum doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:
The partitions in the building are typically gypsum board. Floors are carpet. Carpet is stained and need replacing. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition.

Mechanical/Plumbing:
There are no mechanical or plumbing systems.

Electrical:
The electrical system is fed from a pad mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.
Fire Protection/Life Safety System:
There is no fire/life safety system.

Surveyor:
Woody Nelson

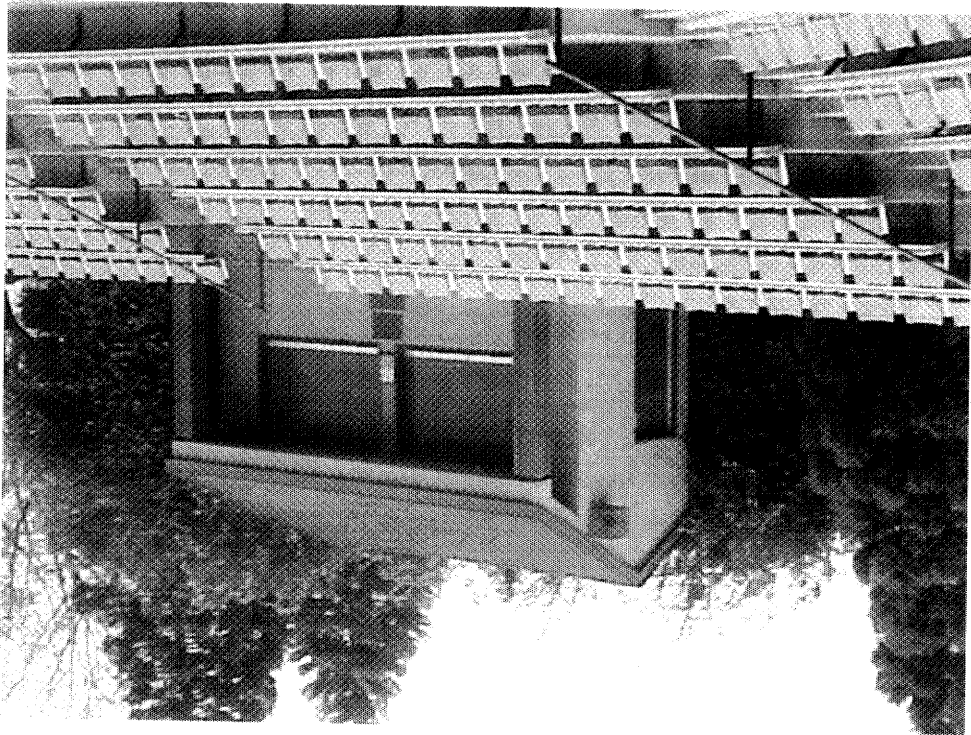
Date:
18-Nov-2002

Repair Costs:
\$1,092.44

Replacement Cost:
\$17,301.10

FCI:
6.31%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\65 Tennis Storage Shed

Facility Description:

65 Tennis Storage Shed is located in the West portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 85 square foot building contains a athletic room. Originally constructed in 1988, there have been no additions or renovations. The building is a permanent facility.

Site:

The area directly adjacent to the building is asphalt pavement and poses no hazard.

Structural/Exterior Closure:

The building foundation is concrete slab on grade with deepened concrete footings that shows no sign of settlement. The structure is wood framed with stucco facing. The roof is wood framed with wood deck and composition shingles.

Interiors:

Building has a smooth concrete floor that is stained and needs refinishing. There are no interior finishes.

Mechanical/Plumbing:

There are no mechanical or plumbing systems.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety System:

There is no fire/life safety system.

Surveyor:

Woody Nelson

Date:

18-Nov-2002

Repair Costs:

\$551.07

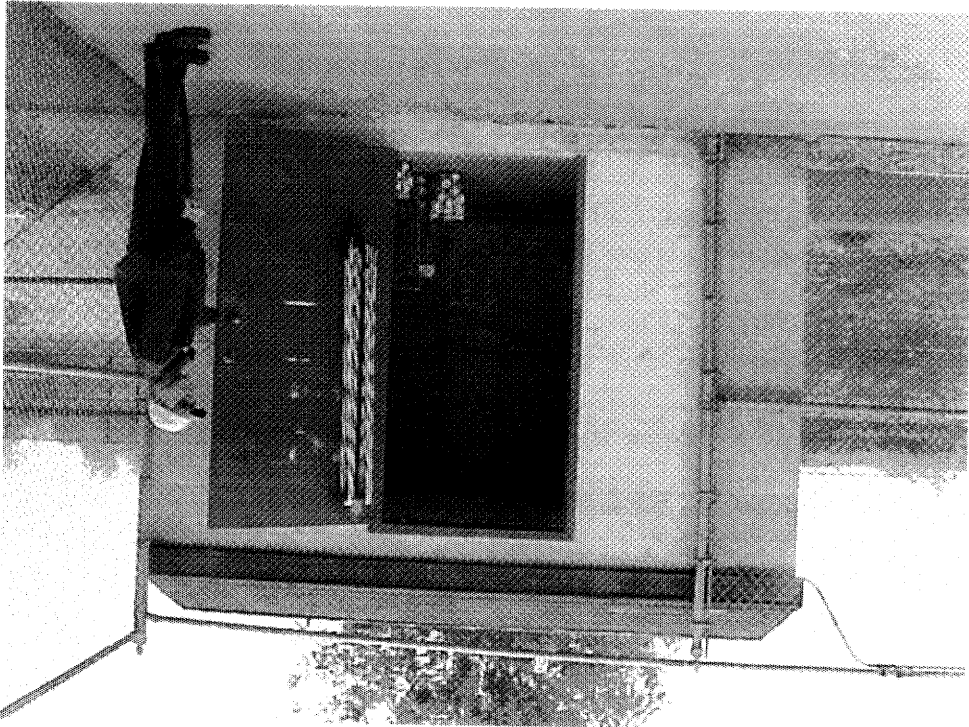
Replacement Cost:

\$3,566.60

FCI:

15.45%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\66 Ticket Booth

Facility Description:

66 Ticket Booth is located in the West portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 28 square foot building contains a athletic room. Originally constructed in 1985, there have been no additions or renovations. The building is a permanent facility.

Site:

The area directly adjacent to the building is asphalt pavement and poses no hazard.

Structural/Exterior Closure:

The building foundation is concrete slab on grade that shows no sign of settlement. The structure is wood framed with wood siding. The roof is wood framed with wood deck and composition roof. Structure and roofing is in good condition. The door is slab faced wood with wood frame. Windows are single pane in aluminum frame.

Interiors:

Building has a smooth concrete floor. There are no interior finishes.

Mechanical/Plumbing:

There are no mechanical or plumbing systems.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety System:

There is no fire/life safety system.

Surveyor:

Woody Nelson

Date:

18-Nov-2002

Repair Costs:

\$0.00

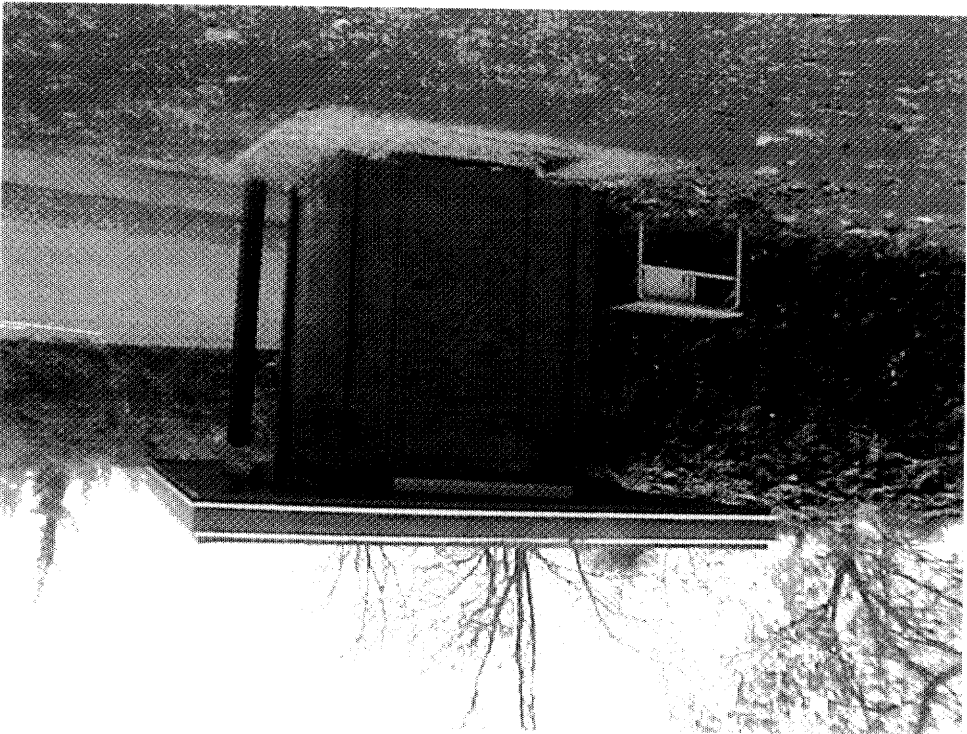
Replacement Cost:

\$1,174.76

FCI:

0.00%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\67 Soccer Storage

Facility Description:

65 Soccer Storage Shed is located in the West portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 85 square foot building contains an athletic room. Originally constructed in 1985, there have been no additions or renovations. The building is a permanent facility.

Site:

The area directly adjacent to the building is concrete and poses no hazard.

Structural/Exterior Closure:

The building foundation is concrete slab on grade that shows no sign of settlement. The structure is wood framed with wood siding. The roof is wood deck and built-up composition roofing. Structure and roofing is in good condition. The doors are slab faced wood with wood frames. There are no windows. The roof has a wood railing that is in good condition.

Interiors:

The partition in the building is typical gypsum board. Floors is smooth concrete. Interior door is wood with slab face in wood frame. Door hardware is in serviceable condition.

Mechanical/Plumbing:

There are no mechanical or plumbing systems.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety System:

There is no fire/life safety system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

\$872.93

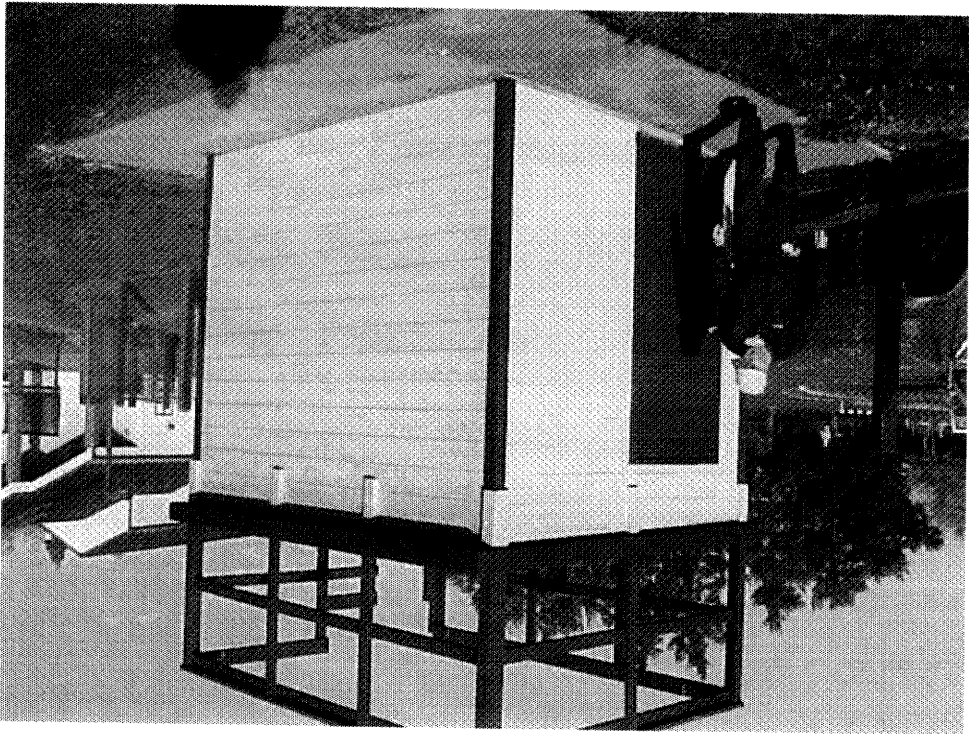
Replacement Cost:

\$3,566.60

FCI:

24.48%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\68 Child Devel Center

Facility Description:

68 Child Development Center is located on the East side of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 16,066 square foot building contains demonstration rooms and offices. Originally constructed in 1993, there have been no additions or renovations. The building is a permanent facility.

Site:

Concrete sidewalks immediately adjacent to the building are in good condition and pose no hazards.

Structural/Exterior Closure:

The building floor is reinforced concrete slab on grade. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The exterior of the building and the roof are in good condition. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. The ceilings are drop in 2 x 4 ceiling tile in a suspended metal grid that is damaged and needs replacement in some areas. Floors are smooth concrete and carpeting. The carpet is worn and stained and needs replacement in some areas. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal.

Mechanical/Plumbing:

Heating/cooling is provided by gas-fired package units. The heating/cooling distribution system is a ducted system using air handling units. Fresh air is supplied by package units. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in good condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The fire alarm consists of audible and strobe annunciators in corridors and common spaces. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

\$36,105.96

Replacement Cost:

\$4,649,661.06

FCI:

0.78%

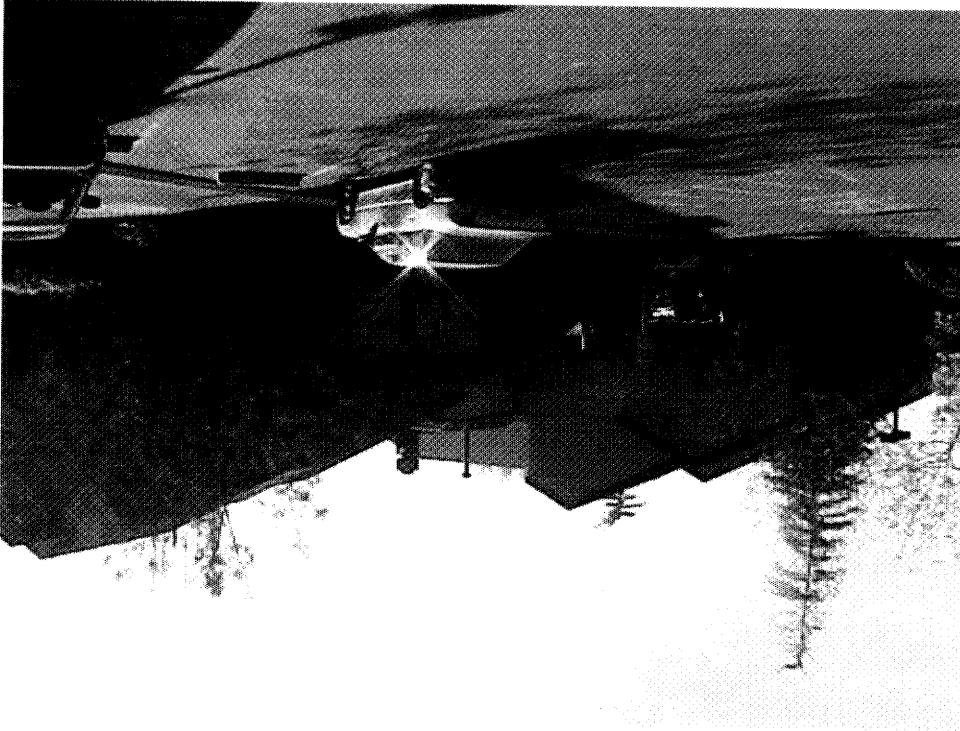


Photo Description:

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\75 Cottage

Facility Description:

75 Cottage is located in the North portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 1,463 square foot building contains locker rooms, storage and offices. Originally constructed in 1929, there have been no additions or renovations. The building is a permanent facility.

Site:

Concrete sidewalks immediately adjacent to the building are in good condition and pose no hazards.

Structural/Exterior Closure:

The building floor is wood framed on perimeter concrete footings and concrete support piers. The exterior is wood framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The exterior of the building and the roof are in good condition. The exterior walls have wood framed doors and windows. The windows are single pane glass in wood frames.

Interiors:

The partitions in the building are typically gypsum board. Ceilings are painted rigid gypsum board. Floors are wood with carpet. Carpet is worn and outdated and needs replacement throughout the building. Interior doors are wood in wood frames. Door hardware is in serviceable condition. Restroom has sheet vinyl flooring that is in good condition.

Mechanical/Plumbing:

Heating/cooling is provided by an electric forced air furnace with an exterior condensing unit. The heating/cooling distribution system is a ducted system. The ductwork is original and is in need of replacement. Fresh air is provided by the furnace unit. Ceiling mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in poor condition and galvanized piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Panelboards, wiring, and receptacles are originally and need to be replaced. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are not present. The building shares the 30 kW emergency generator in the Holt Center.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:

Woody Nelson

Date:

18-Nov-2002

Repair Costs:

\$68,773.45

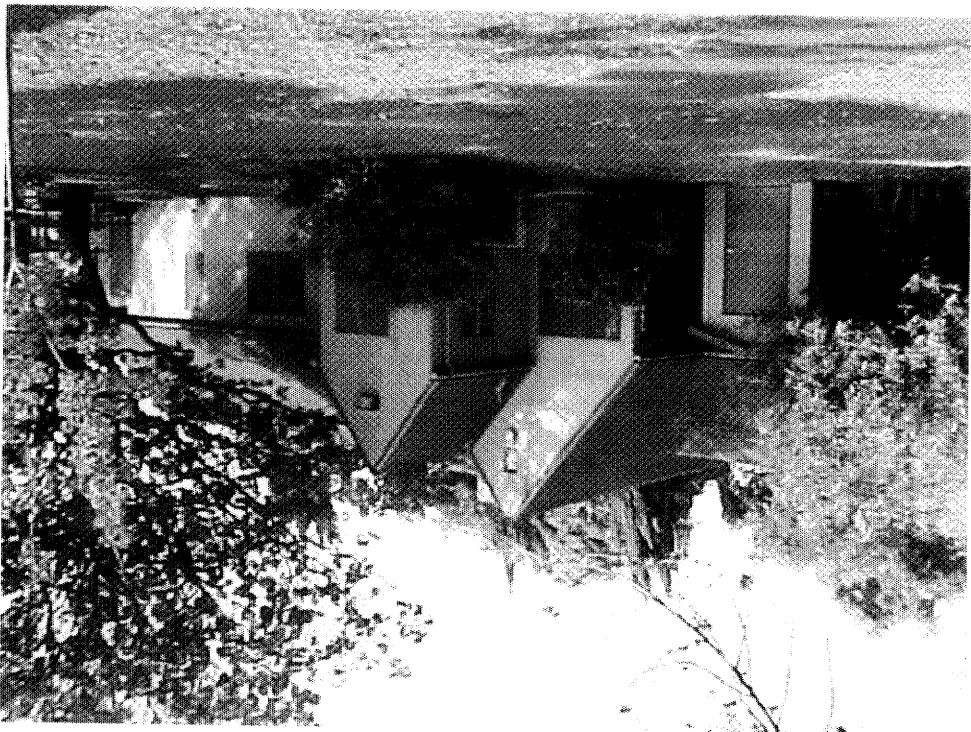
Replacement Cost:

\$328,253.31

FCI:

20.95%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\76 Garage

Facility Description:

76 Garage is located in the North portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 421 square foot building contains storage. Originally constructed in 1929, there have been no additions or renovations. The building is a permanent facility.

Site:

Asphalt pavement immediately adjacent to the building is in good condition and poses no hazards.

Structural/Exterior Closure:

The building floor is a concrete slab. The exterior is wood framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The exterior of the building and the roof are in good condition. The exterior walls have wood framed doors and windows. The building has two aluminum garage doors in good condition. The windows are single pane glass in wood frames.

Interiors:

The interior partitions are wood framed with rigid gypsum board. Walls are painted. Floors are concrete. Concrete floors are stained and need refinishing. Interior doors are wood in wood frames. Door hardware is in serviceable condition.

Mechanical/Plumbing:

The building does not have mechanical or plumbing systems.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Panelboards, wiring, and receptacles are originally and need to be replaced. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:

Woody Nelson

Date:

18-Nov-2002

Repair Costs:

\$6,169.71

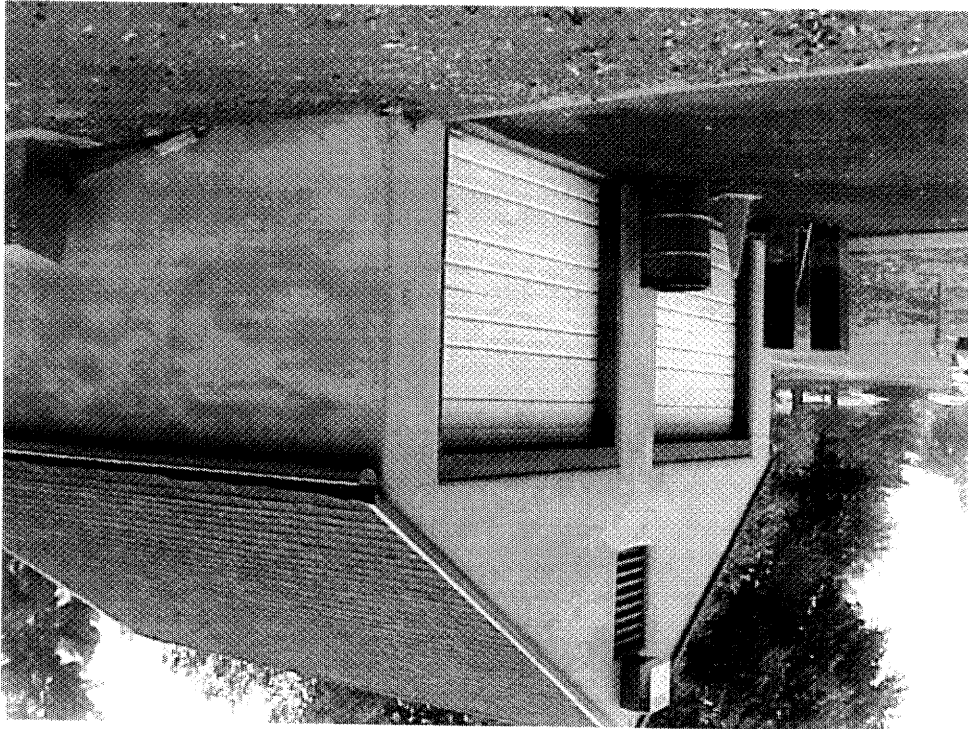
Replacement Cost:

\$21,597.30

FCI:

28.57%

Photo Description:



Facility Executive Summary

Report Date: 28 Oct 2003
Page 32

Facility: California Community Colleges\San Joaquin Delta CCD\77 Warehouse

Facility Description:

77 Warehouse is located in the North portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 8,580 square foot building contains shops, storage and offices. Originally constructed in 1976, there have been no additions or renovations. The building is a permanent facility.

Site:

The asphalt pavement immediately adjacent to the facility is in good condition and poses no hazards.

Structural/Exterior Closure:

The building's foundation is a reinforced concrete slab on grade with deepened perimeter footings that show no signs of settlement or damage. The building exterior is steel framed with metal siding. The roof structure is steel framed with wood decking and a standing seam metal roof. The structure is in good condition as is the roofing system. Large overhead coiling roll-up metal doors service the work area that are dated and need replacement. Service doors are flat faced steel in steel frames.

Interiors:

Partitions in the building are typically gypsum board. The interior wall finishes are gypsum board that are generally in fair condition and require painting in most areas. Ceilings are full height in the shop areas with suspended lighting. Flooring in high use areas is smooth concrete that needs re-finishing. Interior doors are generally flat faced wood in metal frames. Restrooms have hardboard wainscot.

Mechanical/Plumbing:

Heating/cooling is provided by heat pump package units in the paint shop and in the carpentry shop. The heating/cooling distribution system is a ducted system. Fresh air is provided by the heat pump units. Ceiling mounted exhaust fans are not installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in fair condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

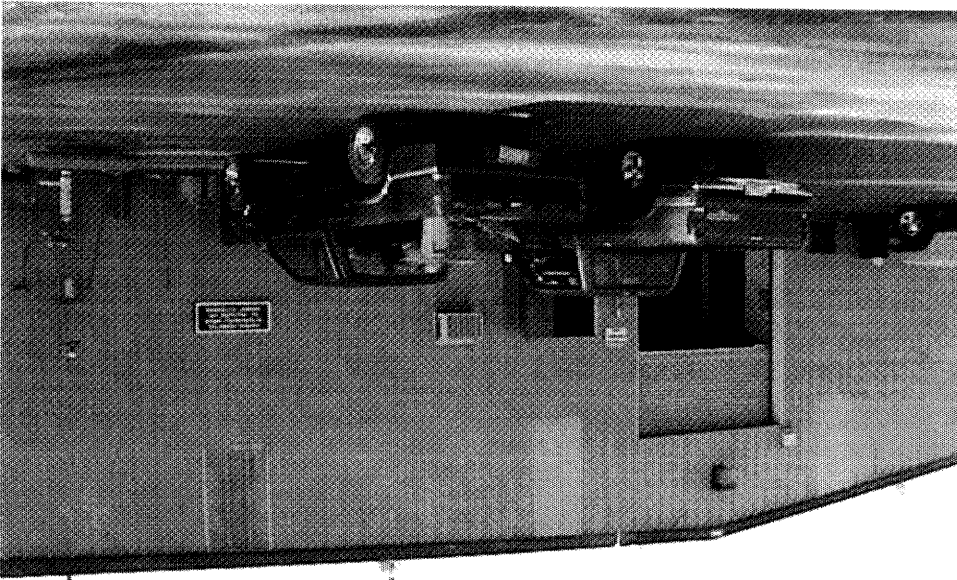
\$75,208.97

Replacement Cost:

\$1,230,886.80

FCI:

6.11%



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\78 Equipment Warehouse

Facility Description:

78 Equipment Warehouse is located in the North portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 2,000 square foot building contains storage. Originally constructed in 1976, there have been no additions or renovations. The building is a permanent facility.

Site:

The asphalt pavement immediately adjacent to the facility is in good condition and poses no hazards.

Structural/Exterior Closure:

The building's foundation is a reinforced concrete slab on grade with deepened perimeter footings that show no signs of settlement. The slab has some surface damaged that needs repair. The building exterior is steel framed with metal siding. The roof structure is steel framed with wood decking and a standing seam metal roof. The structure is in good condition as is the roofing system. Large overhead coiling roll-up metal door service the work areas that are dated and need replacement. Service doors are flat faced steel in steel frames.

Interiors:

Partitions in the building are typically gypsum board. The interior wall finishes are gypsum board that are generally in fair condition and require painting in most areas. Ceilings are full height in the shop areas with suspended lighting. Flooring in high use areas is smooth concrete that needs re-finishing. Interior doors are generally flat faced wood in metal frames. Heating/cooling is provided by heat pump package units. The heating/cooling distribution system is a ducted system. Fresh air is provided by the heat pump units and by infiltration. The building does not have a plumbing system.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

\$12,713.90

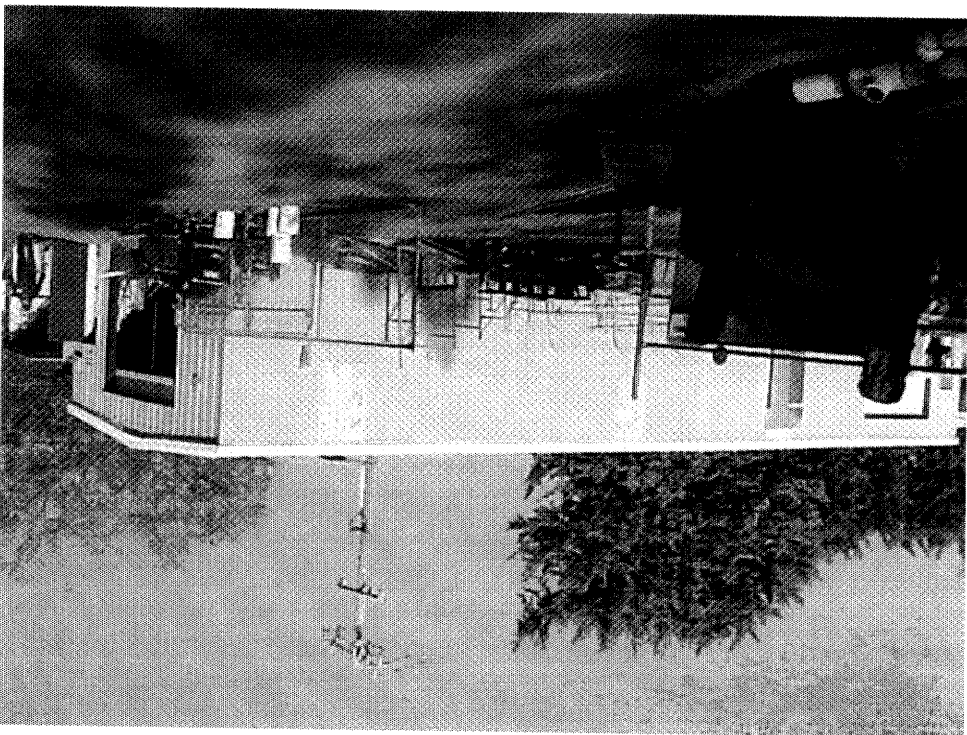
Replacement Cost:

\$286,920.00

FCI:

4.43%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\79 Central Plant

Facility Description:

79 Central Plant is located in the East portion of the San Joaquin Delta College of the San Joaquin Delta Community College District in Stockton, CA. The one story, 10, 116 square foot building contains athletic rooms, merchandise rooms and storage. Originally constructed in 1996, there have been no additions or renovations. The building is a permanent facility.

Site:

Concrete sidewalks immediately adjacent to the building are in good condition and pose no hazards.

Structural/Exterior Closure:

The building floor is reinforced concrete slab on grade. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The exterior of the building and the roof are in good condition. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. Floors are smooth concrete. Concrete floors are stained in some areas and need refinishing. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal and damaged and need replacement.

Mechanical/Plumbing:

Heating is provided by gas-fired boilers in the central plant. Cooling is supplied by water cooled chillers in the central plant. The heating/cooling distribution system is a 4-pipe system using air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in restrooms and ventilation is adequate. Plumbing fixtures are typically in good condition and copper piping is original.

Electrical:

The electrical system is fed from a pad mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

\$22,483.92

Replacement Cost:

\$28,183,884.12

FCI:

0.08%

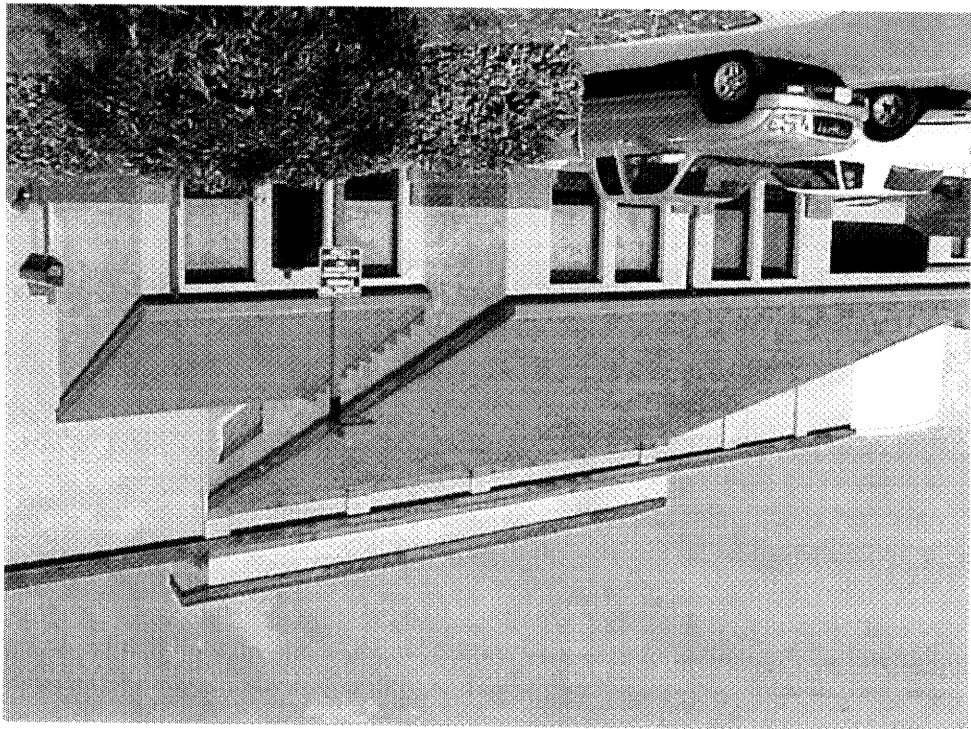


Photo Description:

Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\80 Farm Office

Facility Description:

80 Farm Office is located at the Manteca Center of San Joaquin Delta College of the San Joaquin Delta Community College District in Manteca, CA. The one story, 1,088 square foot building contains storage and offices. Originally constructed in 1928, there have been no additions or renovations. The building is a permanent facility.

Site:

Concrete sidewalks immediately adjacent to the building are in poor condition and pose a hazard.

Structural/Exterior Closure:

The building floor is wood framed on perimeter concrete footings and concrete support piers. The exterior is wood framed with wood paneling that is in poor condition. The roof is wood framed with wood decking and composition shingle roof system. The exterior of the building and the roof are in poor condition. The exterior walls have wood framed doors and windows. The windows are single pane glass in wood frames.

Interiors:

The partitions in the building are typically gypsum board. Ceilings are painted rigid gypsum board. Floors are wood with carpet. Carpet is worn and outdated and needs replacement throughout the building. Interior doors are wood in wood frames. Door hardware is in poor condition. Restroom has sheet vinyl flooring that is in fair condition.

Mechanical/Plumbing:

Heating is provided by a wall mounted gas heater. Cooling is provided by a window air conditioning unit. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and ventilation is inadequate. Plumbing fixtures are typically in poor condition and galvanized piping is original.

Electrical:

The electrical system is fed from a pole mounted transformer that delivers 120/240 V, single phase, 3-wire power to the facility. Lighting is typically fluorescent and illumination is generally inadequate. Emergency lights are not present. Emergency exit lights are not present. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

\$258,642.13

Replacement Cost:

\$244,114.56

FCI:

105.95%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\81 Farm Oil Storage

Facility Description:

81 Farm Oil Storage is located at the Manteca Center of San Joaquin Delta College of the San Joaquin Delta Community College District in Manteca, CA. The one story, 69 square foot building contains a field room. Originally constructed in 1966, there have been no additions or renovations. The building is a permanent facility.

Site:

The area directly adjacent to the building is native and poses no hazard.

Structural/Exterior Closure:

The building foundation is concrete slab on grade that shows no sign of settlement. The structure is wood framed with stucco surfacing. The roof is wood framed with wood deck and wood shingles. Structure and roofing are in fair condition. The door is slab faced wood with wood frame. Windows are single pane in wood frame.

Interiors:

Building has a smooth concrete floor. There are no interior finishes.

Mechanical/Plumbing:

The building does not have mechanical or electrical systems.

Electrical:

The electrical system is fed from a pole mounted transformer that delivers 120/240 V, single phase, 3-wire power to the facility. Lighting is typically fluorescent and illumination is generally inadequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

\$2,125.81

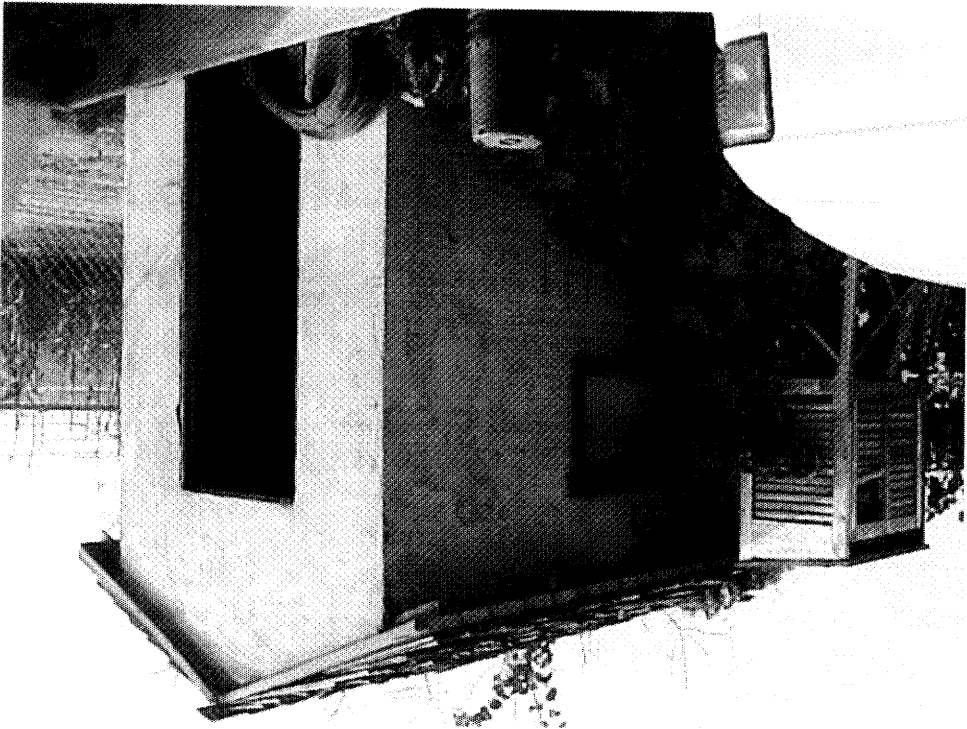
Replacement Cost:

\$2,895.24

FCI:

73.42%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\83 Farm Storage Building

Facility Description:

83 Farm Storage Building is located at the Manteca Center of the San Joaquin Delta College of the San Joaquin Delta Community College District in Manteca, CA. The one story, 1,690 square foot building contains field room. Originally constructed in 1971, there have been no additions or renovations. The building is a permanent facility.

Site:

The asphalt pavement immediately adjacent to the facility is in good condition and poses no hazards.

Structural/Exterior Closure:

The building's foundation is a reinforced concrete slab on grade with deepened perimeter footings that show no signs of settlement or damage. The building exterior is steel framed with metal siding. The roof structure is steel framed with wood decking and a standing seam metal roof. The structure is in good condition as is the roofing system. Large overhead coiling roll-up metal door service the work areas. Service doors are flat faced steel in steel frames.

Interiors:

Partitions in the building are typically gypsum board. The interior wall finishes are gypsum board that are generally in fair condition. Ceilings are full height in the shop areas with suspended lighting. Flooring in high use areas is smooth concrete. Interior doors are generally flat faced wood in metal frames.

Mechanical/Plumbing:

The building does not have mechanical or plumbing systems.

Electrical:

The electrical system is fed from a pole mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally inadequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

\$63,069.75

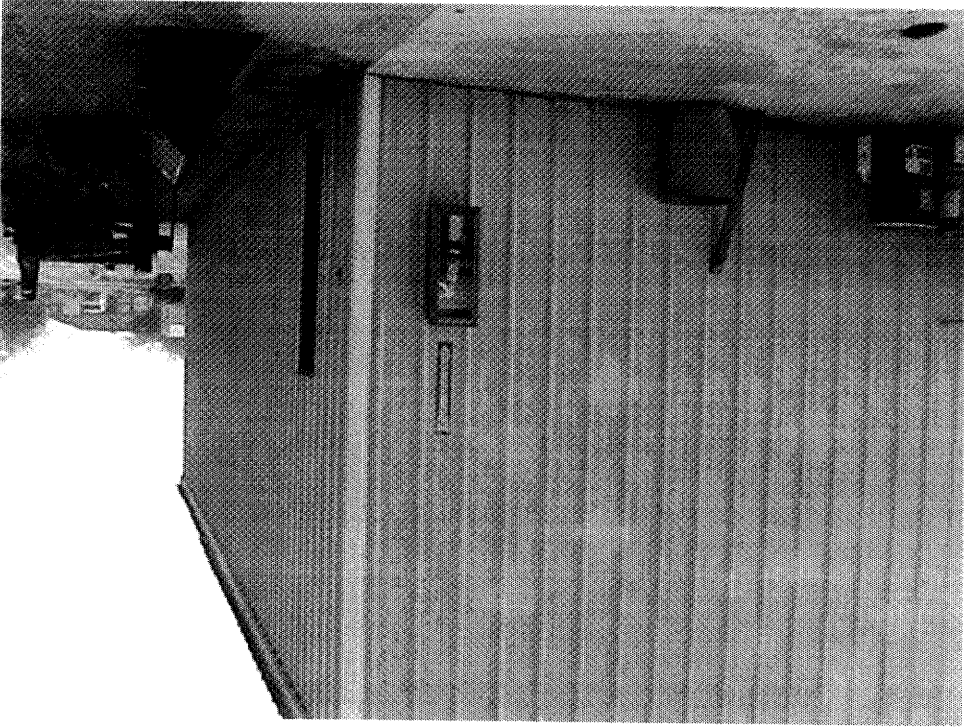
Replacement Cost:

\$208,748.80

FCI:

30.21%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\84 Farm Incubator

Facility Description:

84 Farm Incubator is located at the Manteca Center of the San Joaquin Delta College of the San Joaquin Delta Community College District in Manteca, CA. The one story, 440 square foot building contains a field rooms. Originally constructed in 1978, there have been no additions or renovations. The building is a permanent facility.

Site:

The area directly adjacent to the building is native and poses no hazard.

Structural/Exterior Closure:

The building foundation is concrete slab on grade that shows no sign of settlement. The structure is wood framed with wood panel siding. The roof is wood framed with wood deck and wood shingles. Structure and roofing are in good condition. The door is slab faced wood with wood frame. Windows are single pane in wood frame.

Interiors:

Building has a smooth concrete floor. There are no interior finishes.

Mechanical/Plumbing:

The building does not have a heating system. Cooling is provided by an evaporative cooler that needs to be replaced. Fresh air is supplied by infiltration. The building has galvanized piping that is original.

Electrical:

The electrical system is fed from a pole mounted transformer that delivers 120/240 V, single phase, 3-wire power to the facility. Lighting is typically fluorescent and illumination is generally inadequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

\$19,548.41

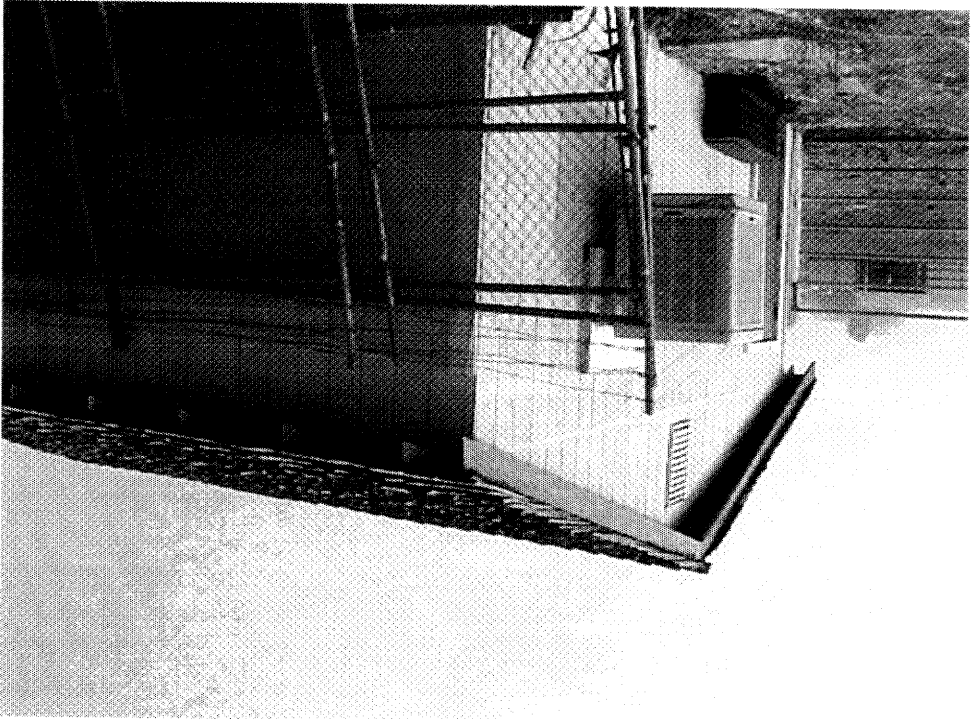
Replacement Cost:

\$54,348.80

FCI:

35.97%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\85 Farm Barn

Facility Description:

85 Farm Barn is located at the Manteca Center of the San Joaquin Delta College of the San Joaquin Delta Community College District in Manteca, CA. The one story, 2,904 square foot building contains a non class lab. Originally constructed in 1966, there have been no additions or renovations. The building is a permanent facility.

Site:

The area directly adjacent to the building is native and poses no hazard.

Structural/Exterior Closure:

The building foundation is concrete slab on grade that shows no sign of settlement. The structure is wood framed with corrugated metal siding. The roof is wood framed with wood deck and corrugated metal sheeting. Structure and roofing are in good condition. The door is slab faced wood with wood frame and sliding corrugated metal. Windows are single pane in wood frame.

Interiors:

Building has a smooth concrete floor. There are no interior finishes.

Mechanical/Plumbing:

The building does not have a mechanical system. The building has galvanized piping that is original.

Electrical:

The electrical system is fed from a pole mounted transformer that delivers 120/208 V and 277/480 V, 3 phase, 4-wire power to the facility. Lighting is typically halogen and incandescent and illumination is generally inadequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

\$177,908.49

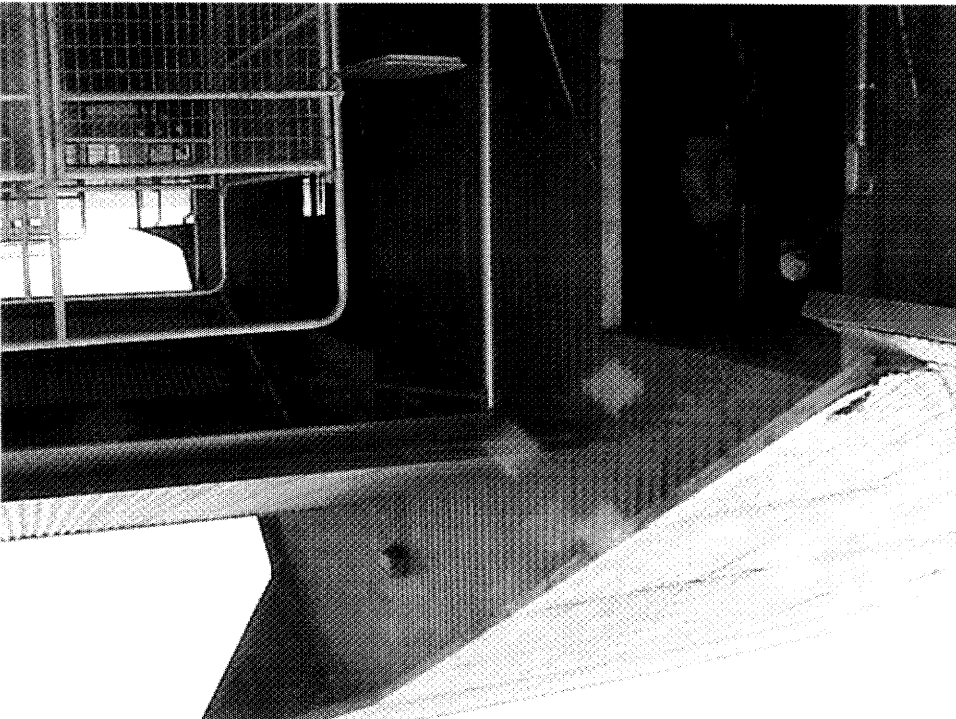
Replacement Cost:

\$416,607.84

FCI:

42.70%

Photo Description:



Facility: California Community Colleges\San Joaquin Delta CCD\86 Farm Feed Storage

Facility Description:

86 Farm Feed Storage is located at the Manteca Center of the San Joaquin Delta College of the San Joaquin Delta Community College District in Manteca, CA. The one story, 163 square foot building contains a field room. Originally constructed in 1966, there have been no additions or renovations. The building is a permanent facility.

Site:

The area directly adjacent to the building is native and poses no hazard.

Structural/Exterior Closure:

The building foundation is concrete slab on grade that shows no sign of settlement. The structure is wood framed with corrugated metal siding. The roof is wood framed with wood deck and corrugated metal sheeting. Structure and roofing are in good condition. The door is slab faced wood with wood frame. Windows are single pane in wood frame.

Interiors:

Building has a smooth concrete floor. There are no interior finishes.

Mechanical/Plumbing:

The building does not have a mechanical system. The building has galvanized piping that is original.

Electrical:

The electrical system is fed from a pole mounted transformer that delivers 120/208 V, 3 phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally inadequate. Emergency lights are not present. Emergency exit signs are not present. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The building does not have a fire/life safety system.

Surveyor:
Woody Nelson

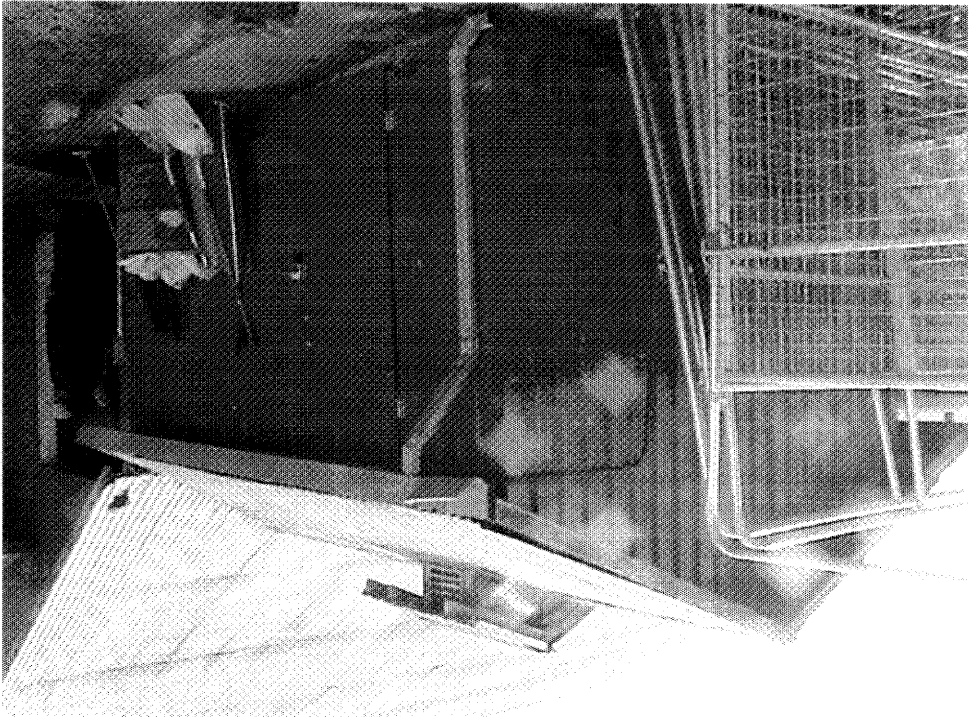
Date:
20-Nov-2002

Repair Costs:
\$3,962.84

Replacement Cost:
\$20,133.76

FCI:
19.68%

Photo Description:



Facility: California Community Colleges\San Joaquin Delta CCD\87 Farm Greenhouse

Facility Description:

87 Farm Greenhouse is located at the Manteca Center of the San Joaquin Delta College of the San Joaquin Delta Community College District in Manteca, CA. The one story, 798 square foot building contains greenhouse. Originally constructed in 1995, there have been no additions or renovations. The building is a permanent facility.

Site:
The area directly adjacent to the buildings are native and pose no hazard.

Structural/Exterior Closure:
The building foundations are concrete slab on grade that shows no sign of settlement. The structure is wood framed with corrugated plastic siding. The roof is wood framed with wood deck and corrugated plastic sheeting. Structure and roofing are in good condition. The doors are wood framed with corrugated plastic faces.

Interiors:
Building has a smooth concrete floors. There are no interior finishes.

Mechanical/Plumbing:
The building does not have a mechanical system. The building has copper piping that is original.

Electrical:
The building does not have an electrical system.

Fire Protection/Life Safety Systems:
The building does not have a fire/life safety system.

Surveyor: Woody Nelson

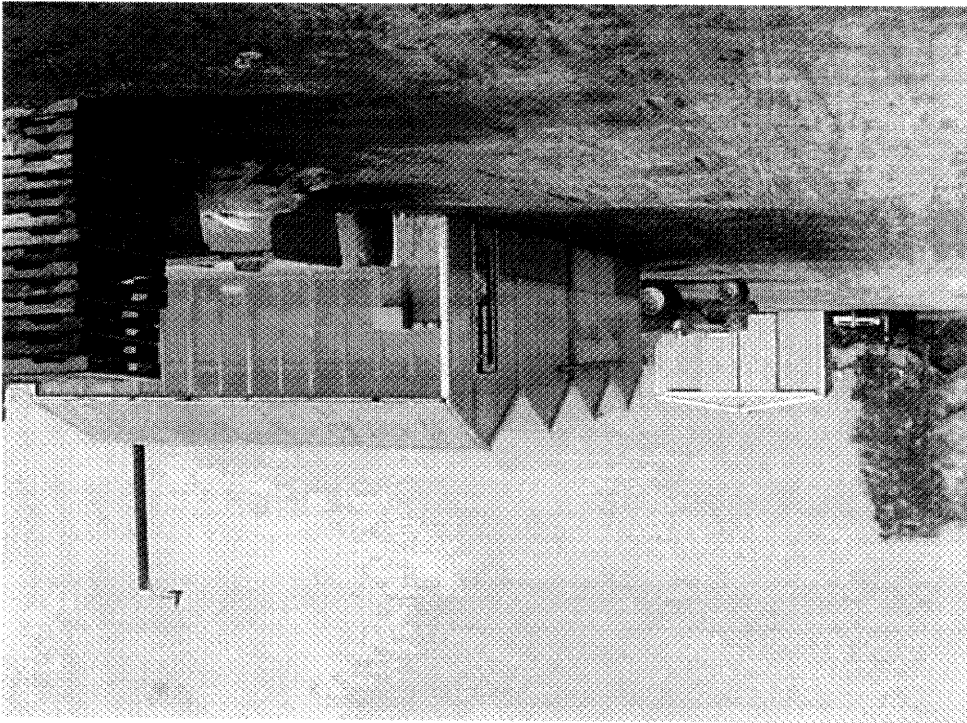
Date: 20-Nov-2002

Repair Costs: \$0.00

Replacement Cost: \$26,410.44

FCI: 0.00%

Photo Description:



Facility Executive Summary

Facility: California Community Colleges\San Joaquin Delta CCD\88 Manteca Center

Facility Description:

88 Manteca Center is located off campus in the city of Manteca and is a satellite campus of the San Joaquin Delta Community College District in Manteca, CA. The one story, 2,400 square foot building contains a classroom and class lab. Originally constructed in 1997, there have been no additions or renovations. The building is a permanent facility.

Site:

Concrete sidewalks immediately adjacent to the building are in good condition and pose no hazards.

Structural/Exterior Closure:

The building floor is reinforced concrete slab on grade. The exterior is metal framed with stucco facing that is in good condition. The roof is wood framed with wood decking and composition shingle roof system. The exterior of the building and the roof are in good condition. The exterior walls have aluminum storefront doors and tinted glass aluminum window system. Service doors are flat faced metal in metal frames. The windows are single pane glass in aluminum frames.

Interiors:

The partitions in the building are typically gypsum board. Floors are smooth concrete. Interior doors are wood with slab faces in steel frames. Door hardware is in serviceable condition. Restrooms have ceramic tile floors and wainscot that is in good condition. Toilet compartments are metal.

Mechanical/Plumbing:

Heating/cooling is provided by heat pump package units. The heating/cooling distribution system is a ducted system. Fresh air is supplied by package units. Ceiling mounted exhaust fans are installed in restrooms and ventilation is adequate. Plumbing fixtures are typically in good condition and copper piping is original. Domestic water is supplied from a well.

Electrical:

The electrical system is fed from a pole mounted transformer that delivers 120/240 V, single phase, 3-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building does not have an emergency generator.

Fire Protection/Life Safety Systems:

The fire alarm consists of audible and strobe annunciators in classrooms. The system is activated by pull stations and smoke detectors and is centrally monitored. The building does not have a fire sprinkler system.

Surveyor:

Woody Nelson

Date:

20-Nov-2002

Repair Costs:

\$0.00

Replacement Cost:

\$694,702.01

FCI:

0.00%

Photo Description:

Facility Selected: San Joaquin Delta CCD

