



Facilities Assessment Report

December 2001

3D/International

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Executive Summary

Introduction

In preparation for a Spring 2002 bond issue, Chaffey Community College District retained 3D/International to assist the District in assessing and documenting the facility repair, rehabilitation, modernization and new construction requirements for its Chaffey campus and satellite facilities.

Over a period of about two months, a staff of approximately six 3D/International architects, engineers, planners and construction managers performed an Existing Facility Assessment, and working with tBP/Architecture, the District's master planners, and with the District, prepared a list of New Facility Needs. The following report presents 3D/International's findings.

The Report is organized into the following 3 sections.

- Executive Summary
- Existing Facilities Assessment
- New Facilities Needs

The Executive Summary condenses and provides key findings, cost and schedule information.

The Existing Facilities Assessment section reports on the current physical condition of the District's 34 buildings, totaling approximately 471,250 square feet, both on and off campus.

The New Facilities Needs section includes projects identified as necessary in the November 2001 tBP/Architecture draft master plan to fulfill the District's current and future Chaffey campus facility requirements. These projects, along with the twelve renovation projects, plus the funding for projects required for the satellite centers, instructional equipment purchase, land purchase and the initial construction for a second campus, in all 48 projects, shall form the basis of the Spring 2002 bond issue.



Existing Facilities Assessment

A visual inspection of the existing Chaffey Community College District facilities was conducted to identify the condition and to estimate the cost to perform the necessary maintenance, repairs and renovations.

Existing Facility Assessment Findings

The results of our assessment are summarized in the Facility Condition Index table below. The estimated initial cost to repair these facilities totals \$20.3 million. Ten buildings have an FCI of 10% or less, the range considered representative of a building in good or fair condition. All other buildings have an FCI in excess of 10%. Two buildings have an FCI of 50% or greater, the range in which a building should be considered for replacement, as opposed to investing the substantial costs to repair a 40 to 50 year old building with systems well beyond their useful life.

More detailed discussion on the methodology and findings for each of the District buildings is provided in the Existing Facility Assessment section of this report.

Facility Condition Index Table

Facility	Year Built	Square Feet	Replacement Cost	Cost of Repairs	FCI	Renewal Schedule
1 Administration	1959	17,147	\$4,897,981	\$1,262,273	26%	\$1,449,250
2 Aeronautics	1959	22,198	\$4,523,064	\$604,077	13%	\$544,472
3 Life Science East	1968	8,121	\$2,664,987	\$1,542,465	58%	\$782,361
4 Art	1959	4,932	\$1,408,809	\$178,681	13%	\$422,153
5 Business Education	1959	16,278	\$4,650,039	\$210,685	5%	\$364,804
6 Campus Center West	1959	30,137	\$8,608,529	\$534,791	6%	\$2,773,702
7 Skills Labs	1959	12,316	\$3,518,022	\$535,750	15%	\$924,490
8 Gymnasium	1959	47,792	\$9,568,914	\$1,669,043	17%	\$2,937,576
9 Home Economics	1959	3,275	\$935,492	\$286,908	31%	\$277,220
10 Language Arts	1959	12,198	\$3,484,316	\$302,365	9%	\$454,207
11 Library	1959	39,312	\$11,229,335	\$1,960,925	17%	\$1,821,968
12 Life Science West	1959	9,780	\$3,209,405	\$1,813,525	57%	\$909,740
13 Maintenance	1959	18,601	\$3,790,140	\$195,346	5%	\$1,012,673
14 Physical Science	1962	28,596	\$9,384,063	\$3,405,668	36%	\$2,802,580
15 Social Science	1959	14,251	\$4,070,748	\$346,424	9%	\$328,938
16 Theatre	1959	31,469	\$8,988,724	\$1,650,184	18%	\$2,195,926
17 Wargin Hall	1968	11,431	\$3,265,225	\$1,468,210	45%	\$274,324
18 Vocational Education	1978	26,511	\$7,163,946	\$796,340	11%	\$1,949,687
19 Planetarium	1968	3,013	\$860,653	\$115,063	13%	\$153,556
20 Campus Center East	1969	18,094	\$5,168,488	\$471,464	9%	\$1,523,164
21 Museum Gallery	1972	3,940	\$1,125,447	\$65,365	6%	\$239,029
22 Warehouse	1974	3,486	\$710,307	\$41,610	6%	\$93,284
23 Public Safety	1974	1,271	\$363,057	\$71,469	20%	\$64,513
25 Faculty Senate	1981	1,200		Not Applicable		\$1,200
30 Children's Center	1976	3,575		Not Applicable		\$3,575
31 Auto Tech Lab	1977	21,028	\$2,974,896	\$369,326	12%	\$779,610
32 Ontario Center	1969	14,600		Not Applicable		\$14,600
34 Fontana Center	1953	10,128	\$2,893,028	\$0	0%	\$383,488
35 Information Services	2000	8,085	\$2,309,452	\$0	0%	\$192,214
37 Chino Center	1977	7,120		Not Applicable		\$7,120
42 Health Science	1959	8,820	\$2,519,402	\$426,720	17%	\$311,496
43 Calworks Fontana	1976	8,477		Not Applicable		\$8,477
44 Calworks Terra Vista	1986	1,708		Not Applicable		\$1,708
45 Center for Econ Dev.	1977	2,365		Not Applicable		\$2,365
Totals		471,255	\$114,286,469	\$20,324,677	18%	\$26,005,470

New Facilities Needs

Project Listing

The architectural firm of tBP/Architecture (tBP) has been working with the District since February 2001 to prepare a master plan for the Chaffey campus. 3D/I held a number of meetings with the District Administration, Staff, and tBP, to review the draft master plan and to identify other projects the District planned to accomplish through the bond.

The result is the list of projects provided below.

Group 1	New Construction	<ul style="list-style-type: none"> 1.1 Science Complex 1.2 Instructional Building A 1.3 Instructional Building B 1.4 Visual & Perf Arts Complex 1.5 Athletics Complex 1.6 Maintenance Relocation 1.7 Warehouse Relocation
Group 2	Major Remodel/ Renovation	<ul style="list-style-type: none"> 2.1 Student Services / Administration 2.2 Campus Center West 2.3 Physical Education
Group 3	Major Renovation/ Use Change	<ul style="list-style-type: none"> 3.1 Life Science West 3.2 Life Science East 3.3 Physical Science (SW Quadrant) 3.4 Theatre 3.5 Campus Center East 3.6 Art 3.7 Fashion/Consumer Studies 3.8 Museum/Gallery 3.9 Health Science 3.10 Vocational Education

Group 4	Renovation	<ul style="list-style-type: none"> 4.1 Aeronautics 4.2 Auto Tech Lab 4.3 Business Education 4.4 Information Services 4.5 Language Arts 4.6 Library 4.7 Physical Science(NE, NW, SE Quadrant) 4.8 Planetarium 4.9 Skills Labs 4.10 Social Science 4.11 Wargin Hall 4.12 Renovation Special Projects
Group 5	Site Improvements	<ul style="list-style-type: none"> 5.1 Amber Lane Loop 5.2 Campus Front Door 5.3 Wilson / Magnolia Entry 5.4 Chaffey Quad 5.5 Soccer Fields 5.6 North Parking Lots 5.7 Other Site Improvements Allowance 5.8 Site Signage 5.9 Utilities/Infrastructure/Civil
Group 6	Other	<ul style="list-style-type: none"> 6.1 E.I.R 6.2 Swing Space 6.3 Satellite Centers Expansion & Renovation 6.4 Refinance Lease/Purchase Equipment and Construction 6.5 Instructional Equipment 6.6 Site Acquisition
Group 7	Other	<ul style="list-style-type: none"> 7.1 Second Campus Initial Phase

Project Grouping

The projects have been organized into seven different groupings as indicated above. The first group of 7 projects deals with the planned new projects. The second group of projects expands and modernizes 3 existing deficient buildings. The third group of 10 projects renovates and modernizes existing buildings for new uses. The fourth group of 12 projects completes needed renovations on the remainder of the existing Chaffey campus facilities whose

use remains unchanged. The fifth group of 9 projects is for site related projects, new roads, parking, site signage, infrastructure etc. The sixth group is for the EIR, swing space, satellite center expansion and renovation, site acquisition and refinance of lease/purchase of equipment and construction. Group seven covers the initial phase of a second campus proposed in the southwestern part of the district and completes the list of projects planned as part of this proposed bond issue.

Project Listing Map

A site plan, prepared by tBP, diagramming the approximate location for the proposed Chaffey campus modernization and new construction projects, is shown below.



Project Descriptions

More detailed descriptions for the size, scope of work, and necessary sequencing is provided in the New Facilities Needs section of this report.

Preliminary Program Master Budget

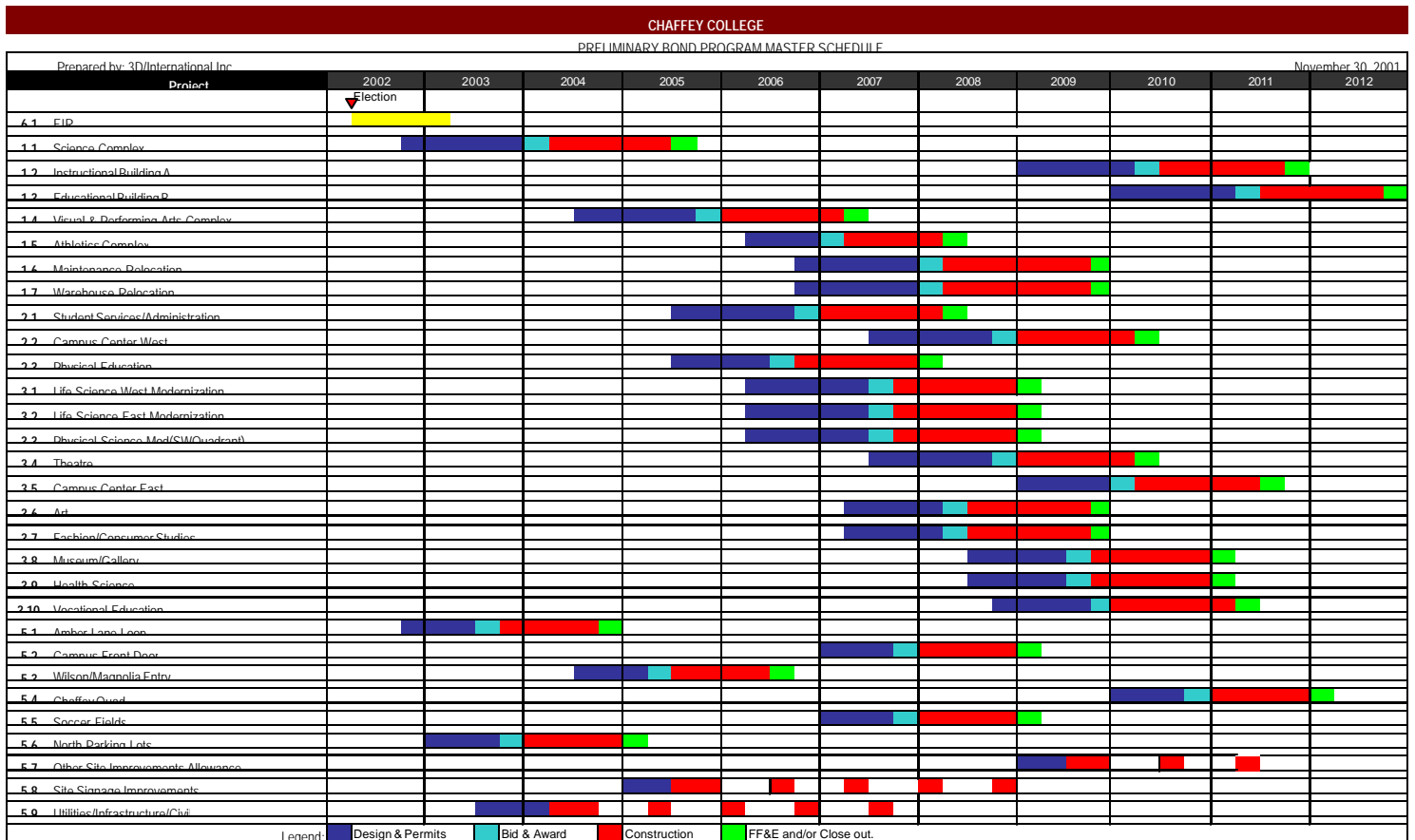
3D/I prepared preliminary budgets for each of the Chaffey campus capital improvement projects to establish amounts for the entitlement, land acquisition, design & plan check, construction, furniture, fixtures & equipment, management, legal, accounting and a program contingency. The specific budget data for each of these modernization and new construction projects is included in the New Facilities Needs section of this report. Cost estimates for the Group 4 renovation projects were prepared from COMET software. Allowances were established for the Group 6 and 7 projects. Key program level budget data is summarized below in millions. The final budget for each project, as well as the timely completion of each project, may be affected by the availability of state matching funds, the development of detailed plans and other factors unknown at this time which may or may not be within the District's control.

The budget for each Group:

Group 1 Projects	\$77	33%
Group 2 Projects	\$29	13%
Group 3 Projects	\$25	11%
Group 4 Projects	\$17	8%
Group 5 Projects	\$7	3%
Group 6 Projects	\$33	14%
Group 7 Projects	\$42	18%
Total Budget	\$230	100%

Preliminary Program Master Schedule

A preliminary master program schedule was prepared for each of the Chaffey campus projects based on a series of incremental milestones, established to develop durations for land acquisition, entitlement, design, bidding, construction and FF&E. A summary barchart for these projects is diagrammed below. The Preliminary Master Program Schedule plans for all projects to be complete within approximately 11 years.





Existing Facilities Assessment

Existing Facilities Assessment



Level 1

Level 1 Condition Assessment

The type of facility condition assessment performed for the District is termed “Level 1.” In doing the Level I Assessment, a team of architects, engineers and/or construction specialists trained in this process assessed 26 of the 28 existing buildings on the main campus and one satellite building in Fontana totaling approximately 432,000 square feet of the District total 471,250 square feet. The 2 buildings, Faculty Senate and Children’s Center, not assessed on campus are due to be removed and the other satellite buildings not assessed are leased buildings.

The objectives of a Level 1 assessment are

- To provide an objective and technical analysis of the physical condition of the District’s facilities.
- To identify the cost required to renew/reconstruct the buildings to standard.
- To develop a priority listing for improving and upgrading each building based on the life cycle and condition of the building systems.

Methodology

A Level-1 (L-1) assessment collects data from a review of as-built drawings and other current documents and a visual inspection of facilities. Most areas of a building are investigated including areas such as crawl spaces, attic spaces, roofs, mechanical rooms, and exterior support areas within 5 feet of the building. The first phase of a L-1 assessment develops, using 3D/I software program COMET, mathematical cost models for the life cycles of building components. This includes reviewing existing documents to determine types, ages, and components of the buildings, and any recent renovation. Next, with the assistance of the client, 3D/I determines which systems in the building are to be surveyed. Assessors inspect the area to determine the remaining useful life for each system. Then the survey information is loaded into the cost model. The COMET program generates renewal schedules based on the model developed and surveyor input. For this project the buildings were split into 18 major systems.

3D/I’s cost models are based on the nationally recognized construction estimating resource RS Means cost data, adjusted to the local area and the Business Owners and Managers Association (BOMA) estimated useful life of building components. However, COMET can be customized to individual client cost histories. For example, BOMA uses 5 years to estimate the useful

life of painting. If the client specifies repainting every 6 years, 3D/I adjusts the affected models.

Obviously cost modeling is not enough. 3D/I physically inspects every facility after cost model development to verify the template data. This is done because on occasion, documentation on a modeled component is inaccurate (ie. shown to be expired but actually replaced and not documented). 3D/I can also adjust costs for partially renovated systems. Finally, the facilities are walked to identify obvious deficiencies in systems or equipment that are in disrepair or out of sequence with the component's useful life (i.e. roof leaks in a new roof, broken windows, unconditioned air in a particular room etc.).

An FCI is calculated for each building and if necessary each major building component. Based on the FCI and the adjusted cost models, renewal forecasts are developed for each building.

Since the assessment is based on life cycle cost models and statistical inferences, the assessors do not identify a detailed listing of deficiencies or corrections.

Pilot Assessment

Normally early in the assessment process a complete report on one building is prepared. This "Pilot Report" provides the client with the opportunity to review and comment on the methods and assumptions used in preparing assessment reports for all other facilities. Due to time constraints no pilot assessment was conducted for this project.

Summary of Results

The table below summarizes the results of the Existing Facilities Assessment. It provides the approximate age, size in square feet, expected cost to construct a replacement building, and the estimated cost to repair the current deficiencies found for each building. The estimated cost to repair all facilities

totals approximately \$20.3 million. Dividing that by the estimated \$114.3 million cost of replacement for all facilities, provides an overall FCI of 18%.

Facility Condition Index Table

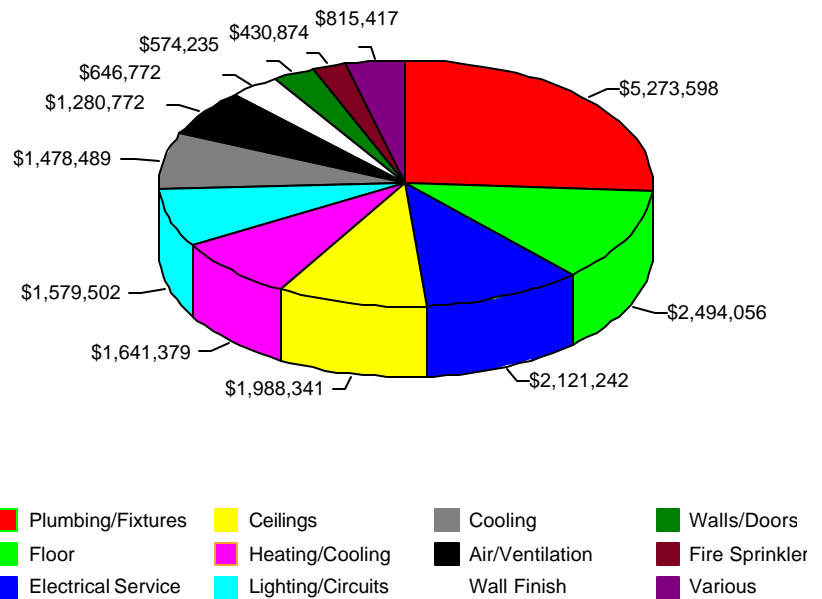
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Totals		471,255	\$114,286,469	\$20,324,677	18%	\$26,005,470

While an 18% FCI is a poor overall rating (as defined below), the facilities have been well maintained by the District. The FCI ratings are generally lower than might be expected from our findings on facilities of similar age and function across the nation due to the District's ongoing maintenance and replacement of systems such as roofs, mechanical and electrical systems. Ten buildings have an FCI of 10% or less, the range considered representative of a building in good or fair condition. All other buildings have an FCI in excess of 10%. Two buildings have an FCI of 50% or greater, the range in which a building should be considered for replacement, as opposed to investing the substantial costs to repair a 40 to 50 year old building with systems well beyond their useful life.

The generally accepted range of FCI for establishing a buildings condition is shown below. This standard has been adopted by the Building Owners and Managers Association, the Council on Education Facilities, and the American University Planners Association, and a number of other national facilities groups.

Condition	FCI
Good	0 to 5%
Fair	6 to 10%
Poor	10% and above

The \$20.3 million estimated cost to repair all facilities consists of the 12 building system components shown in the chart below. The heating/cooling, electrical, and plumbing systems along with ceilings and floors require major renewal and make up the majority of the costs. The additional costs to repair or replace systems as they expire over the next 10 years increase these costs significantly.



Facility Condition Index (FCI)

The facility condition index (FCI) is useful in comparing and prioritizing buildings of differing costs or sizes or types by showing the relative physical condition of the facilities. The FCI – stated as a percentage – measures the estimated cost of the current year deficiencies and compares it to the projected replacement cost of the facility. The total “Cost of Repairs” is divided by the current “Replacement Cost” for the facility, resulting in the “FCI”. The higher the FCI, the poorer the relative condition of the facility. For example, if a building has a replacement value of \$1,000,000 and has \$100,000 of existing deficiencies, the FCI is $\$100,000/\$1,000,000 = 10\%$.

Cost Factors

Factors applied to calculate the total cost of repair and replacement are as follows:

	Description	Percentage
1.	Total Subcontractor/Specialty Costs	R.S. Means Assembly
2.	Local Area Factor Correction	50.0% of 1
3.	General Conditions	15.0% of (1+2)
4.	Contractor Overhead and Profit	10.0% of (1+2+3)
5.	General Contract Subtotal	Total 1+2+3+4
6.	Architecture & Engineering	10.0% of General Contract
7.	Construction Contingency	15.0% of General Contract
8.	Plan Check/Permits/Fees	2.0% of General Contract
9.	Project/Construction Management, Legal & Accounting	5.0% of (General Contract +6+7+8)
10.	Materials Testing & Inspection	2.0% of General Contract
11.	Hazardous Materials	3.0% of General Contract
12.	Temporary Storage and Relocation	1.0% of General Contract
13.	Furniture & Equipment	7.0% of General Contract

Building Systems

Buildings were divided into 18 systems as follows (with life cycle and renewal factors noted):

Structural:	Foundation/Slab/Structure	100 yrs	48%
Exterior Closure:	Exterior Wall	100 yrs	48%
	Exterior Doors/Windows	30 yrs	100%
	Roof	20 yrs	110%
Interiors:	Walls/Doors	40 yrs	100%
	Ceilings	25 yrs	110%
	Floors	10 yrs	110%
	Wall Finishes	10 yrs	100%
Mechanical/Plumbing:	Heating/Cooling	25 yrs	100%
	Air/Ventilation	20 yrs	100%
	Plumbing/Fixtures	30 yrs	100%
Electrical:	Communications/Data/Sec.	15 yrs	100%
	Electrical Service	30 yrs	90%
	Lighting/Breaker Circuits	20 yrs	90%
Specialties:	Furniture/Appliances	10 yrs	100%
Code/Life/Health:	ADA / Conveying	30 yrs	100%
	Fire Alarm/Detection	15 yrs	100%
	Fire Sprinklers	30 yrs	110%

Repair/Replacement Priorities

Frequently, many of the buildings assessed are over 40 years old and have high FCI's. In order to help prioritize the order in which buildings should be addressed, repair priorities were established. With these priorities assigned, two facilities with similar FCI's can be compared to help determine the most critical need. The following priorities were established for the District:

- **Priority 1 – Immediate Life/Health/Safety**

This priority describes the work that needs to be performed immediately to return a facility to safe operation.

- **Priority 2 – Degraded w/Potential Mission Impact**

This priority if not corrected expeditiously in this category will become critical soon. Situations in this category include; intermittent interruptions, rapid deterioration and potential safety hazards and should be corrected soon to maintain or protect facility integrity.

- Priority 3 – Mitigate Additional Damage

Systems in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

- Priority 4 – Beyond Expected Life

Systems in this category include items that represent a sensible improvement to existing conditions. This priority will either improve overall usability and/or reduce long-term maintenance and is necessary to achieve optimal performance of the facility.

- Priority 5 – Quality of Life/Local Standards

Conditions in this category include items that do not conform to existing standards. No action is required at this time.

- Priority 6 – Normal/Within Life Cycle

This priority describes work items that are within the normal maintenance and general upkeep of the facility.

Other Definitions

The following definitions and terms are used throughout this report and are included here for clarification.

Replacement Cost/Sq.Ft.

The square footage costs represents the total hard building costs and total soft costs. The hard building costs are derived from a R. S. Means construction database and soft costs are additional costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient system. Examples of soft costs are design fees, engineering fees, construction management, construction contingency, client administration and other related costs involved with constructing this type of facility.

Facility Replacement Cost

This represents the hypothetical expense of rebuilding, including upgrades for code compliance, the existing facilities in a manner similar to the original construction. It is determined by multiplying the gross square foot area of the facility by the estimated Replacement Cost/Sq. Ft.

Cost of Repairs

This is the amount or total cost to repair a facility when it is rehabilitated or repaired.

Discrepancy/Deficiency

The discrepancy or deficiency is a problem that is obvious to the assessor during site observation and is noted for awareness and possible immediate attention.

Life Yrs.

The numbers of years represents the useful or expected life of the particular system description. This information is derived from the Building Owners and Managers Association (BOMA).

% Renewed

It is the percentage of a particular system to be renewed when a facility is rehabilitated or repaired.

Renewal Cost

It is the amount or total cost of a particular system to be renewed when a facility is rehabilitated or repaired.

% Used

This is the percentage amount used of the life of the particular system.

Next Renewal

This is the next recommended year of rehabilitation or replacement of a particular system.

Adjusted Amount

The adjusted amounts are the costs associated with the need for immediate expenditures per the assessor's site observations.

Year 2001 Estimate

This is the cost associated with rehabilitation or repairs (renewal) of a particular system during that calendar year in addition to the adjusted amounts. These particular systems are past their useful life.

Building System Descriptions

- Electrical includes alarms and communications, lighting, power, service and distribution.
- Excavation includes any digging for underground access or removal of soil.
- Exterior Closure includes exterior doors, trim, caulking, etc.
- Exterior Walls includes refinishing and painting exterior surfaces and materials.
- Fire Sprinkler includes fire protection systems.
- Foundations includes work to repair footings or level slabs, etc.
- Heating & Cooling System includes boilers, cooling, HVAC piping, insulation, mechanical components like pumps and controls.

- Interior construction includes ceiling finishes, flooring finishes, interior doors, stairs, wall finishes and walls.
- Plumbing includes potable and sanitary piping and plumbing fixtures.
- Roof includes all components of a roofing system including the deck, insulation, membrane, and any special work such as gutters or repairing flashing, etc.
- Slab on Grade includes any repairs, removal, or replacement after other work is done.
- Special Construction includes chalk and tack boards, seating, etc.
- Structural includes framing system, columns, beams, and slabs.
- Superstructure includes the exterior walls.
- Windows includes repair or replacement of window units.

Project Reports

The following pages contain individual analysis of each of the existing Chaffey Community College District facilities assessed.

Facility: Chaffey College\Main Campus\Administration

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Administration Building is located at the west end of the campus. It is a one (1) story building with about 17,000 sf. It was built in 1959 and upgraded in 1970. Many of the systems are past their useful life and need to be replaced.

The construction of this facility is concrete with brick and plaster in fill. The foundation is spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The floors are tile or carpet, the ceilings drop frame.

ADA has been started but still needs work.

The fire protection has been addressed by a campus-wide alarm system.

The roof was last replaced in 2001 with an APOC system and is not experiencing any leaks.

MECHANICAL-The chiller and cooling tower were replaced in 1995 along with an upgrade of the energy management system to DDC from pneumatic. The air distribution devices and ductwork were partially replaced in the admission/records remodel of the building. The air handling units, boiler, and piping date from the original construction. The original pipe insulation at the fittings contains asbestos and will need to be replaced when the piping is replaced. The boiler is scheduled for replacement in the near future. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels all of which are obsolete and should be replaced. The lighting was upgraded in 1995.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:
WNeison

Date:
27-Sep-2001

Repair Costs:
\$1,262,272.63

Replacement Cost:
\$4,897,980.54

FCI:
25.77%



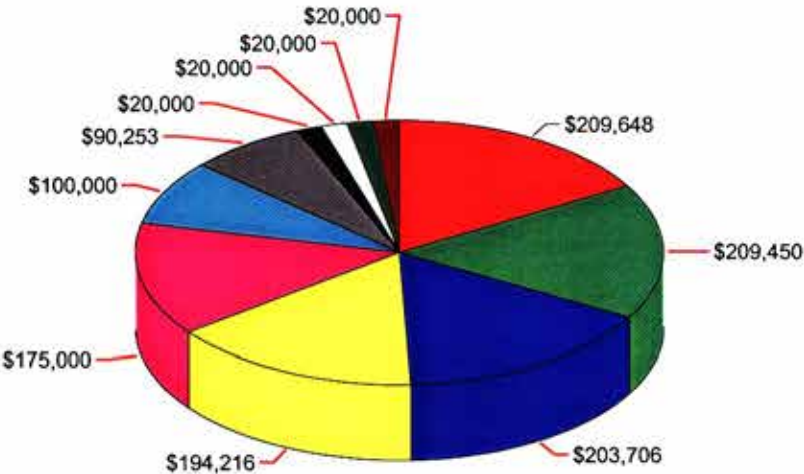
Photo Description:

Main Campus - Administration

Gross Area: 17,147 SF

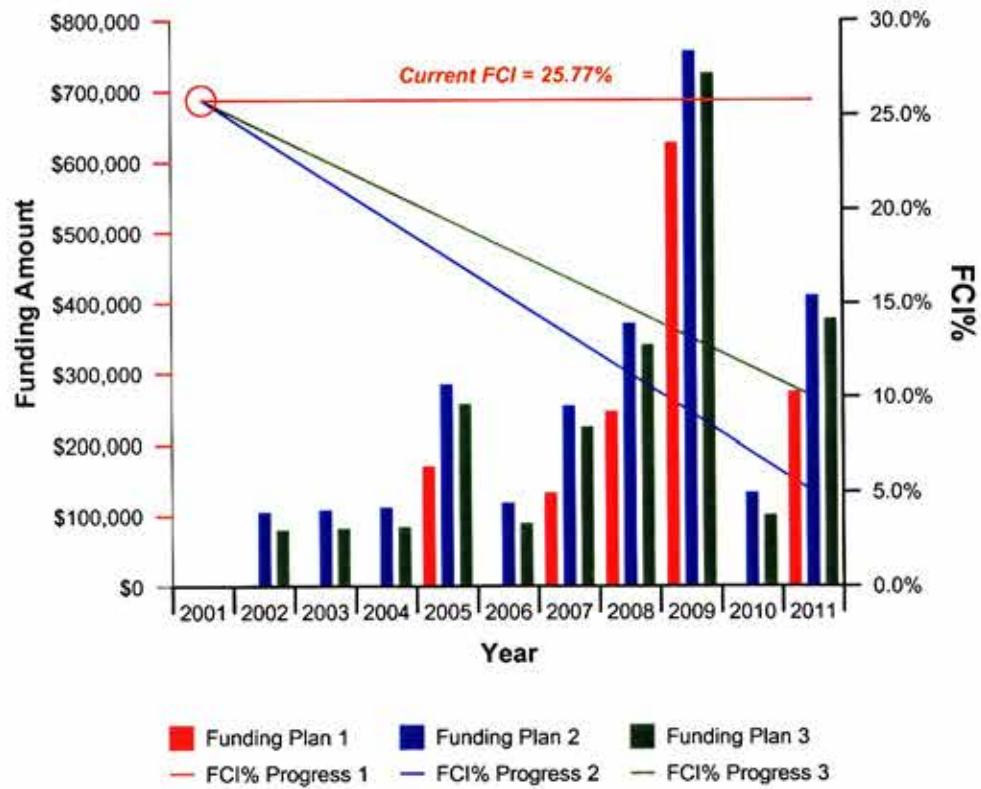
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$161,268	30	130.00%	\$209,648	100.00%	2001	\$0	\$209,648	
	Subtotal			\$9.41	\$161,268			\$209,648			\$0	\$209,648	130.00%
Electrical	Comm/Data/Security	2		\$7.05	\$120,809	10	90.00%	\$108,728	20.00%	2009	\$0	\$0	
	Electrical Service	3		\$12.59	\$215,795	30	90.00%	\$194,216	100.00%	2001	\$0	\$194,216	
	Lighting/Circuits	3		\$7.17	\$122,944	20	90.00%	\$110,650	70.00%	2007	\$0	\$0	
	Subtotal			\$26.81	\$459,548			\$413,593			\$0	\$194,216	42.26%
Ext. Closure	Doors and Windows	6		\$18.68	\$320,272	30	110.00%	\$352,299	50.00%	2016	\$20,000	\$20,000	
	Exterior Walls	6		\$59.30	\$1,016,834	100	100.00%	\$1,016,834	50.00%	2051	\$20,000	\$20,000	
	Roofing	6		\$12.62	\$216,438	20	120.00%	\$259,726	5.00%	2020	\$0	\$0	
	Subtotal			\$90.60	\$1,553,544			\$1,628,859			\$40,000	\$40,000	2.57%
Interiors	Ceilings	4		\$11.10	\$190,409	15	110.00%	\$209,450	100.00%	2001	\$0	\$209,450	
	Floor	5		\$10.59	\$181,638	15	110.00%	\$199,802	50.00%	2008	\$20,000	\$20,000	
	Wall Finish	6		\$11.88	\$203,706	10	100.00%	\$203,706	100.00%	2001	\$0	\$203,706	
	Walls/Doors	6		\$25.06	\$429,764	40	90.00%	\$386,787	80.00%	2009	\$0	\$0	
	Subtotal			\$58.63	\$1,005,517			\$999,746			\$20,000	\$433,156	43.08%
Mech / Plumb.	Air/Ventilation	4		\$8.81	\$150,979	20	100.00%	\$150,979	80.00%	2005	\$100,000	\$100,000	
	Heating/Cooling	2		\$20.30	\$347,998	25	100.00%	\$347,998	50.00%	2013	\$175,000	\$175,000	
	Plumbing/Fixtures	2		\$5.26	\$90,253	30	100.00%	\$90,253	100.00%	2001	\$0	\$90,253	
	Subtotal			\$34.37	\$589,231			\$589,231			\$275,000	\$365,253	61.99%
Specialties	Built-in Furn/Appliances	3		\$11.10	\$190,409	20	100.00%	\$190,409	10.00%	2019	\$20,000	\$20,000	
	Subtotal			\$11.10	\$190,409			\$190,409			\$20,000	\$20,000	10.50%
Structural	Found/Slab/Structure	6		\$54.73	\$938,464	100	100.00%	\$938,464	40.00%	2061	\$0	\$0	
	Subtotal			\$54.73	\$938,464			\$938,464			\$0	\$0	0.00%
	Grand Total			\$285.65	\$4,897,981			\$4,969,949			\$355,000	\$1,262,273	25.77%

Estimate by Building System - Administration



- Fire Sprinkler
- Heating/Cooling
- Doors and Windows
- Ceilings
- Air/Ventilation
- Exterior Walls
- Wall Finish
- Plumbing/Fixtures
- Floor
- Electrical Service
- Built-in Furn/Appliances

Future Facility Funding vs FCI for Administration



Facility: Chaffey College\Main Campus\Aeronautics

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Aeronautics Building is located on the southwest end of the campus. It is a one (1) story building with about 22,000 sf. It was built in 1959 and has not been upgraded. Some of the systems are past their useful life and need to be replaced. This type of building with this type of use can be used for many years with reasonable upkeep and this building has been well maintained.

The construction of this facility is concrete and steel, with an open ceiling in the work areas. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is painted exposed concrete exterior walls and wood frame with painted plaster on the interior offices. The floors are sealed concrete in the work areas and carpeted or tiled in the office areas.

ADA has been completed.

The fire protection has been addressed by a campus wide alarm system.

The roof was last replaced in 2001 with an APOC system and is not experiencing any leaks.

MECHANICAL-There is no cooling provided in the shop areas. Ventilation is either natural or as a result of welding hood operation. Heat is provided by gas-fired unit heaters. The office areas are conditioned by one each: a three-ton and a five-ton packaged roof-top air conditioning unit with gas heat.

ELECTRICAL-This is one of the only buildings on campus to have 480/3/60 power. Lighting dates from original construction.

PLUMBING-The fixtures and domestic water piping date from the original construction. There are no ADA compliant toilet rooms.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$604,076.84

Replacement Cost:
\$4,523,064.48

FCI:
13.36%



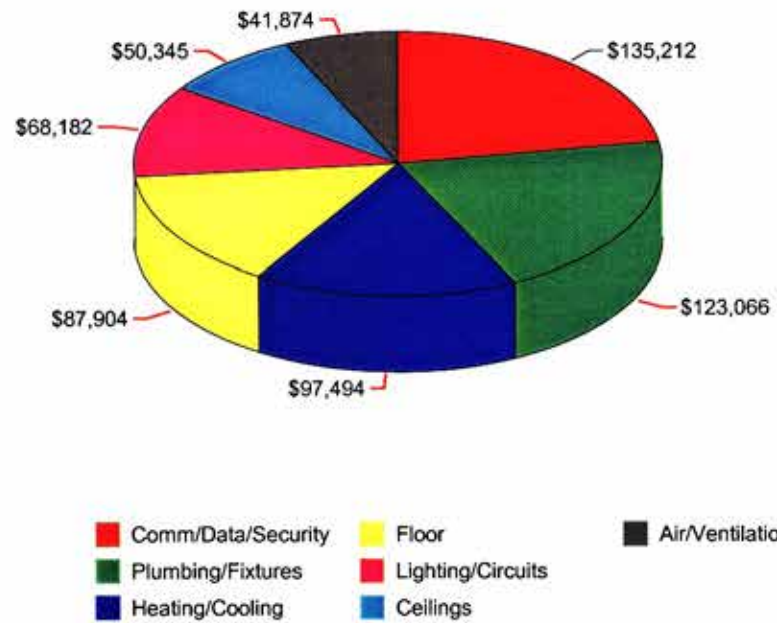
Photo Description:

Main Campus - Aeronautics

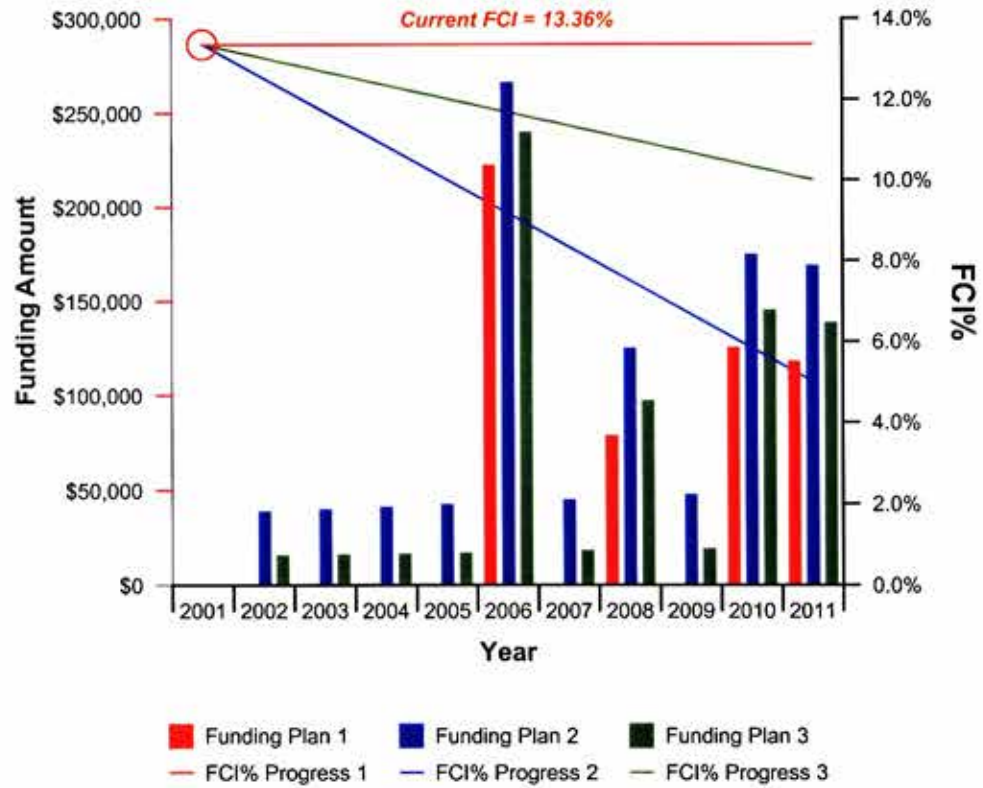
Gross Area: 22,198 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Int/Ext Finishes	6		\$8.64	\$191,791	10	100.00%	\$191,791	50.00%	2006	\$0	\$0	
	Subtotal			\$8.64	\$191,791			\$191,791			\$0	\$0	0.00%
Code/Life/Saf	Fire Alarm/Detection	1		\$0.00	\$0	15	100.00%	\$0	20.00%	2013	\$0	\$0	
	Fire Sprinkler	1		\$9.03	\$200,421	30	130.00%	\$260,548	10.00%	2028	\$0	\$0	
	Subtotal			\$9.03	\$200,421			\$260,548			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$6.77	\$150,236	25	90.00%	\$135,212	100.00%	2001	\$0	\$135,212	
	Electrical Service	3		\$4.81	\$106,764	30	90.00%	\$96,087	70.00%	2010	\$0	\$0	
	Lighting/Circuits	4		\$3.41	\$75,757	20	90.00%	\$68,182	100.00%	2001	\$0	\$68,182	
	Subtotal			\$14.99	\$332,757			\$299,481			\$0	\$203,394	61.12%
Ext. Closure	Doors and Windows	6		\$17.93	\$397,966	30	110.00%	\$437,762	50.00%	2016	\$0	\$0	
	Exterior Walls	6		\$50.18	\$1,113,984	50	120.00%	\$1,336,781	50.00%	2026	\$0	\$0	
	Roofing	1		\$12.12	\$269,146	30	110.00%	\$296,061	10.00%	2028	\$0	\$0	
	Subtotal			\$80.23	\$1,781,096			\$2,070,605			\$0	\$0	0.00%
Interiors	Ceilings	4		\$2.16	\$47,948	13	105.00%	\$50,345	100.00%	2001	\$0	\$50,345	
	Floor	4		\$3.60	\$79,913	10	110.00%	\$87,904	100.00%	2001	\$0	\$87,904	
	Wall Finish	6		\$6.84	\$151,834	20	100.00%	\$151,834	20.00%	2017	\$0	\$0	
	Walls/Doors	6		\$11.52	\$255,721	40	75.00%	\$191,791	50.00%	2021	\$0	\$0	
	Subtotal			\$24.12	\$535,416			\$481,874			\$0	\$138,249	25.82%
Mech / Plumb.	Air/Ventilation	4		\$1.89	\$41,874	20	100.00%	\$41,874	100.00%	2001	\$0	\$41,874	
	Heating/Cooling	4		\$4.39	\$97,494	20	100.00%	\$97,494	100.00%	2001	\$0	\$97,494	
	Plumbing/Fixtures	2		\$5.04	\$111,878	30	110.00%	\$123,066	100.00%	2001	\$0	\$123,066	
	Subtotal			\$11.32	\$251,246			\$262,434			\$0	\$262,434	104.45%
Specialties	Built-in Furn/Appliances	6		\$2.88	\$63,930	15	100.00%	\$63,930	50.00%	2008	\$0	\$0	
	Subtotal			\$2.88	\$63,930			\$63,930			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$52.55	\$1,166,407	100	100.00%	\$1,166,407	40.00%	2061	\$0	\$0	
	Subtotal			\$52.55	\$1,166,407			\$1,166,407			\$0	\$0	0.00%
	Grand Total			\$203.76	\$4,523,064			\$4,797,069			\$0	\$604,077	13.36%

Estimate by Building System - Aeronautics



Future Facility Funding vs FCI for Aeronautics



Facility: Chaffey College\Main Campus\Life Science East

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Life Science East Building is located at the south central part of the campus. It is a one (1) story building with about 8,000 sf. It was built in 1968, and has not been upgraded. This building is in fair condition. The floors have 9x9 tile in some areas and the ceilings should be replaced. The lab stations should be upgraded.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin.

The roof was last replaced in 1986 with a Huffman/Henry system and is not experiencing any leaks.

MECHANICAL-The chilled water for this building is supplied from the central plant located in the Health Sciences Building. The Animal Lab (storage) is conditioned by a three-ton ductless split system unit. There is inadequate fresh air provided in this area allowing for animal aromas to linger. There was an upgrade of the energy management system to DDC from pneumatic in 1995. The air handling units, boiler, and piping date from the original construction. The original pipe insulation at the fittings contain asbestos and will need to be replaced when the piping is replaced. The boiler is scheduled for replacement in the near future. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels all of which are obsolete and should be replaced. The lighting was upgraded in 1995.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$1,542,465.07

Replacement Cost:
\$2,664,987.36

FCI:
57.88%

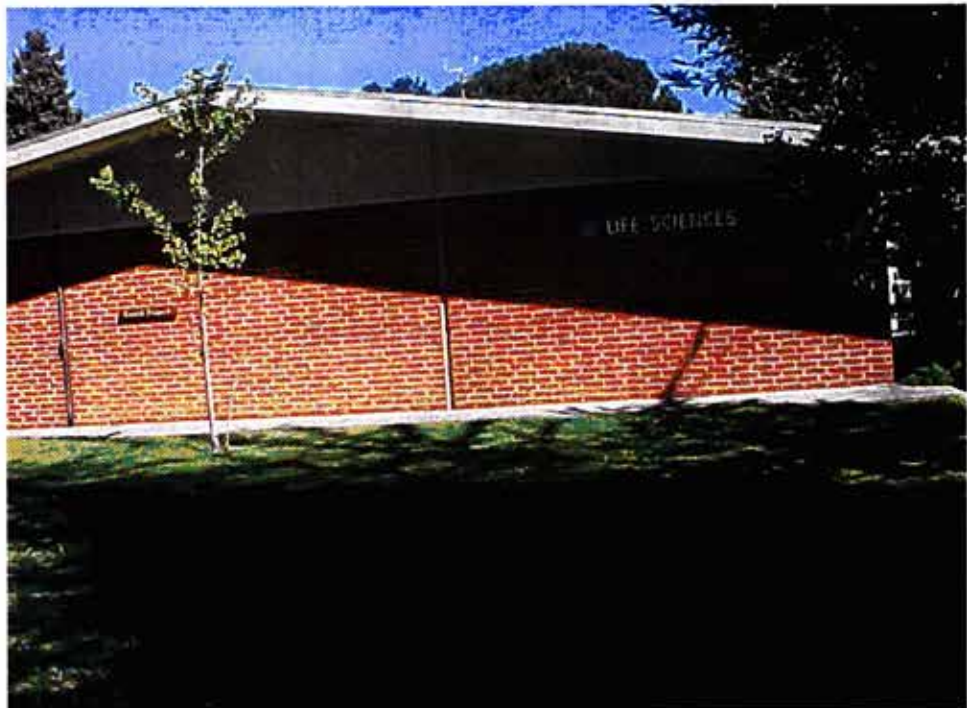


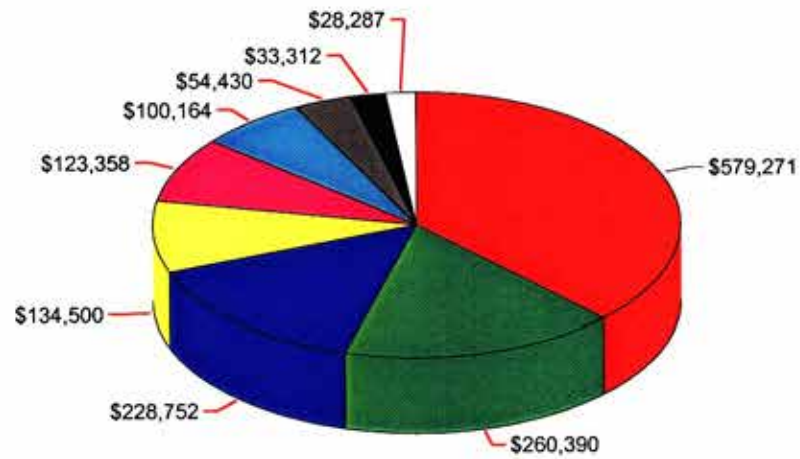
Photo Description:

Main Campus - Life Science East

Gross Area: 8,121 SF

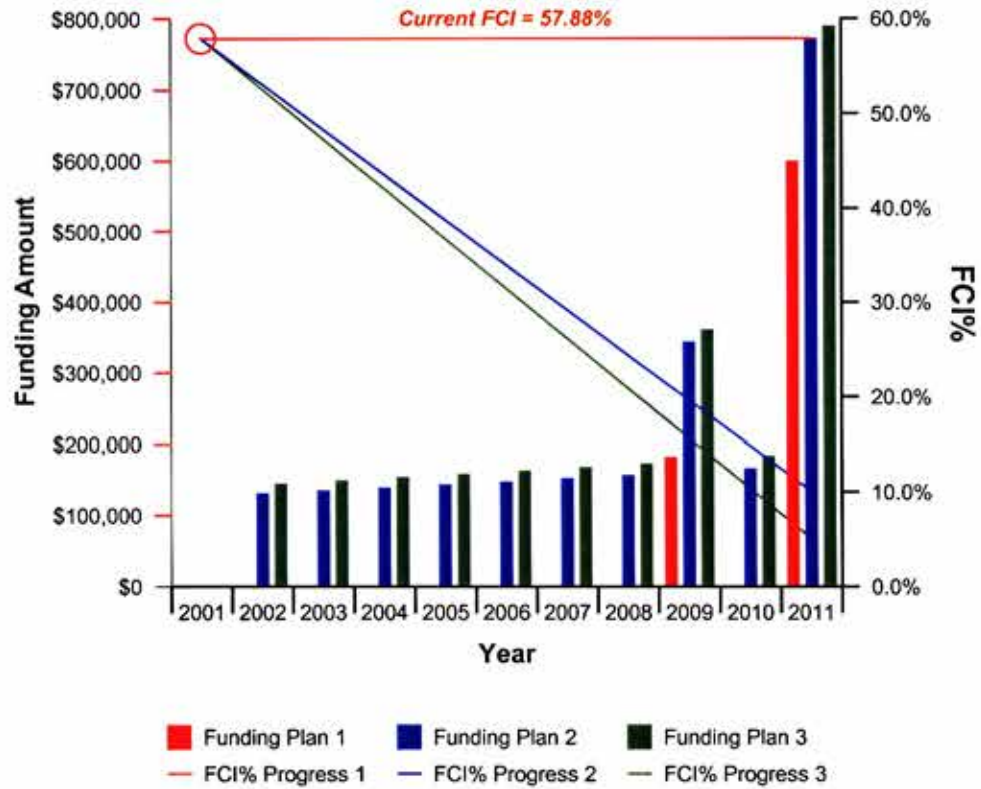
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Superstructure	1		\$1.53	\$12,393	100	100.00%	\$12,393	50.00%	2051	\$0	\$0	
	Subtotal			\$1.53	\$12,393			\$12,393			\$0	\$0	0.00%
Code/Life/Saf	Fire Sprinkler	1		\$5.11	\$41,498	20	120.00%	\$49,798	20.00%	2017	\$0	\$0	
	Subtotal			\$5.11	\$41,498			\$49,798			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$2.18	\$17,736	20	100.00%	\$17,736	20.00%	2017	\$0	\$0	
	Electrical Service	4		\$4.35	\$35,359	30	80.00%	\$28,287	100.00%	2001	\$0	\$28,287	
	Lighting/Circuits	6		\$28.81	\$217,724	30	100.00%	\$217,724	25.00%	2023	\$54,430	\$54,430	
	Subtotal			\$33.34	\$270,819			\$263,747			\$54,430	\$82,717	30.54%
Ext. Closure	Doors and Windows	6		\$10.89	\$88,454	20	100.00%	\$88,454	50.00%	2011	\$0	\$0	
	Exterior Walls	6		\$5.46	\$44,341	60	100.00%	\$44,341	50.00%	2031	\$0	\$0	
	Roofing	1		\$14.77	\$119,947	20	120.00%	\$143,937	60.00%	2009	\$0	\$0	
	Subtotal			\$31.12	\$252,742			\$276,731			\$0	\$0	0.00%
Interiors	Ceilings	4		\$12.33	\$100,164	10	100.00%	\$100,164	100.00%	2001	\$0	\$100,164	
	Floor	4		\$16.56	\$134,500	10	100.00%	\$134,500	100.00%	2001	\$0	\$134,500	
	Wall Finish	4		\$15.19	\$123,358	10	100.00%	\$123,358	100.00%	2001	\$0	\$123,358	
	Walls/Doors	4		\$28.17	\$228,752	20	100.00%	\$228,752	100.00%	2001	\$0	\$228,752	
	Subtotal			\$72.25	\$586,775			\$586,775			\$0	\$586,775	100.00%
Mech / Plumb.	Plumbing/Fixtures	2		\$71.33	\$579,271	40	100.00%	\$579,271	100.00%	2001	\$0	\$579,271	
	Subtotal			\$71.33	\$579,271			\$579,271			\$0	\$579,271	100.00%
Specialties	Built-in Furn/Appliances	4		\$4.10	\$33,312	30	100.00%	\$33,312	100.00%	2001	\$0	\$33,312	
	Subtotal			\$4.10	\$33,312			\$33,312			\$0	\$33,312	100.00%
Structural	Found./Slab/Structure	6		\$55.93	\$454,208	100	100.00%	\$454,208	40.00%	2061	\$0	\$0	
	Subtotal			\$55.93	\$454,208			\$454,208			\$0	\$0	0.00%
Unknown	Cooling	3		\$53.44	\$433,970	30	80.00%	\$347,176	60.00%	2013	\$260,390	\$260,390	
	Subtotal			\$53.44	\$433,970			\$347,176			\$260,390	\$260,390	60.00%
	Grand Total			\$328.15	\$2,664,987			\$2,603,411			\$314,820	\$1,542,465	57.88%

Estimate by Building System - Life Science East



- Plumbing/Fixtures
- Cooling
- Walls/Doors
- Floor
- Wall Finish
- Ceilings
- Lighting/Circuits
- Built-in Furn/Appliances
- Electrical Service

Future Facility Funding vs FCI for Life Science East



Facility: Chaffey College\Main Campus\Art

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Art Complex is located at the northeastern end of the campus. It consists of a one (1) story building with about 5,000 sf. It was built in 1959 and upgraded in 1971. Some of the systems are past their useful life and need to be replaced.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The floor is sealed concrete in the works areas, 9x9 tile in halls and carpet in some offices. The ceilings are a painted peg board insert.

There is still 9x9 floor tile present that should be removed.

The fire protection has been addressed by a campus wide alarm system.

The roof was last replaced in 2001 with an APOC system, and is not experiencing any leaks.

In 1997, two kilns and hoods were replaced.

MECHANICAL-One, fifteen-ton split system air conditioning unit serves this building. The air handling unit and ductwork date from original construction. The condensing unit was replaced in 1995. A boiler located in the attic space provides heating hot water for the air handling unit. The energy management system has been upgraded to DDC from pneumatic.

ELECTRICAL-The transformer located in the theatre is the source of electrical power for this building. The distribution panel and system and lighting all date from original construction.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced for better flow. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used. The sinks and drains in the rooms need to be replaced with new fixtures and code compliant piping. The gas piping serving the boiler, water heater and kilns is old and should be replaced.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$178,681.18

Replacement Cost:
\$1,408,808.54

FCI:
12.68%

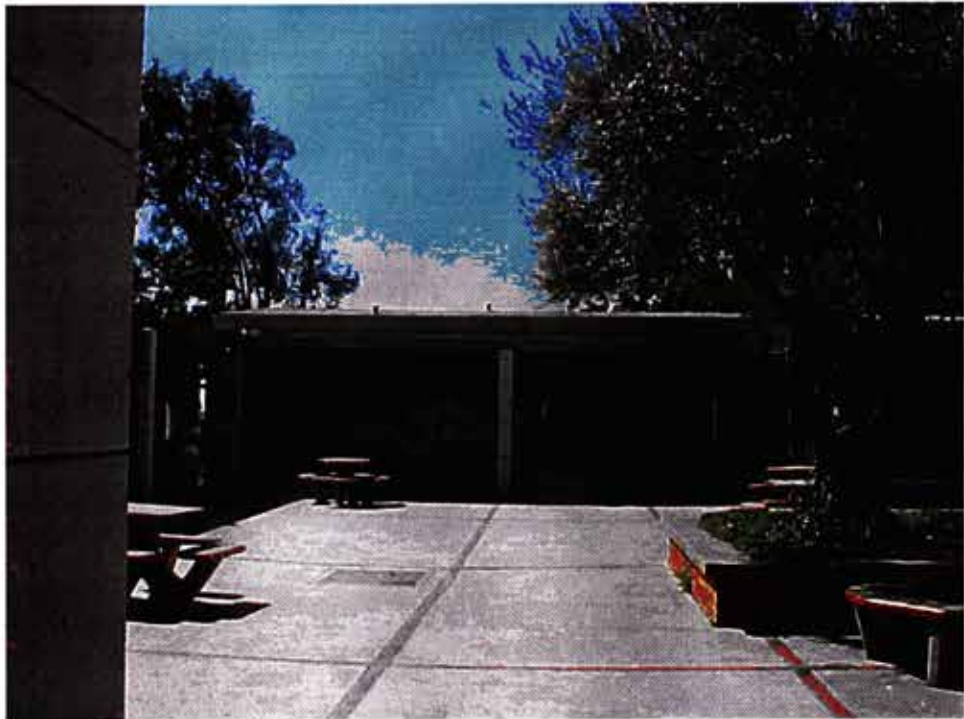


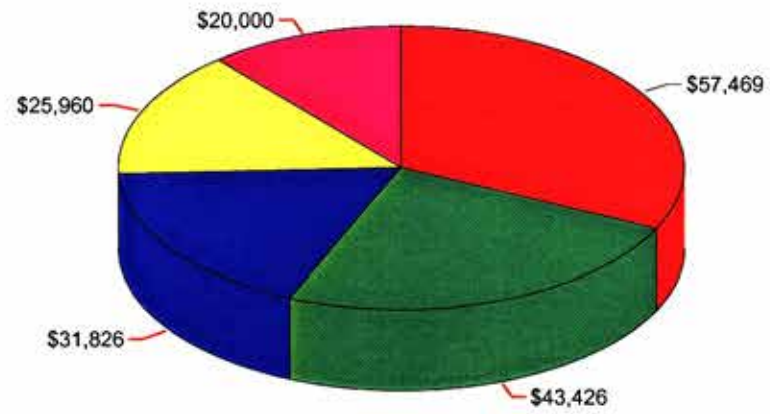
Photo Description:

Main Campus - Art

Gross Area: 4,932 SF

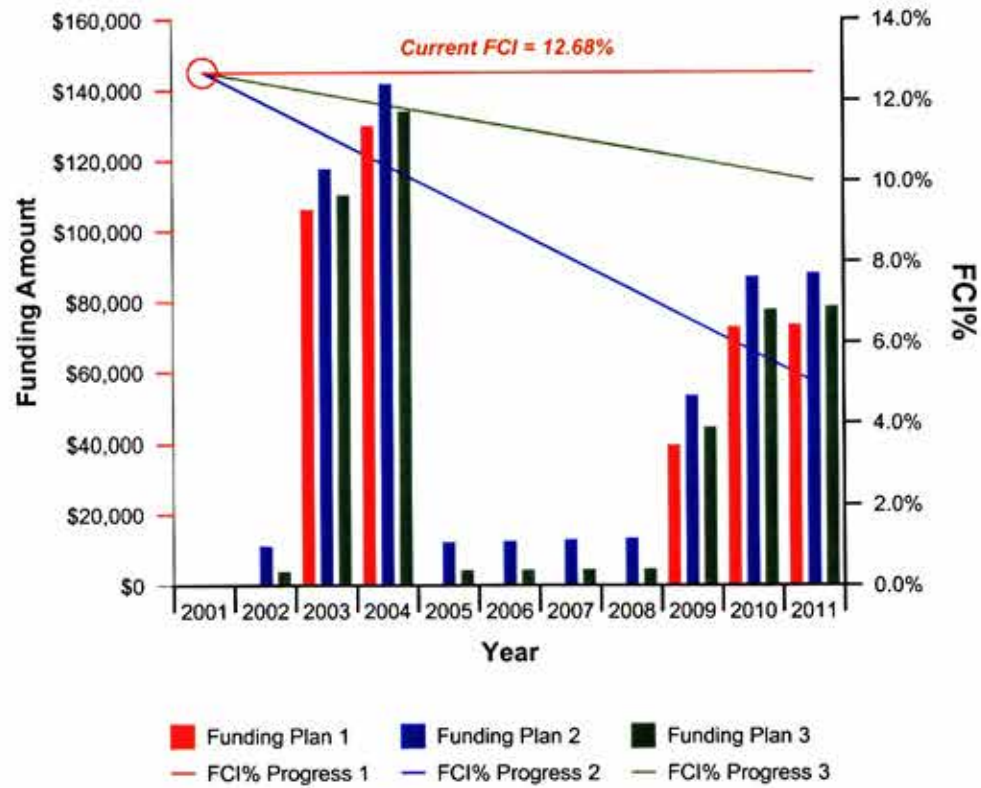
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$46,385	30	130.00%	\$60,301	20.00%	2025	\$0	\$0	
	Subtotal			\$9.41	\$46,385			\$60,301			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$34,748	10	90.00%	\$31,274	20.00%	2009	\$0	\$0	
	Electrical Service	3		\$12.59	\$62,069	30	90.00%	\$55,862	70.00%	2010	\$0	\$0	
	Lighting/Circuits	4		\$7.17	\$35,362	20	90.00%	\$31,826	100.00%	2001	\$0	\$31,826	
	Subtotal			\$26.81	\$132,180			\$118,962			\$0	\$31,826	24.06%
Ext. Closure	Doors and Windows	6		\$18.68	\$92,120	30	110.00%	\$101,332	50.00%	2016	\$0	\$0	
	Exterior Walls	6		\$59.30	\$292,473	100	100.00%	\$292,473	40.00%	2061	\$0	\$0	
	Roofing	6		\$12.62	\$62,254	20	120.00%	\$74,705	5.00%	2020	\$0	\$0	
	Subtotal			\$90.60	\$446,847			\$468,509			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$54,767	15	110.00%	\$60,244	80.00%	2004	\$0	\$0	
	Floor	6		\$10.59	\$52,245	15	110.00%	\$57,469	100.00%	2001	\$0	\$57,469	
	Wall Finish	6		\$11.88	\$58,592	10	100.00%	\$58,592	70.00%	2004	\$0	\$0	
	Walls/Doors	6		\$25.06	\$123,613	40	90.00%	\$111,252	50.00%	2021	\$0	\$0	
	Subtotal			\$58.63	\$289,217			\$287,557			\$0	\$57,469	19.87%
Mech / Plumb.	Air/Ventilation	4		\$8.81	\$43,426	20	100.00%	\$43,426	100.00%	2001	\$0	\$43,426	
	Heating/Cooling	3		\$20.30	\$100,095	25	100.00%	\$100,095	89.00%	2003	\$20,000	\$20,000	
	Plumbing/Fixtures	2		\$5.26	\$25,960	30	100.00%	\$25,960	100.00%	2001	\$0	\$25,960	
	Subtotal			\$34.37	\$169,481			\$169,481			\$20,000	\$89,386	52.74%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$54,767	20	100.00%	\$54,767	50.00%	2011	\$0	\$0	
	Subtotal			\$11.10	\$54,767			\$54,767			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$54.73	\$269,931	100	100.00%	\$269,931	40.00%	2061	\$0	\$0	
	Subtotal			\$54.73	\$269,931			\$269,931			\$0	\$0	0.00%
	Grand Total			\$285.65	\$1,408,809			\$1,429,509			\$20,000	\$178,681	12.68%

Estimate by Building System - Art



- Floor
- Lighting/Circuits
- Heating/Cooling
- Air/Ventilation
- Plumbing/Fixtures

Future Facility Funding vs FCI for Art



Facility: Chaffey College\Main Campus\Business Education

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Business Education building is located at the west end of the campus. It is a one (1) story building with about 16,000 sf. It was built in 1959, upgraded in 1971 and remodeled in 1998. This building is in generally good condition.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The flooring is carpeted and the ceilings are dropped frame.

The fire protection has been addressed by a campus-wide alarm system.

The roof was last replaced in 1994 with a Byars/Henry system and is not experiencing any leaks.

In 1995, the Computer Labs in this facility were upgraded.

In 1998, this facility was remodeled.

In 1999, the restrooms in this facility were remodeled and upgraded to meet the current ADA standards.

In 2000, the power for this facility was upgraded and isolated from the Library distribution system.

MECHANICAL-The chiller and cooling tower were replaced in 1998 along with an upgrade of the energy management system to DDC from pneumatic. The air distribution devices and ductwork were also replaced in the overall remodel of the building. The air handling units, boiler, and piping date from the original construction. The original pipe insulation at the fittings contains asbestos and will need to be replaced when the piping is replaced. The boiler is scheduled for replacement in the near future. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-A new transformer and switchgear were provided for this building in 2000. The lighting was upgraded in 1998.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$210,684.52

Replacement Cost:
\$4,650,039.37

FCI:
4.53%



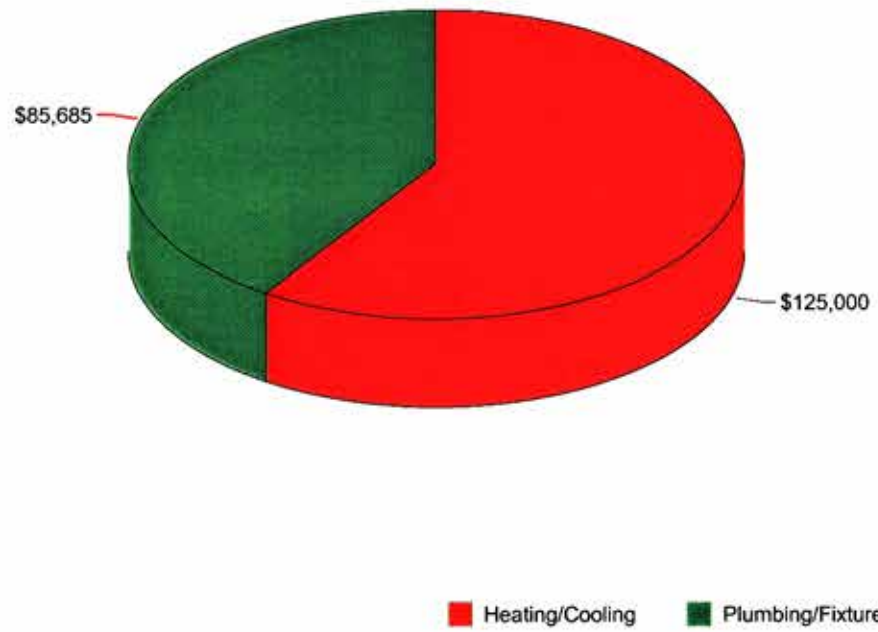
Photo Description:

Main Campus - Business Education

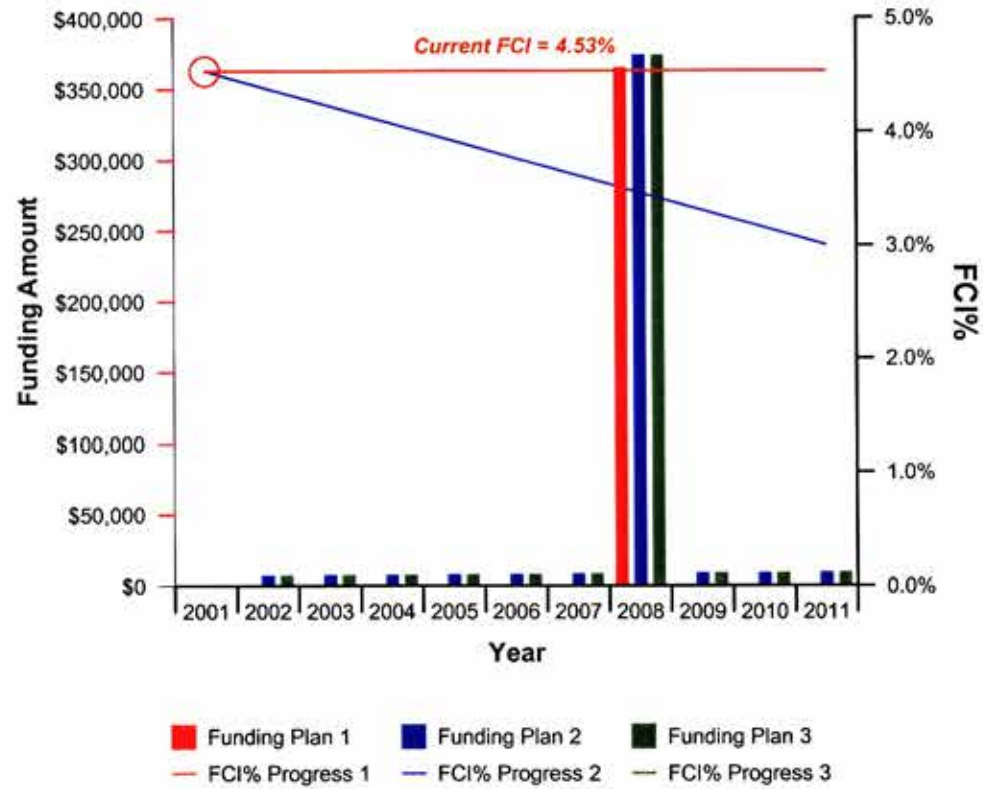
Gross Area: 16,279 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$153,104	30	130.00%	\$199,035	30.00%	2022	\$0	\$0	
	Subtotal			\$9.41	\$153,104			\$199,035			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$114,694	10	90.00%	\$103,224	30.00%	2008	\$0	\$0	
	Electrical Service	6		\$12.59	\$204,871	30	90.00%	\$184,384	10.00%	2028	\$0	\$0	
	Lighting/Circuits	6		\$7.17	\$116,720	20	90.00%	\$105,048	15.00%	2018	\$0	\$0	
	Subtotal			\$26.81	\$436,285			\$392,657			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	6		\$18.68	\$304,059	30	110.00%	\$334,465	20.00%	2025	\$0	\$0	
	Exterior Walls	6		\$59.30	\$965,361	100	100.00%	\$965,361	50.00%	2051	\$0	\$0	
	Roofing	6		\$12.62	\$205,482	20	120.00%	\$246,578	30.00%	2015	\$0	\$0	
	Subtotal			\$90.60	\$1,474,902			\$1,546,404			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$180,770	15	110.00%	\$198,847	20.00%	2013	\$0	\$0	
	Floor	6		\$10.59	\$172,443	15	110.00%	\$189,688	20.00%	2013	\$0	\$0	
	Wall Finish	6		\$11.88	\$193,395	10	100.00%	\$193,395	30.00%	2008	\$0	\$0	
	Walls/Doors	6		\$25.06	\$408,009	40	90.00%	\$367,208	40.00%	2025	\$0	\$0	
	Subtotal			\$58.63	\$954,617			\$949,137			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	4		\$8.81	\$143,337	20	100.00%	\$143,337	40.00%	2013	\$0	\$0	
	Heating/Cooling	3		\$20.30	\$330,382	25	100.00%	\$330,382	50.00%	2013	\$125,000	\$125,000	
	Plumbing/Fixtures	2		\$5.26	\$85,685	30	100.00%	\$85,685	100.00%	2001	\$0	\$85,685	
	Subtotal			\$34.37	\$559,403			\$559,403			\$125,000	\$210,685	37.66%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$180,770	20	100.00%	\$180,770	30.00%	2015	\$0	\$0	
	Subtotal			\$11.10	\$180,770			\$180,770			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$54.73	\$890,958	100	100.00%	\$890,958	40.00%	2061	\$0	\$0	
	Subtotal			\$54.73	\$890,958			\$890,958			\$0	\$0	0.00%
	Grand Total			\$285.65	\$4,650,039			\$4,718,365			\$125,000	\$210,685	4.53%

Estimate by Building System - Business Education



Future Facility Funding vs FCI for Business Education



Facility: Chaffey College\Main Campus\Campus Center West

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Campus Center West Building is located at the center of the campus. It is a one (1) story building with about 30,000 sf. It was built in 1959, and has had only minor upgrades. This building is in quite good condition.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The kitchen is managed by outside firms. Taco Bell has an outlet in the building. There is still some 9x9 tile that should be replaced now. Most of the rest of the flooring is VCT.

The roof was last replaced in 1992 with a Henry system and is not experiencing any leaks.

MECHANICAL-The chiller and cooling tower were replaced in 1998 along with an upgrade of the energy management system to DDC from pneumatic. There are two new five-ton split system and one, fifteen-ton split system heat pumps supplementing the areas not served by the main air handling unit. The air handling units, boiler, and piping date from the original construction. The original pipe insulation at the fittings contains asbestos and will need to be replaced when the piping is replaced. The boiler is scheduled for replacement in the near future. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-This building is served by the original transformer and motor control center both of which are obsolete and should be replaced. The main distribution panel (400 amp) was replaced in 1995. The lighting was upgraded in 1995.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$534,791.46

Replacement Cost:
\$8,608,528.57

FCI:
6.21%



Photo Description:

Main Campus - Campus Center West

Gross Area: 30,137 SF

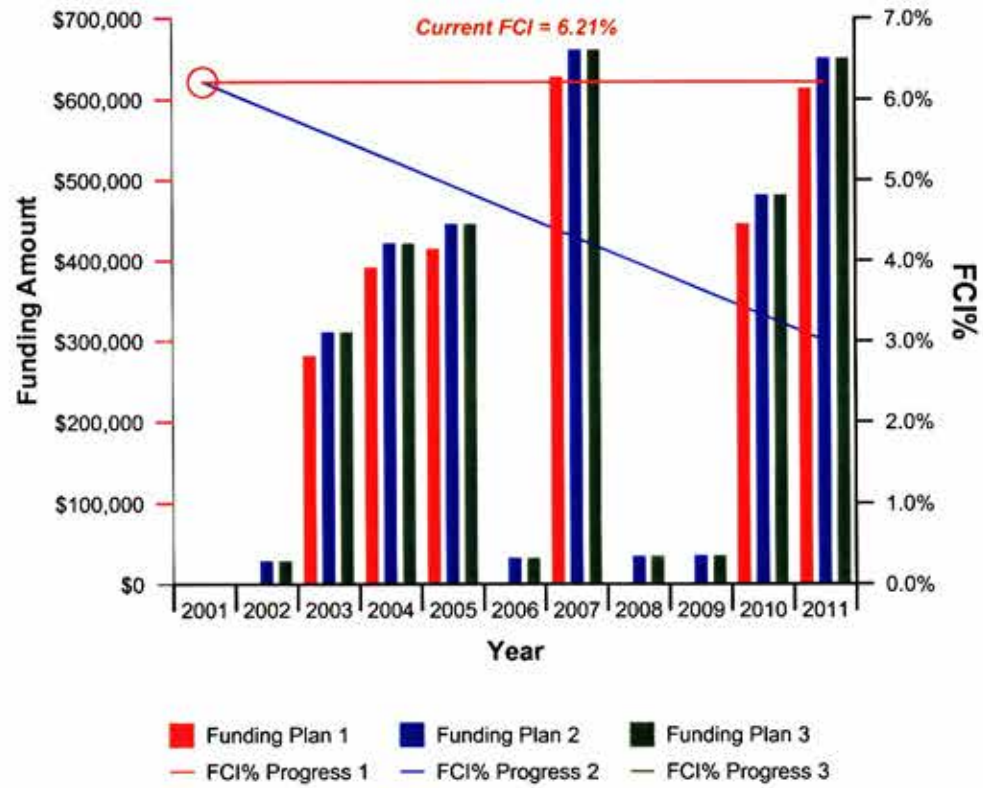
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$283,438	30	130.00%	\$368,470	10.00%	2028	\$0	\$0	
	Subtotal			\$9.41	\$283,438			\$368,470			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$212,330	10	90.00%	\$191,097	40.00%	2007	\$0	\$0	
	Electrical Service	3		\$12.59	\$379,274	30	90.00%	\$341,347	70.00%	2010	\$0	\$0	
	Lighting/Circuits	6		\$7.17	\$216,082	20	90.00%	\$194,474	30.00%	2015	\$0	\$0	
	Subtotal			\$26.81	\$807,687			\$726,918			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	6		\$18.68	\$562,899	30	110.00%	\$619,189	40.00%	2019	\$0	\$0	
	Exterior Walls	6		\$59.30	\$1,787,154	100	100.00%	\$1,787,154	40.00%	2061	\$0	\$0	
	Roofing	6		\$12.62	\$380,404	20	120.00%	\$456,485	50.00%	2011	\$0	\$0	
	Subtotal			\$90.60	\$2,730,457			\$2,862,828			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$334,656	15	110.00%	\$368,122	70.00%	2005	\$0	\$0	
	Floor	4		\$10.59	\$319,241	15	110.00%	\$351,165	100.00%	2001	\$0	\$351,165	
	Wall Finish	6		\$11.88	\$358,028	10	100.00%	\$358,028	70.00%	2004	\$15,000	\$15,000	
	Walls/Doors	6		\$25.06	\$755,339	40	90.00%	\$679,805	50.00%	2021	\$10,000	\$10,000	
	Subtotal			\$58.63	\$1,767,264			\$1,757,120			\$25,000	\$376,165	21.29%
Mech / Plumb.	Air/Ventilation	3		\$8.81	\$265,356	20	100.00%	\$265,356	90.00%	2003	\$0	\$0	
	Heating/Cooling	3		\$20.30	\$611,630	25	100.00%	\$611,630	50.00%	2013	\$0	\$0	
	Plumbing/Fixtures	2		\$5.26	\$158,626	30	100.00%	\$158,626	100.00%	2001	\$0	\$158,626	
	Subtotal			\$34.37	\$1,035,613			\$1,035,613			\$0	\$158,626	15.32%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$334,656	20	100.00%	\$334,656	70.00%	2007	\$0	\$0	
	Subtotal			\$11.10	\$334,656			\$334,656			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$54.73	\$1,649,413	100	100.00%	\$1,649,413	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$1,649,413			\$1,649,413			\$0	\$0	0.00%
	Grand Total			\$285.65	\$8,608,529			\$8,735,018			\$25,000	\$534,791	6.21%

Estimate by Building System - Campus Center West



- Floor
- Plumbing/Fixtures
- Wall Finish
- Walls/Doors

Future Facility Funding vs FCI for Campus Center West



Facility: Chaffey College\Main Campus\Skills Labs

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Skills Lab Building is located at the southwestern part of the campus. It is a one (1) story building with about 12,000 sf. It was built in 1959 and has been upgraded as the use has changed. Many of the systems are past their useful life and need to be replaced.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The ceiling is a peg board insert. The flooring is either 9x9 tile or carpet.

ADA has been started but still needs work.

The roof was last replaced in 1991 with a Thompson/Henry system and is not experiencing any leaks.

In 1995 the Computer Labs in this facility were upgraded.

MECHANICAL-Heating and cooling for this building is primarily provided by packaged roof-top equipment eight or more years old. There are nine 3 - 7-1/2 ton cooling units with gas heat. The percentage used in the life cycle analysis is shown higher than the reasonable expectation for age. This is because the life expectancy for packaged and computer room air conditioning equipment is 15 years according to BOMA in lieu of the 25 years generated by the cost model.

ELECTRICAL-This building is served by the original transformer and distribution panels all of which are obsolete and should be replaced. The lighting dates from original construction.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced for better flow. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Current Repair Cost: \$535,749.69

Replacement Cost: \$3,518,022.29

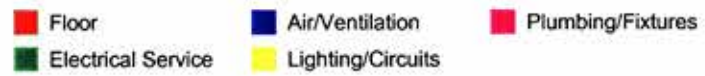
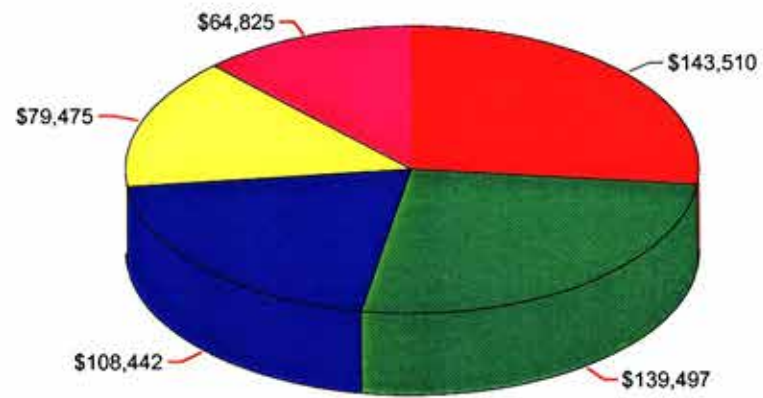
FCI: 15.23%

Main Campus - Skills Labs

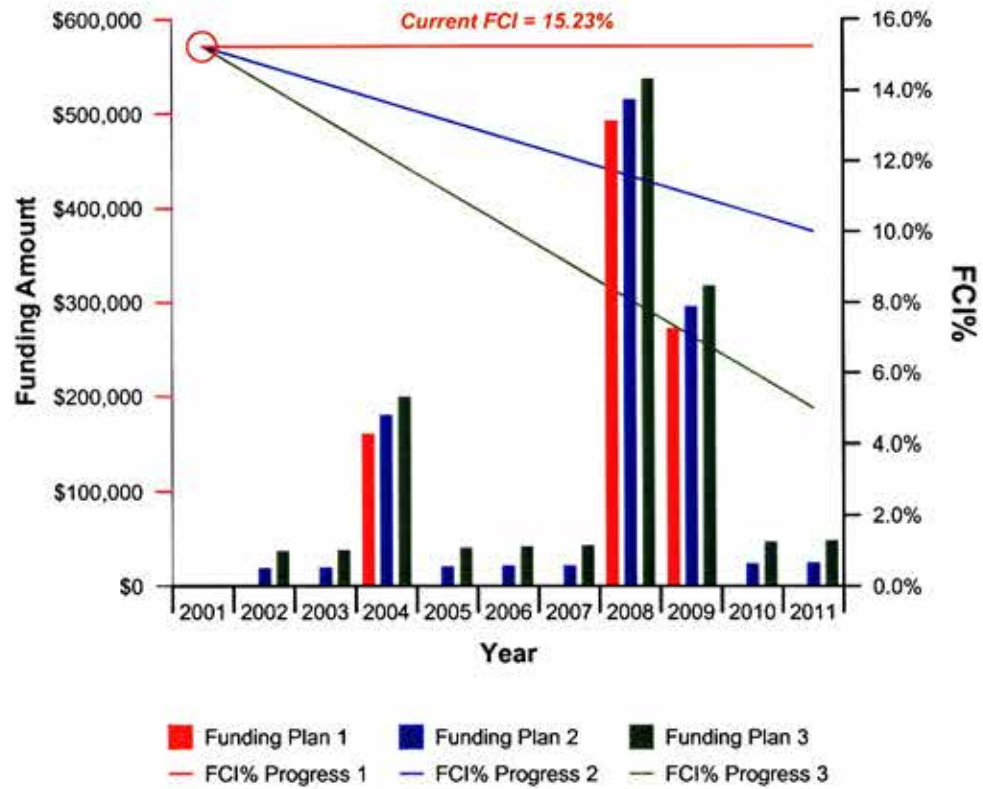
Gross Area: 12,316 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$115,632	30	130.00%	\$150,582	20.00%	2025	\$0	\$0	
	Subtotal			\$9.41	\$115,632			\$150,582			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$86,772	10	90.00%	\$78,095	20.00%	2009	\$0	\$0	
	Electrical Service	3		\$12.59	\$154,997	30	90.00%	\$139,497	100.00%	2001	\$0	\$139,497	
	Lighting/Circuits	4		\$7.17	\$88,306	20	90.00%	\$79,475	100.00%	2001	\$0	\$79,475	
	Subtotal			\$26.81	\$330,075			\$297,067			\$0	\$218,972	66.34%
Ext. Closure	Doors and Windows	6		\$18.68	\$230,038	30	110.00%	\$253,042	60.00%	2013	\$0	\$0	
	Exterior Walls	6		\$59.30	\$730,351	100	100.00%	\$730,351	50.00%	2051	\$0	\$0	
	Roofing	6		\$12.62	\$155,459	20	120.00%	\$186,550	40.00%	2013	\$0	\$0	
	Subtotal			\$90.60	\$1,115,848			\$1,169,944			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$136,763	15	110.00%	\$150,439	50.00%	2008	\$0	\$0	
	Floor	4		\$10.59	\$130,463	15	110.00%	\$143,510	100.00%	2001	\$0	\$143,510	
	Wall Finish	6		\$11.88	\$146,314	10	100.00%	\$146,314	70.00%	2004	\$0	\$0	
	Walls/Doors	6		\$25.06	\$308,682	40	90.00%	\$277,814	50.00%	2021	\$0	\$0	
	Subtotal			\$58.63	\$722,223			\$718,077			\$0	\$143,510	19.87%
Mech / Plumb.	Air/Ventilation	4		\$8.81	\$108,442	20	100.00%	\$108,442	100.00%	2001	\$0	\$108,442	
	Heating/Cooling	6		\$20.30	\$249,953	25	100.00%	\$249,953	70.00%	2008	\$0	\$0	
	Plumbing/Fixtures	2		\$5.26	\$64,825	30	100.00%	\$64,825	100.00%	2001	\$0	\$64,825	
	Subtotal			\$34.37	\$423,221			\$423,221			\$0	\$173,268	40.94%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$136,763	20	100.00%	\$136,763	60.00%	2009	\$0	\$0	
	Subtotal			\$11.10	\$136,763			\$136,763			\$0	\$0	0.00%
Structural	Found/Slab/Structure	6		\$54.73	\$674,061	100	100.00%	\$674,061	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$674,061			\$674,061			\$0	\$0	0.00%
	Grand Total			\$285.65	\$3,518,022			\$3,569,714			\$0	\$535,750	15.23%

Estimate by Building System - Skills Labs



Future Facility Funding vs FCI for Skills Labs



Facility: Chaffey College\Main Campus\Gymnasium and Athletic Center

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Gym and Athletic Center Complex is located at the east end of the campus. It is a two (2) story building with about 48,000 sf. It was built in 1959, upgraded in 1975, and remodeled in 1998. This building is in good condition and well maintained. The Gym floor is refinished about every year and looks new.

The construction of this facility is concrete and steel. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin at the front entrance and the offices.

The roof was last replaced in 1994 with a Byars/Henry system and is not experiencing any leaks.

In 1999 the Athletic Resource Center was added to the Athletic Center by remodeling an abandoned locker room.

In 2000 further ADA modifications were made to this facility to remove Architectural Barriers.

The new swimming pool reconstruction has started and continues.

MECHANICAL-The Gym locker room portions of this building are cooled with two, approximately nine year old, evaporative coolers. Heating is provided by electric strip heaters in the locker rooms and a gas-fired heating and ventilating unit in the Gym. The balance of the building, including new additions, is served by one, fifteen-ton and three, five-ton packaged roof-top air conditioning units with gas heat provided in 1998 and two, two-ton split system heat pumps.

ELECTRICAL-The original transformer and distribution panel were replaced in 1994 with a 500 KVA dry-type unit. The lighting in this building dates from its original construction and/or renovations.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used. One of the domestic hot water boilers was recently replaced. The other unit dates from original construction.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$1,669,043.04

Replacement Cost:
\$9,568,914.24

FCI:
17.44%



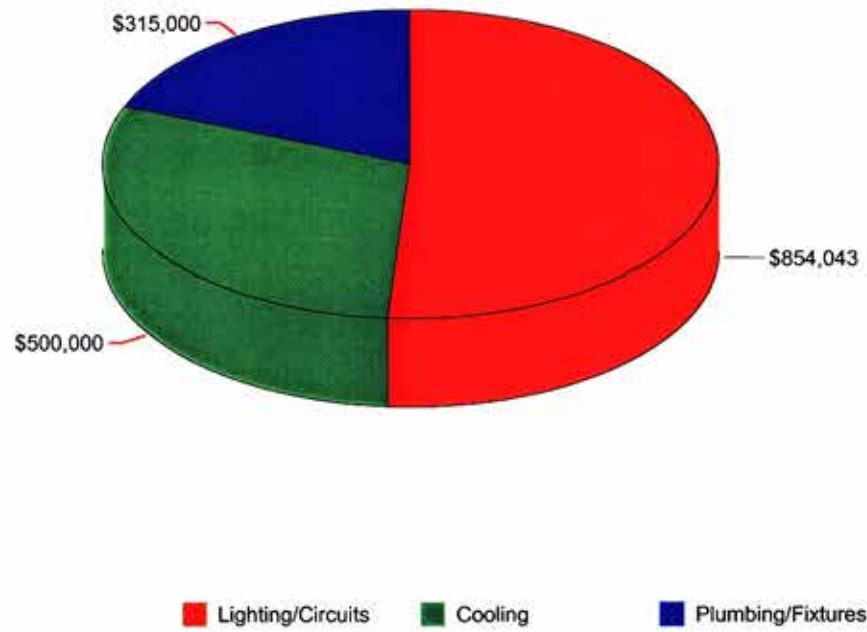
Photo Description:

Main Campus - Gymnasium and Athletic Center

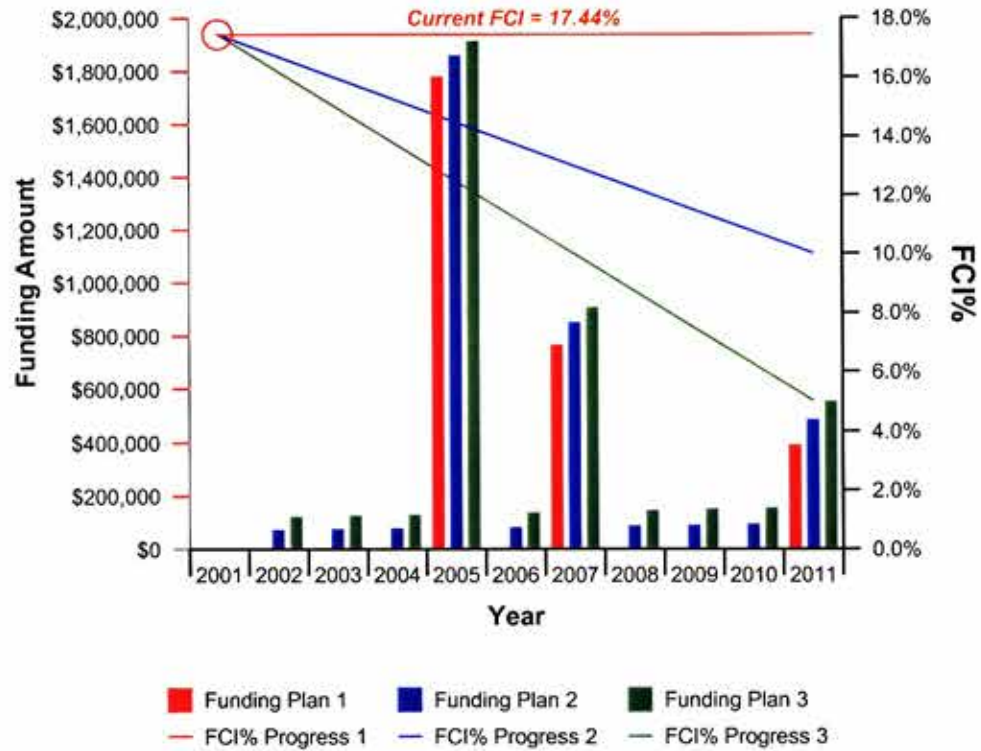
Gross Area: 47,792 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$4.23	\$202,160	20	120.00%	\$242,592	20.00%	2017	\$0	\$0	
	Subtotal			\$4.23	\$202,160			\$242,592			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$4.44	\$212,196	20	100.00%	\$212,196	20.00%	2017	\$0	\$0	
	Electrical Service	4		\$1.38	\$65,953	30	100.00%	\$65,953	60.00%	2013	\$0	\$0	
	Lighting/Circuits	4		\$17.87	\$854,043	30	100.00%	\$854,043	100.00%	2001	\$0	\$854,043	
	Subtotal			\$23.69	\$1,132,192			\$1,132,192			\$0	\$854,043	75.43%
Ext. Closure	Doors and Windows	6		\$5.61	\$268,113	20	100.00%	\$268,113	40.00%	2013	\$0	\$0	
	Exterior Walls	6		\$11.85	\$566,335	50	100.00%	\$566,335	50.00%	2026	\$0	\$0	
	Roofing	6		\$8.16	\$389,983	20	120.00%	\$467,979	25.00%	2016	\$0	\$0	
	Subtotal			\$25.62	\$1,224,431			\$1,302,428			\$0	\$0	0.00%
Interiors	Ceilings	6		\$1.31	\$62,608	20	100.00%	\$62,608	40.00%	2013	\$0	\$0	
	Floor	6		\$26.69	\$1,275,568	10	100.00%	\$1,275,568	60.00%	2005	\$0	\$0	
	Wall Finish	6		\$6.39	\$305,391	10	100.00%	\$305,391	60.00%	2005	\$0	\$0	
	Walls/Doors	6		\$6.45	\$308,258	20	100.00%	\$308,258	40.00%	2013	\$0	\$0	
	Subtotal			\$40.84	\$1,951,825			\$1,951,825			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	6		\$11.05	\$528,102	30	100.00%	\$528,102	35.00%	2020	\$0	\$0	
	Plumbing/Fixtures	2		\$13.43	\$641,847	30	100.00%	\$641,847	80.00%	2007	\$315,000	\$315,000	
	Subtotal			\$24.48	\$1,169,948			\$1,169,948			\$315,000	\$315,000	26.92%
Specialties	Built-in Furn/Appliances	6		\$0.84	\$40,145	30	100.00%	\$40,145	20.00%	2025	\$0	\$0	
	Subtotal			\$0.84	\$40,145			\$40,145			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$49.35	\$2,358,535	100	100.00%	\$2,358,535	50.00%	2051	\$0	\$0	
	Subtotal			\$49.35	\$2,358,535			\$2,358,535			\$0	\$0	0.00%
Unknown	Cooling	5		\$25.07	\$1,198,145	30	80.00%	\$958,516	40.00%	2019	\$500,000	\$500,000	
	Unknown	6		\$8.10	\$291,531	20	100.00%	\$291,531	50.00%	2011	\$0	\$0	
	Subtotal			\$31.17	\$1,489,677			\$1,250,048			\$500,000	\$500,000	33.56%
	Grand Total			\$200.22	\$9,568,914			\$9,447,714			\$815,000	\$1,669,043	17.44%

Estimate by Building System - Gymnasium and Athletic Center



Future Facility Funding vs FCI for Gymnasium and Athletic Center



COMET - Printed on: 11/28/01
Escalation %: 3%

Facility: Chaffey College\Main Campus\Home Econ.-Fashion & Consumer

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Home Economics or Fashion & Consumer Building is located in the northeastern part of the campus. It is a one (1) story building with about 3,000 sf. It was built in 1959, and upgraded for power. This building is in quite good condition for its age.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The flooring is carpeted and the ceiling is a painted peg board.

The roof was last replaced in 1994 and is not experiencing any leaks.

MECHANICAL-One, fifteen-ton split system air conditioning unit serves this building. The air handling unit and ductwork date from original construction. The condensing unit was replaced in 1995. A boiler located in the attic space heats hot water for the air handling unit. The energy management system has been upgraded to DDC from pneumatic.

ELECTRICAL-The transformer located in the theatre is the source of electrical power for this building. The distribution panel and system and lighting all date from original construction. There was a nominal remodel to the sewing area done some time ago.

PLUMBING-There are no toilet rooms in this building, only kitchen sinks.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$286,907.72

Replacement Cost:
\$935,492.29

FCI:
30.67%



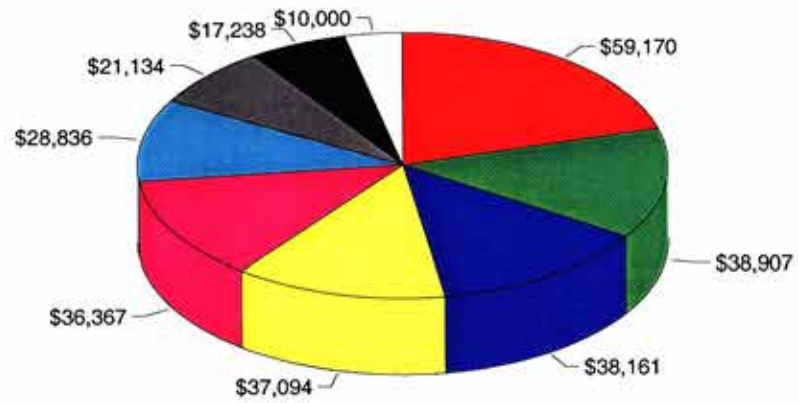
Photo Description:

Main Campus - Home Econ.-Fashion & Consumer

Gross Area: 3,275 SF

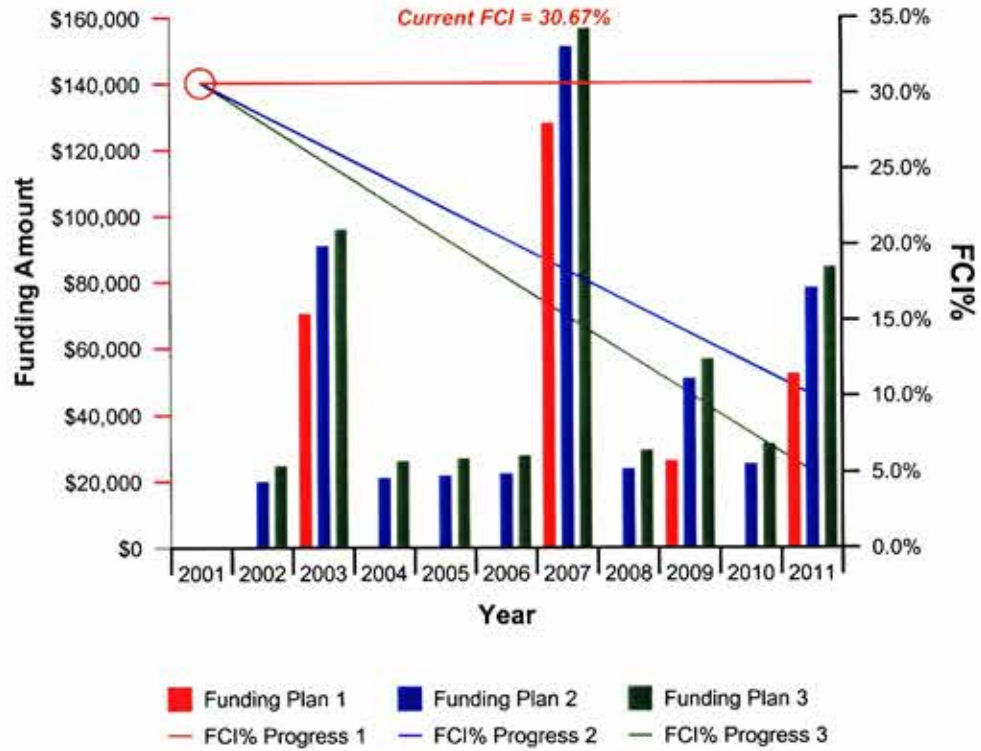
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$30,801	30	130.00%	\$40,042	20.00%	2025	\$0	\$0	
	Subtotal			\$9.41	\$30,801			\$40,042			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$23,074	10	90.00%	\$20,767	20.00%	2009	\$0	\$0	
	Electrical Service	4		\$12.59	\$41,216	30	90.00%	\$37,094	100.00%	2001	\$0	\$37,094	
	Lighting/Circuits	4		\$7.17	\$23,482	20	90.00%	\$21,134	100.00%	2001	\$0	\$21,134	
	Subtotal			\$26.81	\$87,772			\$78,994			\$0	\$58,228	66.34%
Ext. Closure	Doors and Windows	6		\$18.68	\$61,170	30	110.00%	\$67,288	80.00%	2007	\$0	\$0	
	Exterior Walls	6		\$59.30	\$194,211	100	100.00%	\$194,211	50.00%	2051	\$0	\$0	
	Roofing	6		\$12.62	\$41,339	20	120.00%	\$49,606	40.00%	2013	\$0	\$0	
	Subtotal			\$90.60	\$296,720			\$311,105			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$36,367	15	110.00%	\$40,004	60.00%	2007	\$10,000	\$10,000	
	Floor	4		\$10.59	\$34,692	15	110.00%	\$38,161	100.00%	2001	\$0	\$38,161	
	Wall Finish	4		\$11.88	\$38,907	10	100.00%	\$38,907	100.00%	2001	\$0	\$38,907	
	Walls/Doors	6		\$25.06	\$82,083	40	90.00%	\$73,875	50.00%	2021	\$0	\$0	
	Subtotal			\$58.63	\$192,049			\$190,947			\$10,000	\$87,068	45.34%
Mech / Plumb.	Air/Ventilation	4		\$8.81	\$28,836	20	100.00%	\$28,836	100.00%	2001	\$0	\$28,836	
	Heating/Cooling	4		\$20.30	\$66,466	25	100.00%	\$66,466	90.00%	2003	\$59,170	\$59,170	
	Plumbing/Fixtures	2		\$5.26	\$17,238	30	100.00%	\$17,238	100.00%	2001	\$0	\$17,238	
	Subtotal			\$34.37	\$112,540			\$112,540			\$59,170	\$105,244	93.52%
Specialties	Built-in Furn/Appliances	4		\$11.10	\$36,367	20	100.00%	\$36,367	100.00%	2001	\$0	\$36,367	
	Subtotal			\$11.10	\$36,367			\$36,367			\$0	\$36,367	100.00%
Structural	Found./Slab/Structure	6		\$54.73	\$179,242	100	100.00%	\$179,242	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$179,242			\$179,242			\$0	\$0	0.00%
	Grand Total			\$285.65	\$935,492			\$949,238			\$69,170	\$266,908	30.67%

Estimate by Building System - Home Econ.-Fashion & Consumer



- Heating/Cooling
- Wall Finish
- Floor
- Electrical Service
- Built-in Furn/Appliances
- Air/Ventilation
- Lighting/Circuits
- Plumbing/Fixtures
- Ceilings

Future Facility Funding vs FCI for Home Econ.-Fashion & Consumer



Facility: Chaffey College\Main Campus\Language Arts

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Language Arts Complex is located at the north end of the campus. It is a one (1) story building with about 12,000 sf. It was built in 1959, and remodeled in 1998. This building is in good condition.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The floors are carpeted and the ceiling is dropped frame.

The roof was last replaced in 2001 with an APOC system and is not experiencing any leaks.

In 1995 the Computer Labs in this facility were upgraded.

In 1998 this facility was completely remodeled.

In 1999 the restrooms in this facility were remodeled and upgraded to meet the current ADA standards.

MECHANICAL-The chiller and cooling tower were replaced in 1998 along with an upgrade of the energy management system to DDC from pneumatic. The air distribution devices and ductwork were also replaced in the overall remodel of the building. The air handling units, boiler, and piping date from the original construction. The original pipe insulation at the fittings contains asbestos and will need to be replaced when the piping is replaced. The boiler is scheduled for replacement in the near future. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels all of which are obsolete and should be replaced. The lighting was upgraded in 1998.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$302,364.82

Replacement Cost:
\$3,484,316.01

FCI:
8.68%



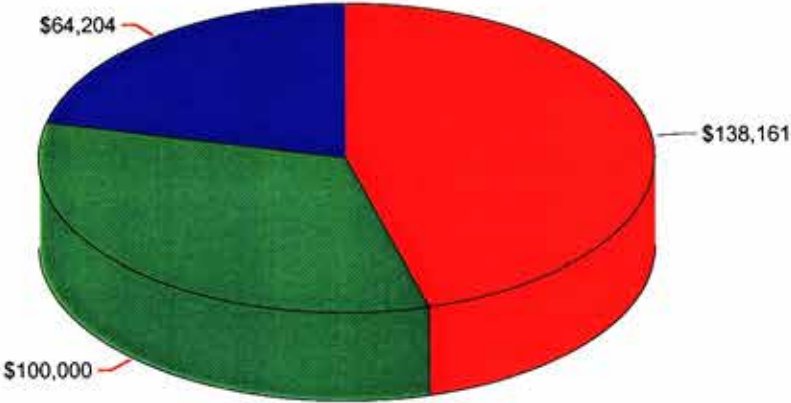
Photo Description:

Main Campus - Language Arts

Gross Area: 12,198 SF

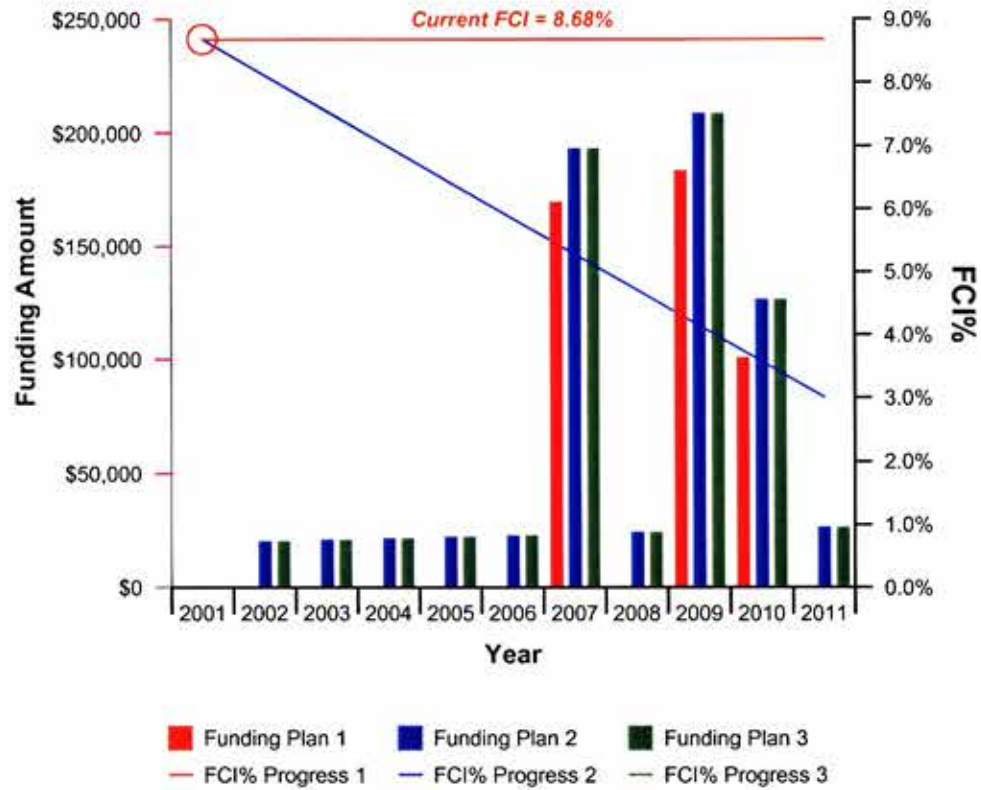
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$114,722	30	130.00%	\$149,139	20.00%	2025	\$0	\$0	
	Subtotal			\$9.41	\$114,722			\$149,139			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$85,941	10	90.00%	\$77,347	10.00%	2010	\$0	\$0	
	Electrical Service	4		\$12.59	\$153,512	30	90.00%	\$138,161	100.00%	2001	\$0	\$138,161	
	Lighting/Circuits	6		\$7.17	\$87,460	20	90.00%	\$78,714	10.00%	2019	\$0	\$0	
	Subtotal			\$26.81	\$326,912			\$294,221			\$0	\$138,161	42.26%
Ext. Closure	Doors and Windows	6		\$18.68	\$227,834	30	110.00%	\$250,618	40.00%	2019	\$0	\$0	
	Exterior Walls	6		\$59.30	\$723,354	100	100.00%	\$723,354	40.00%	2061	\$0	\$0	
	Roofing	6		\$12.62	\$153,969	20	120.00%	\$184,763	10.00%	2019	\$0	\$0	
	Subtotal			\$90.60	\$1,105,157			\$1,158,734			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$135,453	15	110.00%	\$148,998	10.00%	2014	\$0	\$0	
	Floor	6		\$10.59	\$129,213	15	110.00%	\$142,135	60.00%	2007	\$0	\$0	
	Wall Finish	6		\$11.88	\$144,912	10	100.00%	\$144,912	20.00%	2009	\$0	\$0	
	Walls/Doors	6		\$25.06	\$305,725	40	90.00%	\$275,152	60.01%	2016	\$0	\$0	
	Subtotal			\$58.63	\$715,303			\$711,197			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	6		\$8.81	\$107,403	20	100.00%	\$107,403	20.00%	2017	\$0	\$0	
	Heating/Cooling	3		\$20.30	\$247,558	25	100.00%	\$247,558	30.00%	2018	\$100,000	\$100,000	
	Plumbing/Fixtures	2		\$5.26	\$64,204	30	100.00%	\$64,204	100.00%	2001	\$0	\$64,204	
	Subtotal			\$34.37	\$419,166			\$419,166			\$100,000	\$164,204	39.17%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$135,453	20	100.00%	\$135,453	20.00%	2017	\$0	\$0	
	Subtotal			\$11.10	\$135,453			\$135,453			\$0	\$0	0.00%
Structural	Found/Slab/Structure	6		\$54.73	\$667,603	100	100.00%	\$667,603	40.00%	2061	\$0	\$0	
	Subtotal			\$54.73	\$667,603			\$667,603			\$0	\$0	0.00%
	Grand Total			\$285.65	\$3,484,316			\$3,535,513			\$100,000	\$302,365	8.68%

Estimate by Building System - Language Arts



Electrical Service Heating/Cooling Plumbing/Fixtures

Future Facility Funding vs FCI for Language Arts



Facility: Chaffey College\Main Campus\Library

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Library Building is located at the northeastern end of the campus. It is a two (2) story building with about 39,300 sf. It was built in 1959, upgraded in 1969 and had additions made in 1994. This building is in good condition, except that it still has 9x9 tile in some areas and the ceiling in the old part should be replaced.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The flooring is carpet, VCT, or 9x9 tile. The ceilings are glue on, open, or dropped, depending on the area.

A 11,177 square feet addition was constructed in 1994.

The roof was last replaced in 2001 with an APOC system and is not experiencing any leaks.

In 1995 the Computer Labs in this facility were upgraded.

In 2000 the Writing Center was added to the library by utilizing undeveloped space in the library.

MECHANICAL-The boiler, chillers and cooling tower were replaced in 1996. The energy management system was not converted to DDC at that time and still remains pneumatic. Three, 20-Ton packaged roof-top air conditioning units with gas heat were added in 1995 and one in 2000 to supplement the increased area and loads generated by technological advances. The air handling unit and piping date from the original construction. The original pipe insulation at the fittings contain asbestos and will need to be replaced when the piping is replaced. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-This building is served by the original 500 KVA transformer, motor control center, and distribution panels all of which are obsolete and should be replaced. The lighting was upgraded and replaced in 1996.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:

WNelson

Date:

27-Sep-2001

Repair Costs:

\$1,960,925.41

Replacement Cost:

\$11,229,335.21

FCI:

17.46%



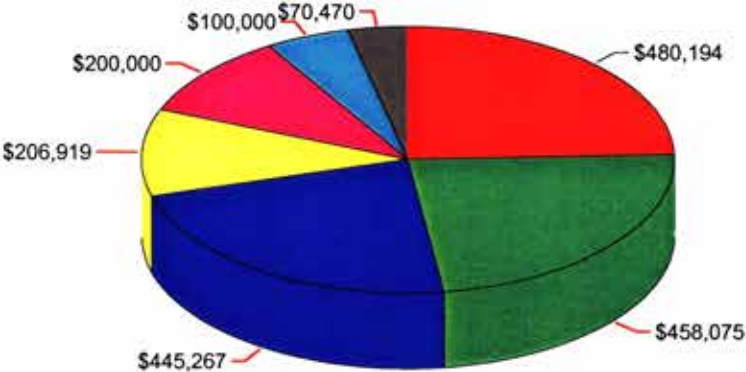
Photo Description:

Main Campus - Library

Gross Area: 39,312 SF

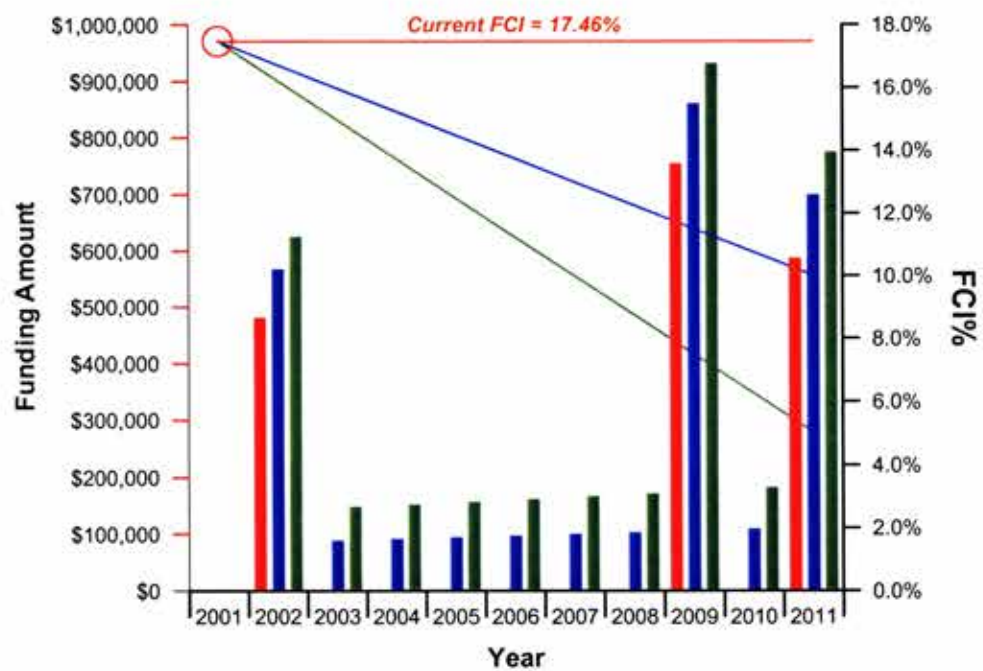
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$369,729	30	130.00%	\$480,648	30.00%	2022	\$0	\$0	
	Subtotal			\$9.41	\$369,729			\$480,648			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$276,973	10	90.00%	\$249,275	20.00%	2009	\$0	\$0	
	Electrical Service	4		\$12.59	\$494,742	30	90.00%	\$445,267	100.00%	2001	\$0	\$445,267	
	Lighting/Circuits	6		\$7.17	\$281,867	20	90.00%	\$253,680	25.00%	2016	\$70,470	\$70,470	
	Subtotal			\$26.81	\$1,053,581			\$948,223			\$70,470	\$515,737	48.95%
Ext. Closure	Doors and Windows	6		\$18.68	\$734,270	30	110.00%	\$807,696	20.00%	2025	\$0	\$0	
	Exterior Walls	6		\$59.30	\$2,331,241	100	100.00%	\$2,331,241	30.00%	2071	\$0	\$0	
	Roofing	6		\$12.62	\$496,216	20	120.00%	\$595,459	10.00%	2019	\$0	\$0	
	Subtotal			\$90.60	\$3,561,726			\$3,734,396			\$0	\$0	0.00%
Interiors	Ceilings	4		\$11.10	\$436,540	15	110.00%	\$480,194	100.00%	2001	\$0	\$480,194	
	Floor	6		\$10.59	\$416,432	15	110.00%	\$458,075	100.00%	2001	\$0	\$458,075	
	Wall Finish	6		\$11.88	\$467,027	10	100.00%	\$467,027	90.00%	2002	\$0	\$0	
	Walls/Doors	6		\$25.06	\$985,296	40	90.00%	\$886,767	30.00%	2029	\$0	\$0	
	Subtotal			\$58.63	\$2,305,296			\$2,292,063			\$0	\$938,269	40.70%
Mech / Plumb.	Air/Ventilation	3		\$8.81	\$346,142	20	100.00%	\$346,142	60.00%	2009	\$100,000	\$100,000	
	Heating/Cooling	3		\$20.30	\$797,837	25	100.00%	\$797,837	50.00%	2013	\$200,000	\$200,000	
	Plumbing/Fixtures	2		\$5.26	\$206,919	30	100.00%	\$206,919	100.00%	2001	\$0	\$206,919	
	Subtotal			\$34.37	\$1,350,898			\$1,350,898			\$300,000	\$506,919	37.52%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$436,540	20	100.00%	\$436,540	50.00%	2011	\$0	\$0	
	Subtotal			\$11.10	\$436,540			\$436,540			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$54.73	\$2,151,565	100	100.00%	\$2,151,565	40.00%	2061	\$0	\$0	
	Subtotal			\$54.73	\$2,151,565			\$2,151,565			\$0	\$0	0.00%
	Grand Total			\$285.85	\$11,229,335			\$11,394,334			\$370,470	\$1,960,925	17.46%

Estimate by Building System - Library



- Ceilings
- Floor
- Electrical Service
- Plumbing/Fixtures
- Heating/Cooling
- Air/Ventilation
- Lighting/Circuits

Future Facility Funding vs FCI for Library



■ Funding Plan 1 ■ Funding Plan 2 ■ Funding Plan 3
— FCI% Progress 1 — FCI% Progress 2 — FCI% Progress 3

Facility: Chaffey College\Main Campus\Life Science West

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Life Science West Building is located in the south central part of the campus. It is a one (1) story building with about 9,000 sf. It was built in 1968, and has not been upgraded. This building is in fair condition. It has 9x9 tile that should be replaced.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. There is 9x9 tile in some of the area, there is also some carpet, and the lab areas have sealed concrete.

The roof was last replaced in 1994 with a Byars/Henry system and is not experiencing any leaks.

MECHANICAL-The chilled and heating hot water for this building is supplied from the central plant located in the Health Sciences Building. There was an upgrade of the energy management system to DDC from pneumatic in 1995. The air handling units, boiler, and piping date from the original construction. The original pipe insulation at the fittings contain asbestos and will need to be replaced when the piping is replaced. The boiler is scheduled for replacement in the near future. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels all of which are obsolete and should be replaced. The lighting was upgraded in 1995.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:

WNelson

Date:

27-Sep-2001

Repair Costs:

\$1,813,525.49

Replacement Cost:

\$3,209,404.80

FCI:

56.51%

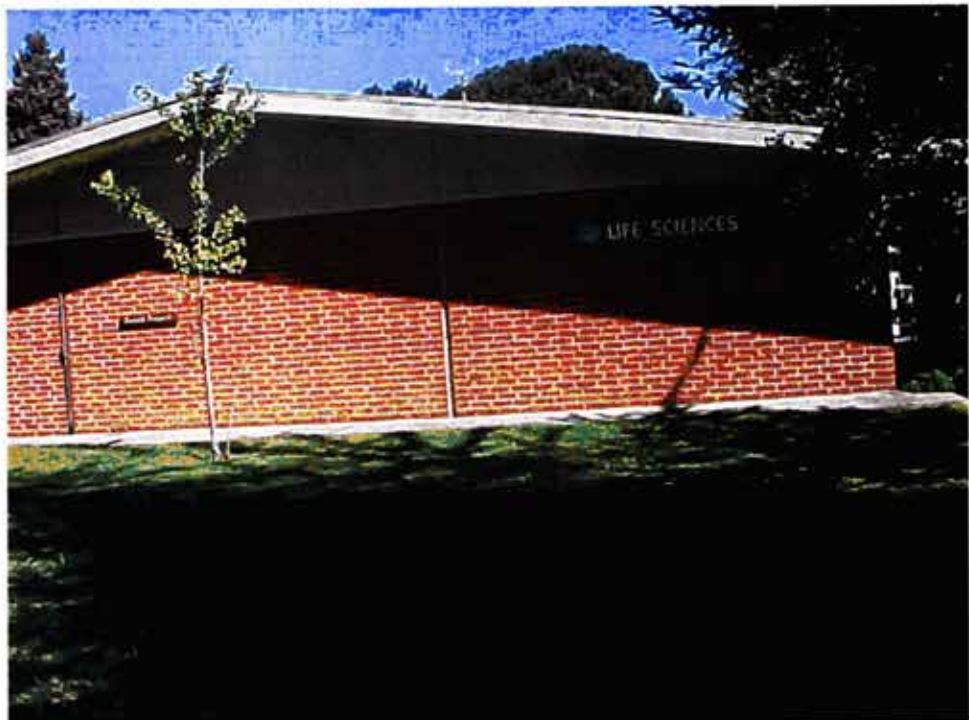


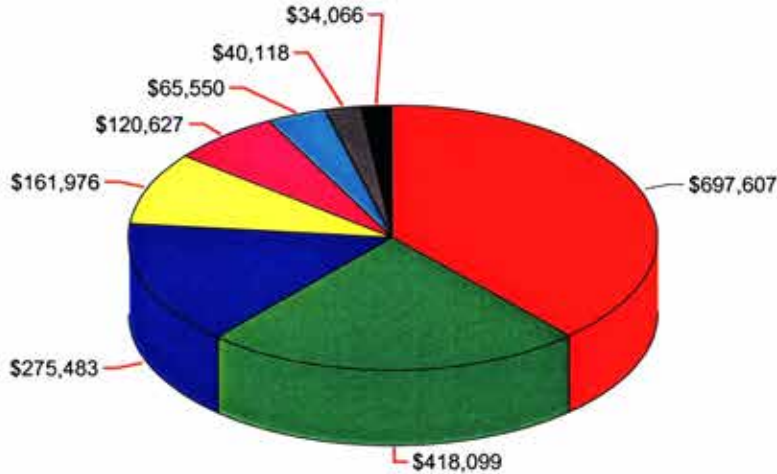
Photo Description:

Main Campus - Life Science West

Gross Area: 9,780 SF

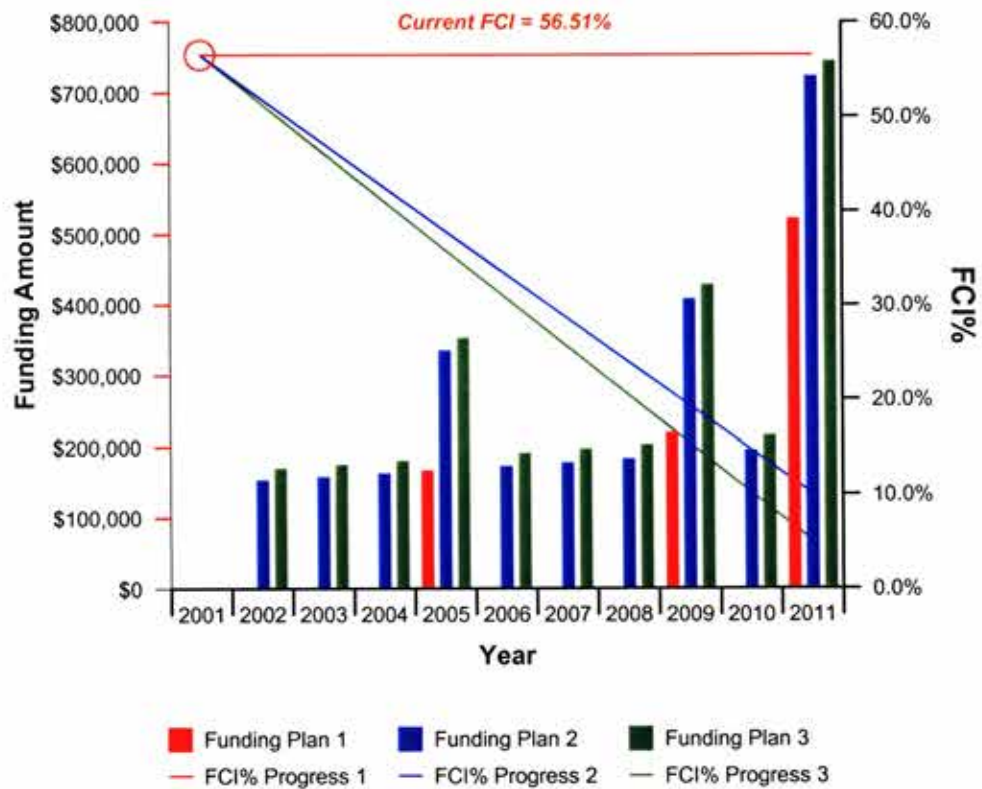
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Superstructure	6		\$1.53	\$14,924	100	100.00%	\$14,924	50.00%	2051	\$0	\$0	
	Subtotal			\$1.53	\$14,924			\$14,924			\$0	\$0	0.00%
Code/Life/Saf	Fire Sprinkler	6		\$5.11	\$49,976	20	120.00%	\$59,971	20.00%	2017	\$0	\$0	
	Subtotal			\$5.11	\$49,976			\$59,971			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$2.18	\$21,360	20	100.00%	\$21,360	20.00%	2017	\$0	\$0	
	Electrical Service	4		\$4.35	\$42,582	30	80.00%	\$34,066	100.00%	2001	\$0	\$34,066	
	Lighting/Circuits	6		\$26.81	\$262,202	30	100.00%	\$262,202	25.00%	2023	\$65,550	\$65,550	
	Subtotal			\$33.34	\$326,143			\$317,627			\$65,550	\$99,616	30.54%
Ext. Closure	Doors and Windows	6		\$10.89	\$106,524	20	100.00%	\$106,524	50.00%	2011	\$0	\$0	
	Exterior Walls	6		\$5.46	\$53,399	60	100.00%	\$53,399	40.00%	2037	\$0	\$0	
	Roofing	6		\$14.77	\$144,451	20	120.00%	\$173,341	60.00%	2009	\$0	\$0	
	Subtotal			\$31.12	\$304,373			\$332,263			\$0	\$0	0.00%
Interiors	Ceilings	4		\$12.33	\$120,627	10	100.00%	\$120,627	100.00%	2001	\$0	\$120,627	
	Floor	4		\$16.56	\$161,976	10	100.00%	\$161,976	100.00%	2001	\$0	\$161,976	
	Wall Finish	6		\$15.19	\$148,558	10	100.00%	\$148,558	60.00%	2005	\$0	\$0	
	Walls/Doors	4		\$28.17	\$275,483	20	100.00%	\$275,483	100.00%	2001	\$0	\$275,483	
	Subtotal			\$72.25	\$706,644			\$706,644			\$0	\$558,086	78.98%
Mech / Plumb.	Plumbing/Fixtures	2		\$71.33	\$697,607	40	100.00%	\$697,607	100.00%	2001	\$0	\$697,607	
	Subtotal			\$71.33	\$697,607			\$697,607			\$0	\$697,607	100.00%
Specialties	Built-in Furn/Appliances	4		\$4.10	\$40,118	30	100.00%	\$40,118	100.00%	2001	\$0	\$40,118	
	Subtotal			\$4.10	\$40,118			\$40,118			\$0	\$40,118	100.00%
Structural	Found./Slab/Structure	6		\$55.93	\$546,995	100	100.00%	\$546,995	50.00%	2051	\$0	\$0	
	Subtotal			\$55.93	\$546,995			\$546,995			\$0	\$0	0.00%
Unknown	Cooling	4		\$53.44	\$522,624	30	80.00%	\$418,099	100.00%	2001	\$0	\$418,099	
	Subtotal			\$53.44	\$522,624			\$418,099			\$0	\$418,099	80.00%
	Grand Total			\$328.15	\$3,209,405			\$3,135,249			\$65,550	\$1,813,525	56.51%

Estimate by Building System - Life Science West



- Plumbing/Fixtures
- Cooling
- Walls/Doors
- Floor
- Ceilings
- Lighting/Circuits
- Built-in Furn/Appliances
- Electrical Service

Future Facility Funding vs FCI for Life Science West



Facility: Chaffey College\Main Campus\Maintenance

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Maintenance Building is located on the southeast end of the campus. It is a one (1) story building with about 18,000 sf. It was built in 1962 and upgraded in 1964, it has also had many minor upgrades throughout the years. Some of the systems are past their useful life and need to be replaced. This type of building with this type of use can be used for many years with reasonable upkeep, and this building has been well taken care of.

The construction of this facility is concrete and steel, with an open ceiling in the work areas. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is painted exposed concrete exterior walls and wood frame with painted plaster on the interior offices. The floors are sealed concrete in the main area, and carpeted in the offices. The ceilings are open in the main area.

The roof was last replaced in 1997 with a Thompson/Henry system and is not experiencing any leaks.

MECHANICAL-The offices are conditioned by window type package terminal units. The shop areas are cooled with evaporative cooling units. Heat in the shop areas is provided by new (2 yrs. old) gas-fired unit heaters. The original unit heaters have been abandoned in place.

ELECTRICAL-The electrical service for the Warehouse and Maintenance buildings was completely renovated this past summer. A new main 300 KVA transformer was installed southeast of the building and a new 45 KVA transformer was installed in the building. The electrical distribution was renovated to match the new service. The lighting is outdated but serves its intended purpose.

PLUMBING-Original plumbing fixtures and piping are still in use. Facility is not ADA compliant.

Photographer:
WNelson

75 - Path/File access error: 'C:\Documents and Settings\stephanie\My Documents\Steph's Computer\My Documents\Chaffey College\Photos\Maintenance Shop.JPG'

Date:
27-Sep-2001

Repair Costs:
\$195,346.21

Replacement Cost:
\$3,790,139.76

FCI:
5.15%

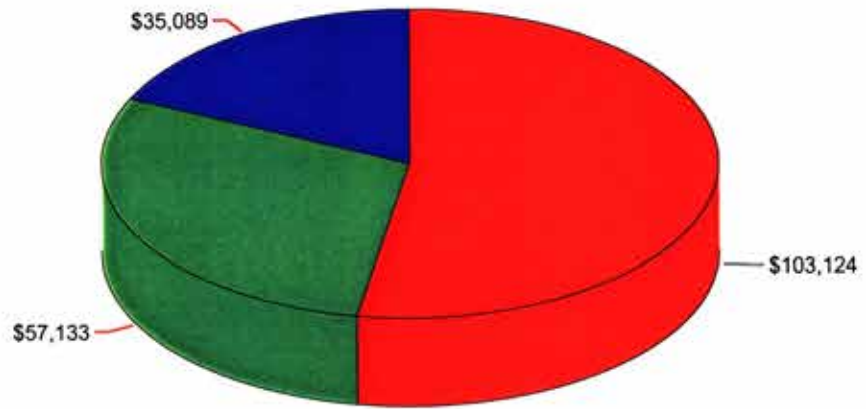
Photo Description:

Main Campus - Maintenance

Gross Area: 18,601 SF

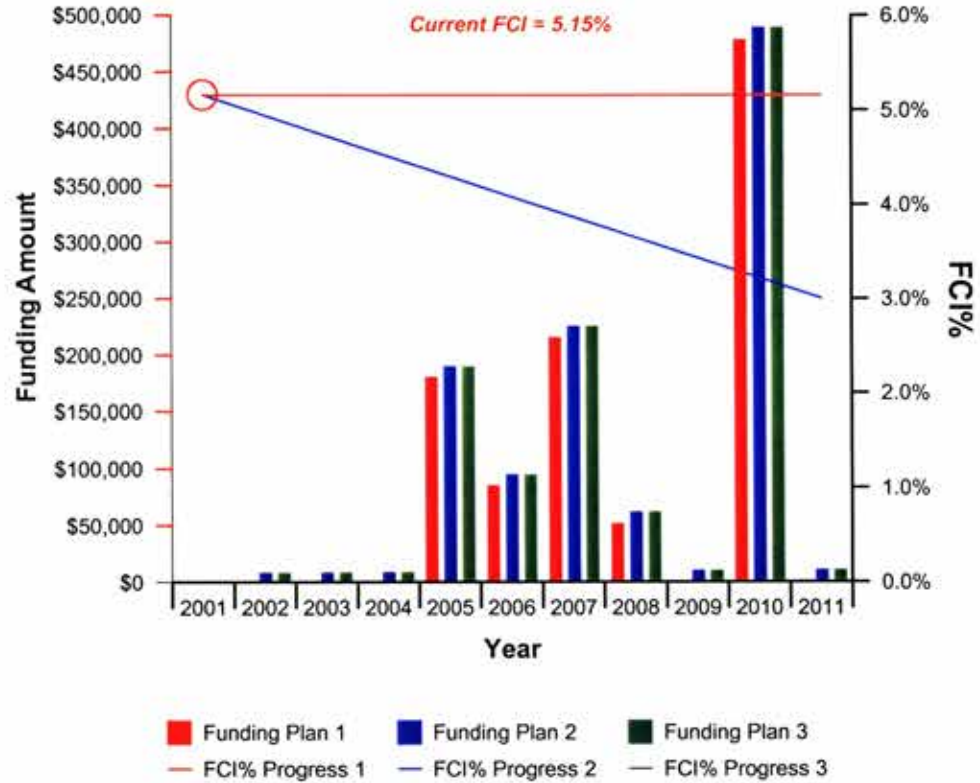
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Int/Ext Finishes	6		\$8.64	\$160,713	10	100.00%	\$160,713	60.00%	2005	\$0	\$0	
	Subtotal			\$8.64	\$160,713			\$160,713			\$0	\$0	0.00%
Code/Life/Saf	Fire Alarm/Detection	1		\$0.00	\$0	15	100.00%	\$0	100.00%	2001	\$0	\$0	
	Fire Sprinkler	6		\$9.03	\$167,945	30	130.00%	\$218,328	40.00%	2019	\$0	\$0	
	Subtotal			\$9.03	\$167,945			\$218,328			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$6.77	\$125,892	25	90.00%	\$113,302	20.00%	2021	\$0	\$0	
	Electrical Service	6		\$4.81	\$89,463	30	90.00%	\$80,517	15.00%	2026	\$0	\$0	
	Lighting/Circuits	4		\$3.41	\$63,481	20	90.00%	\$57,133	100.00%	2001	\$0	\$57,133	
	Subtotal			\$14.99	\$278,836			\$250,953			\$0	\$57,133	20.49%
Ext. Closure	Doors and Windows	6		\$17.93	\$333,479	30	110.00%	\$366,827	70.00%	2010	\$0	\$0	
	Exterior Walls	6		\$50.18	\$933,473	50	120.00%	\$1,120,167	50.00%	2026	\$0	\$0	
	Roofing	6		\$12.12	\$225,533	30	110.00%	\$248,087	10.00%	2028	\$0	\$0	
	Subtotal			\$80.23	\$1,492,485			\$1,735,080			\$0	\$0	0.00%
Interiors	Ceilings	6		\$2.16	\$40,178	13	105.00%	\$42,187	40.00%	2008	\$0	\$0	
	Floor	6		\$3.60	\$66,964	10	110.00%	\$73,660	50.00%	2006	\$0	\$0	
	Wall Finish	6		\$6.84	\$127,231	20	100.00%	\$127,231	70.00%	2007	\$0	\$0	
	Walls/Doors	6		\$11.52	\$214,284	40	75.00%	\$160,713	50.00%	2021	\$0	\$0	
	Subtotal			\$24.12	\$448,656			\$403,791			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	4		\$1.89	\$35,089	20	100.00%	\$35,089	100.00%	2001	\$0	\$35,089	
	Heating/Cooling	6		\$4.39	\$81,696	20	100.00%	\$81,696	25.00%	2016	\$0	\$0	
	Plumbing/Fixtures	2		\$5.04	\$93,749	30	110.00%	\$103,124	100.00%	2001	\$0	\$103,124	
	Subtotal			\$11.32	\$210,534			\$219,908			\$0	\$138,213	65.65%
Specialties	Built-in Furn/Appliances	6		\$2.88	\$53,571	15	100.00%	\$53,571	60.00%	2007	\$0	\$0	
	Subtotal			\$2.88	\$53,571			\$53,571			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$52.55	\$977,401	100	100.00%	\$977,401	50.00%	2051	\$0	\$0	
	Subtotal			\$52.55	\$977,401			\$977,401			\$0	\$0	0.00%
	Grand Total			\$203.76	\$3,790,140			\$4,019,745			\$0	\$195,346	5.15%

Estimate by Building System - Maintenance



- Plumbing/Fixtures
- Lighting/Circuits
- Air/Ventilation
- Fire Alarm/Detection

Future Facility Funding vs FCI for Maintenance



Facility: Chaffey College\Main Campus\Physical Science

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Physical Science Complex is located at the south central part of the campus. It is a complex of one (1) story buildings with about 29,000 sf. It was built in 1959 and upgraded in 1970. Many of the systems are past their useful life and need to be replaced. There is 9x9 tile on some of the floors which needs to be replaced. The lab areas have sealed concrete floors and the office areas are carpeted. The ceiling is a painted peg board insert.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin.

ADA has been started but still needs work.

The roof was last replaced in 1999, and is not experiencing any leaks.

In 1995, the computer labs in this facility were upgraded.

In 2000, further ADA modifications were made to this facility to remove Architectural Barriers.

MECHANICAL-The chiller was replaced in 1995, along with an upgrade of the energy management system to DDC from pneumatic. The chilled water pumps and cooling tower were replaced in 1997. The boilers were replaced in 1997. The air handling units (one each for north and south halves), ductwork and piping date from the original construction. The original pipe insulation at the fittings contained asbestos that has been abated.. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels all of which are obsolete and should be replaced. The transformer is the only original transformer on campus with a green tag certifying it to be free of PCB's. The lighting was upgraded in 1995.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height. The water closets and urinals are new but the lavatories, flush valves and faucets are original construction and look well worn.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$3,405,668.28

Replacement Cost:
\$9,384,063.36

FCI:
36.29%



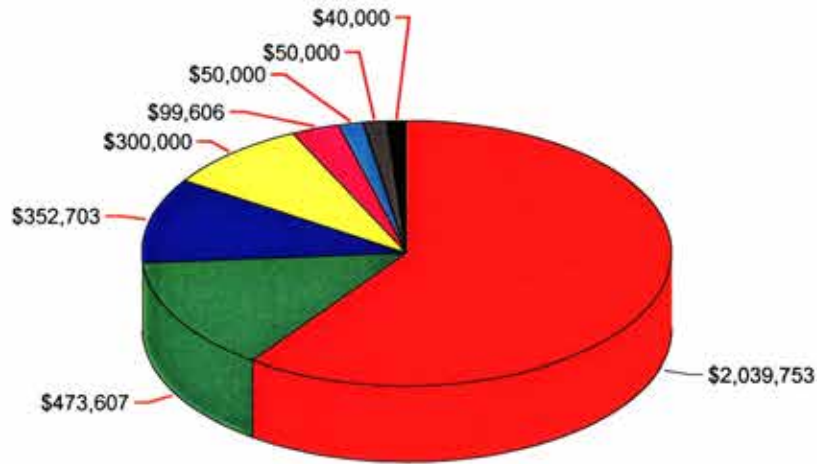
Photo Description:

Main Campus - Physical Science

Gross Area: 28,596 SF

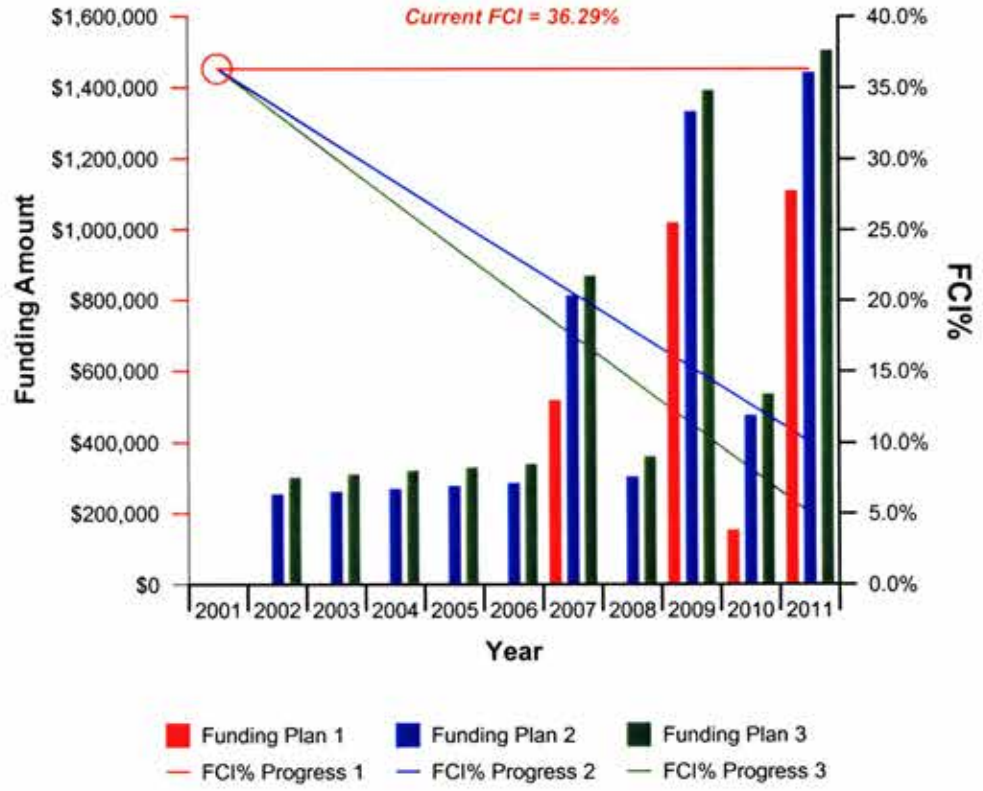
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Superstructure	6		\$1.53	\$43,637	100	100.00%	\$43,638	40.00%	2061	\$0	\$0	
	Subtotal			\$1.53	\$43,637			\$43,638			\$0	\$0	0.00%
Code/Life/Saf	Fire Sprinkler	6		\$5.11	\$146,126	20	120.00%	\$175,351	21.00%	2016	\$0	\$0	
	Subtotal			\$5.11	\$146,126			\$175,351			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$2.18	\$62,454	20	100.00%	\$62,454	20.00%	2017	\$0	\$0	
	Electrical Service	4		\$4.35	\$124,507	30	80.00%	\$99,606	100.00%	2001	\$0	\$99,606	
	Lighting/Circuits	6		\$26.81	\$766,659	30	100.00%	\$766,659	30.00%	2022	\$0	\$0	
	Subtotal			\$33.34	\$953,619			\$928,718			\$0	\$99,606	10.45%
Ext. Closure	Doors and Windows	6		\$10.89	\$311,468	20	100.00%	\$311,468	40.00%	2013	\$0	\$0	
	Exterior Walls	6		\$5.46	\$156,134	60	100.00%	\$156,134	40.00%	2037	\$0	\$0	
	Roofing	6		\$14.77	\$422,363	20	120.00%	\$506,836	10.00%	2019	\$0	\$0	
	Subtotal			\$31.12	\$889,965			\$974,437			\$0	\$0	0.00%
Interiors	Ceilings	2		\$12.33	\$352,703	10	100.00%	\$352,703	100.00%	2001	\$0	\$352,703	
	Floor	3		\$16.56	\$473,607	10	100.00%	\$473,607	100.00%	2001	\$0	\$473,607	
	Wall Finish	6		\$15.19	\$434,373	10	100.00%	\$434,373	40.00%	2007	\$50,000	\$50,000	
	Walls/Doors	6		\$28.17	\$805,492	20	100.00%	\$805,492	60.00%	2009	\$40,000	\$40,000	
	Subtotal			\$72.25	\$2,066,175			\$2,066,175			\$90,000	\$916,310	44.35%
Mech / Plumb.	Plumbing/Fixtures	2		\$71.33	\$2,039,753	40	100.00%	\$2,039,753	100.00%	2001	\$0	\$2,039,753	
	Subtotal			\$71.33	\$2,039,753			\$2,039,753			\$0	\$2,039,753	100.00%
Specialties	Built-in Furn/Appliances	6		\$4.10	\$117,301	30	100.00%	\$117,301	70.00%	2010	\$50,000	\$50,000	
	Subtotal			\$4.10	\$117,301			\$117,301			\$50,000	\$50,000	42.63%
Structural,	Found./Slab/Structure	6		\$55.93	\$1,599,374	100	100.00%	\$1,599,374	40.00%	2061	\$0	\$0	
	Subtotal			\$55.93	\$1,599,374			\$1,599,374			\$0	\$0	0.00%
Unknown	Cooling	3		\$53.44	\$1,528,113	30	80.00%	\$1,222,490	20.00%	2025	\$300,000	\$300,000	
	Subtotal			\$53.44	\$1,528,113			\$1,222,490			\$300,000	\$300,000	19.63%
	Grand Total			\$328.15	\$9,384,063			\$9,167,237			\$440,000	\$3,405,668	36.29%

Estimate by Building System - Physical Science



- Plumbing/Fixtures
- Floor
- Ceilings
- Cooling
- Electrical Service
- Built-in Furn/Appliances
- Wall Finish
- Walls/Doors

Future Facility Funding vs FCI for Physical Science



Facility: Chaffey College\Main Campus\Social Science

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Social Science Building complex is located at the north end of the campus. It is a one (1) story building with about 14,250 sf. It was built in 1959 and upgraded in 1970 and 1998.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The flooring is carpet and the ceiling is a T-Bar type.

The roof was last replaced in 1995 and is not experiencing any leaks.

In 1995, the Computer Labs in this facility were upgraded.

In 1998, this facility was completely remodeled.

In 1999, the restrooms in this facility were remodeled and upgraded to meet the current ADA standards.

MECHANICAL-The chiller and cooling tower were replaced in 1998 along with an upgrade of the energy management system to DDC from pneumatic. The air distribution devices and ductwork were also replaced in the overall remodel of the building. The air handling units, boiler, and piping date from the original construction. The original pipe insulation at the fittings contain asbestos and will need to be replaced when the piping is replaced. The boiler is scheduled for replacement in the near future. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels all of which are obsolete and should be replaced. The lighting was upgraded in 1998.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:

WNelson

Date:

27-Sep-2001

Repair Costs:

\$346,424.09

Replacement Cost:

\$4,070,748.27

FCI:

8.51%



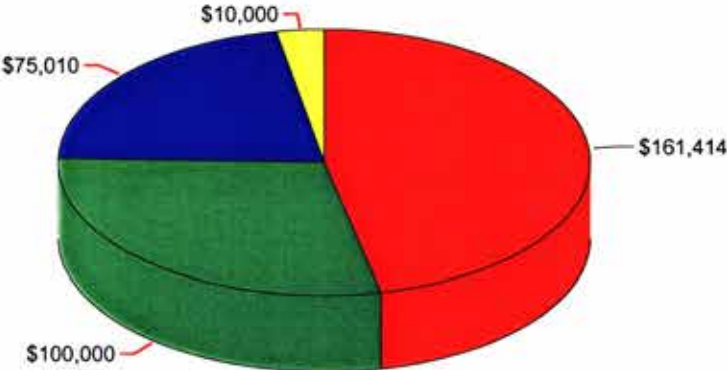
Photo Description:

Main Campus - Social Science

Gross Area: 14,251 SF

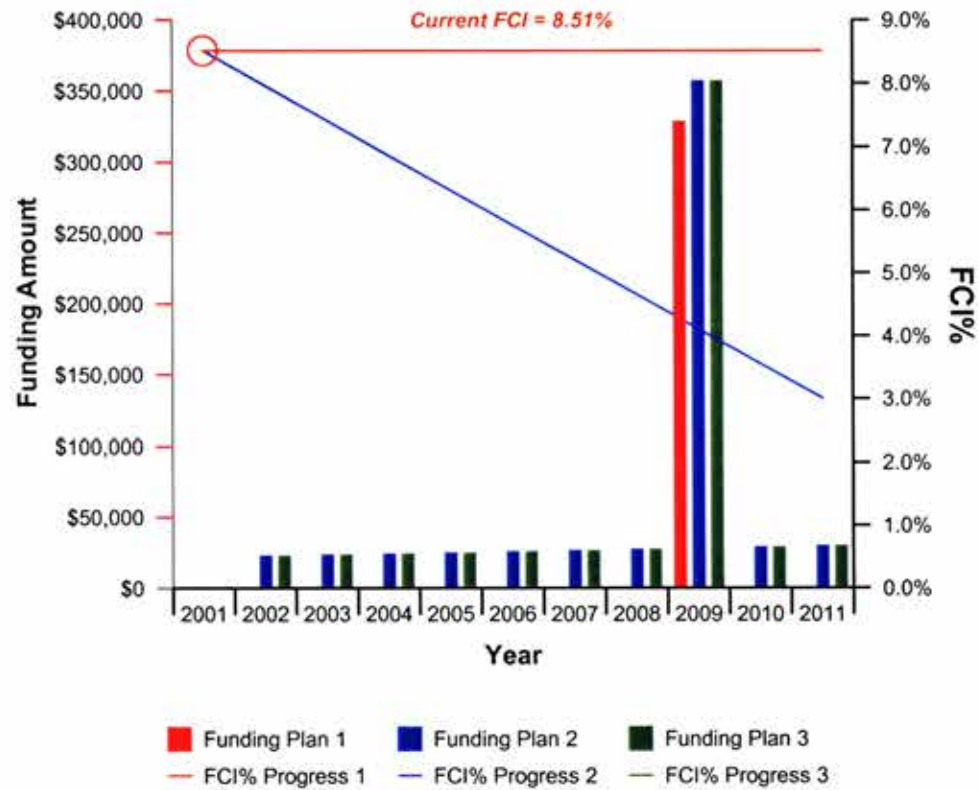
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	6		\$9.41	\$134,031	30	130.00%	\$174,240	20.00%	2025	\$0	\$0	
	Subtotal			\$9.41	\$134,031			\$174,240			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$100,405	10	90.00%	\$90,365	20.00%	2009	\$0	\$0	
	Electrical Service	4		\$12.59	\$179,349	30	90.00%	\$161,414	100.00%	2001	\$0	\$161,414	
	Lighting/Circuits	6		\$7.17	\$102,180	20	90.00%	\$91,962	15.00%	2018	\$0	\$0	
	Subtotal			\$26.81	\$381,934			\$343,741			\$0	\$161,414	42.26%
Ext. Closure	Doors and Windows	6		\$18.68	\$266,180	30	110.00%	\$292,798	40.00%	2019	\$0	\$0	
	Exterior Walls	6		\$59.30	\$845,099	100	100.00%	\$845,099	50.00%	2051	\$0	\$0	
	Roofing	6		\$12.62	\$179,883	20	120.00%	\$215,860	40.00%	2013	\$0	\$0	
	Subtotal			\$90.60	\$1,291,162			\$1,353,757			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$158,250	15	110.00%	\$174,075	10.00%	2014	\$0	\$0	
	Floor	6		\$10.59	\$150,961	15	110.00%	\$166,057	20.00%	2013	\$0	\$0	
	Wall Finish	6		\$11.88	\$169,302	10	100.00%	\$169,302	20.00%	2009	\$0	\$0	
	Walls/Doors	6		\$25.06	\$357,180	40	90.00%	\$321,462	40.00%	2025	\$0	\$0	
	Subtotal			\$58.63	\$835,693			\$830,896			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	6		\$8.81	\$125,480	20	100.00%	\$125,480	15.00%	2018	\$10,000	\$10,000	
	Heating/Cooling	3		\$20.30	\$289,224	25	100.00%	\$289,224	50.00%	2013	\$100,000	\$100,000	
	Plumbing/Fixtures	2		\$5.26	\$75,010	30	100.00%	\$75,010	100.00%	2001	\$0	\$75,010	
	Subtotal			\$34.37	\$489,714			\$489,714			\$110,000	\$185,010	37.78%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$158,250	20	100.00%	\$158,250	20.00%	2017	\$0	\$0	
	Subtotal			\$11.10	\$158,250			\$158,250			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$54.73	\$779,964	100	100.00%	\$779,964	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$779,964			\$779,964			\$0	\$0	0.00%
	Grand Total			\$285.65	\$4,070,748			\$4,130,562			\$110,000	\$346,424	8.51%

Estimate by Building System - Social Science



■ Electrical Service ■ Heating/Cooling ■ Plumbing/Fixtures ■ Air/Ventilation

Future Facility Funding vs FCI for Social Science



Facility: Chaffey College\Main Campus\Theatre

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Theatre Building is located in the east central part of the campus. It is a two (2) story building with about 31,500 sf. It was built in 1959 and upgraded in 1970. Some of the systems are past their useful life and need to be replaced.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The seating is still in good shape. The main problem areas are in the music portion of the building. There is still 9x9 tile on the floor and the 2x2 ceiling tile needs to be replaced.

ADA has been started but still needs work.

The roof was last replaced in 1996 with a Huffman/Henry system and is not experiencing any leaks.

In 1996, the Theatre Lighting System was completely upgraded.

In 1999, part of the theatre building was remodeled.

In 2000, further ADA modifications were made to this facility to remove Architectural Barriers.

MECHANICAL-The chiller and cooling tower were replaced in 1995 along with an upgrade of the energy management system to DDC from pneumatic. The air handling units, boiler, and piping date from the original construction. The original pipe insulation at the fittings contain asbestos and will need to be replaced when the piping is replaced. The boiler is scheduled for replacement in the near future. Although the air handling unit is original, it has been well maintained and serves the intended purpose. One each, ten-ton and four-ton packaged roof-top air conditioning unit with gas heat was added in 1996 to supplement the existing system.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels all of which are obsolete and should be replaced. The seating area lighting was upgraded in 1995. The theatre lighting system was replaced in 1996.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$1,650,184.48

Replacement Cost:
\$8,988,724.06

FCI:
18.36%



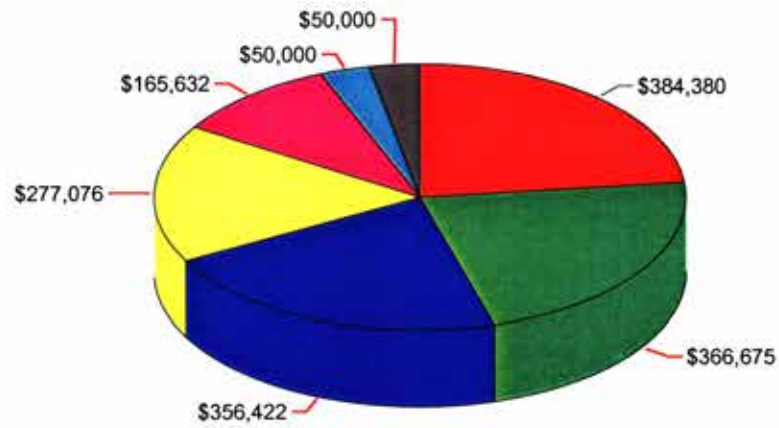
Photo Description:

Main Campus - Theatre

Gross Area: 31,468 SF

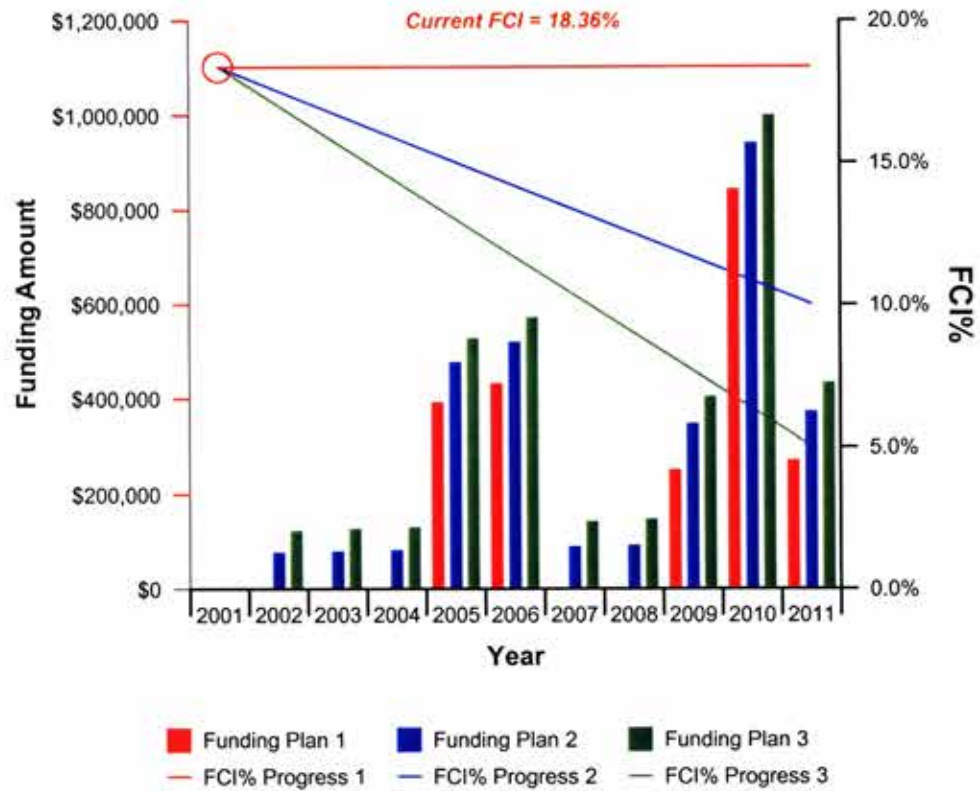
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$295,957	30	130.00%	\$384,744	20.00%	2025	\$0	\$0	
	Subtotal			\$9.41	\$295,957			\$384,744			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$221,708	10	90.00%	\$199,537	20.00%	2009	\$0	\$0	
	Electrical Service	4		\$12.59	\$396,025	30	90.00%	\$356,422	100.00%	2001	\$0	\$356,422	
	Lighting/Circuits	3		\$7.17	\$225,626	20	90.00%	\$203,063	50.00%	2011	\$50,000	\$50,000	
	Subtotal			\$26.81	\$843,358			\$759,022			\$50,000	\$406,422	48.19%
Ext. Closure	Doors and Windows	5		\$18.68	\$587,759	30	110.00%	\$646,535	70.00%	2010	\$0	\$0	
	Exterior Walls	6		\$59.30	\$1,866,084	100	100.00%	\$1,866,084	50.00%	2051	\$0	\$0	
	Roofing	6		\$12.62	\$397,205	20	120.00%	\$476,646	20.00%	2017	\$0	\$0	
	Subtotal			\$90.60	\$2,851,048			\$2,989,265			\$0	\$0	0.00%
Interiors	Ceilings	3		\$11.10	\$349,436	15	110.00%	\$384,380	100.00%	2001	\$0	\$384,380	
	Floor	3		\$10.59	\$333,341	15	110.00%	\$366,675	100.00%	2001	\$0	\$366,675	
	Wall Finish	6		\$11.88	\$373,840	10	100.00%	\$373,840	50.00%	2006	\$50,000	\$50,000	
	Walls/Doors	6		\$25.06	\$788,698	40	90.00%	\$709,828	50.00%	2021	\$0	\$0	
	Subtotal			\$58.63	\$1,845,315			\$1,834,723			\$50,000	\$801,055	43.41%
Mech / Plumb.	Air/Ventilation	4		\$8.81	\$277,076	20	100.00%	\$277,076	100.00%	2001	\$0	\$277,076	
	Heating/Cooling	3		\$20.30	\$638,643	25	100.00%	\$638,643	50.00%	2013	\$0	\$0	
	Plumbing/Fixtures	2		\$5.26	\$165,632	30	100.00%	\$165,632	100.00%	2001	\$0	\$165,632	
	Subtotal			\$34.37	\$1,081,351			\$1,081,351			\$0	\$442,708	40.94%
Specialties	Built-in Furn/Appliances	5		\$11.10	\$349,436	20	100.00%	\$349,436	80.00%	2005	\$0	\$0	
	Subtotal			\$11.10	\$349,436			\$349,436			\$0	\$0	0.00%
Structural	Found /Slab/Structure	6		\$54.73	\$1,722,259	100	100.00%	\$1,722,259	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$1,722,259			\$1,722,259			\$0	\$0	0.00%
	Grand Total			\$285.65	\$8,988,724			\$9,120,800			\$100,000	\$1,650,184	18.36%

Estimate by Building System - Theatre



- Ceilings
- Floor
- Electrical Service
- Air/Ventilation
- Plumbing/Fixtures
- Lighting/Circuits
- Wall Finish

Future Facility Funding vs FCI for Theatre



Facility: Chaffey College\Main Campus\Wargin Hall

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

Wargin Hall is located at the west central part of the campus. It is a one (1) story building with about 11,500 sf. It was built in 1968, and has not been remodeled. This building is one of the worst buildings on campus.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The floors are carpeted or have sealed concrete. The ceiling is plaster or tile.

The roof has not been replaced and is experiencing some leaking.

MECHANICAL-The air-cooled chiller serving this building was converted from R-12 to R22 refrigerant around 1995. Also in 1995, there was an upgrade of the energy management system to DDC from pneumatic. The air handling units, boiler, and piping date from the original construction. The original pipe insulation at the fittings contain asbestos and will need to be replaced when the piping is replaced. The boiler is scheduled for replacement in the near future. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels all of which are obsolete and should be replaced. The lighting was upgraded and replaced in 1998.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced for better flow. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$1,530,990.10

Replacement Cost:
\$3,265,225.14

FCI:
46.89%



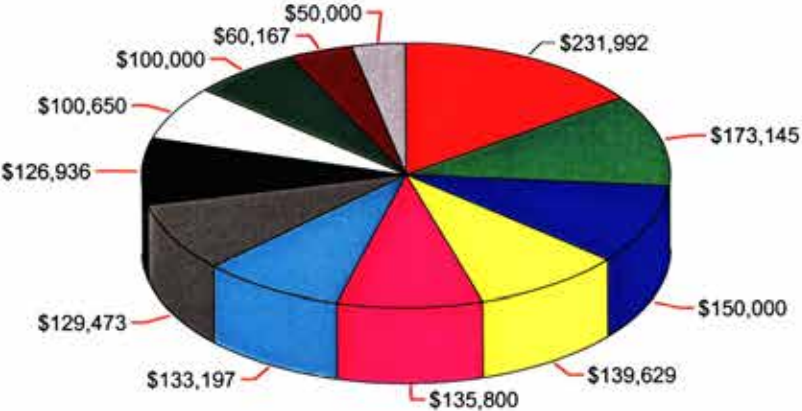
Photo Description:

Main Campus - Wargin Hall

Gross Area: 11,431 SF

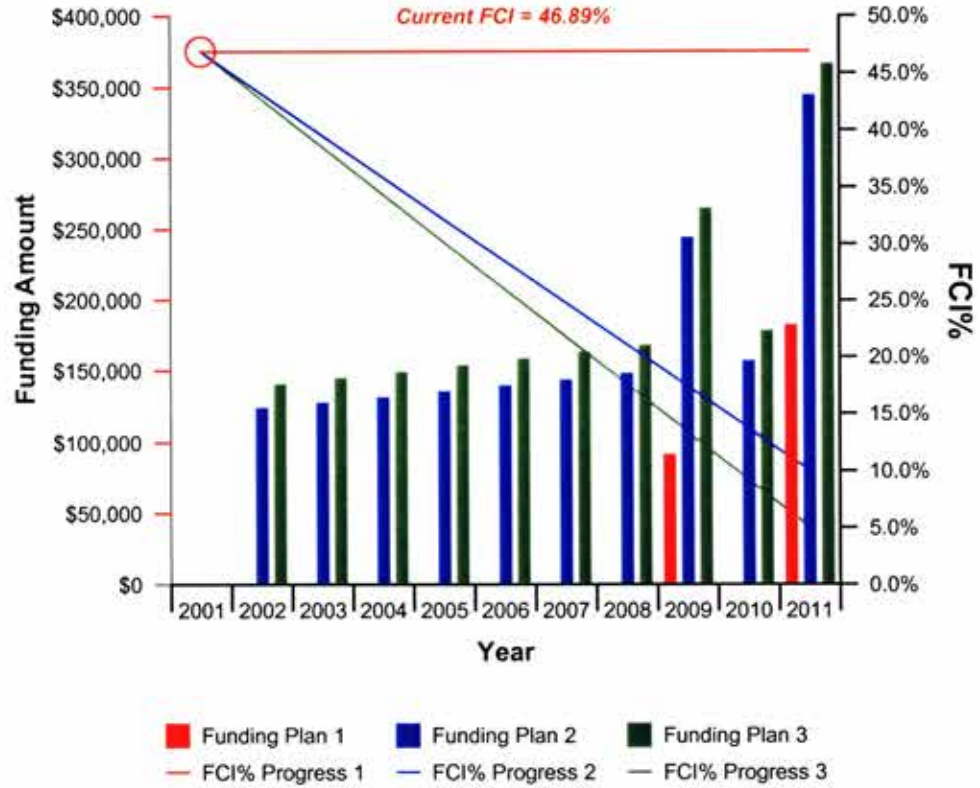
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	6		\$9.41	\$107,509	30	130.00%	\$139,761	20.00%	2025	\$0	\$0	
	Subtotal			\$9.41	\$107,509			\$139,761			\$0	\$0	0.00%
Electrical	Comm/Data/Security	6		\$7.05	\$80,537	10	90.00%	\$72,483	20.00%	2009	\$0	\$0	
	Electrical Service	4		\$12.59	\$143,859	30	90.00%	\$129,473	100.00%	2001	\$0	\$129,473	
	Lighting/Circuits	6		\$7.17	\$81,960	20	90.00%	\$73,764	25.00%	2016	\$0	\$0	
	Subtotal			\$26.81	\$306,357			\$275,721			\$0	\$129,473	42.26%
Ext. Closure	Doors and Windows	6		\$18.68	\$213,508	30	110.00%	\$234,859	60.00%	2013	\$50,000	\$50,000	
	Exterior Walls	6		\$59.30	\$677,870	100	100.00%	\$677,870	50.00%	2051	\$100,000	\$100,000	
	Roofing	1		\$12.62	\$144,288	20	120.00%	\$173,145	100.00%	2001	\$0	\$173,145	
	Subtotal			\$90.60	\$1,035,666			\$1,085,874			\$150,000	\$323,145	31.20%
Interiors	Ceilings	2		\$11.10	\$126,936	15	110.00%	\$139,629	100.00%	2001	\$0	\$139,629	
	Floor	4		\$10.59	\$121,089	15	110.00%	\$133,197	100.00%	2001	\$0	\$133,197	
	Wall Finish	5		\$11.88	\$135,800	10	100.00%	\$135,800	100.00%	2001	\$0	\$135,800	
	Walls/Doors	6		\$25.06	\$286,501	40	90.00%	\$257,851	60.00%	2017	\$150,000	\$150,000	
	Subtotal			\$58.63	\$670,325			\$666,478			\$150,000	\$558,627	83.34%
Mech / Plumb.	Air/Ventilation	4		\$8.81	\$100,650	20	100.00%	\$100,650	100.00%	2001	\$0	\$100,650	
	Heating/Cooling	4		\$20.30	\$231,992	25	100.00%	\$231,992	100.00%	2001	\$0	\$231,992	
	Plumbing/Fixtures	2		\$5.26	\$60,167	30	100.00%	\$60,167	100.00%	2001	\$0	\$60,167	
	Subtotal			\$34.37	\$392,809			\$392,809			\$0	\$392,809	100.00%
Specialties	Built-in Furn/Appliances	3		\$11.10	\$126,936	20	100.00%	\$126,936	100.00%	2001	\$0	\$126,936	
	Subtotal			\$11.10	\$126,936			\$126,936			\$0	\$126,936	100.00%
Structural	Found./Slab/Structure	6		\$54.73	\$625,624	100	100.00%	\$625,624	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$625,624			\$625,624			\$0	\$0	0.00%
	Grand Total			\$285.65	\$3,265,225			\$3,313,203			\$300,000	\$1,530,990	46.89%

Estimate by Building System - Wargin Hall



- Heating/Cooling
- Roofing
- Walls/Doors
- Ceilings
- Wall Finish
- Floor
- Electrical Service
- Built-in Furn/Appliances
- Air/Ventilation
- Exterior Walls
- Plumbing/Fixtures
- Doors and Windows

Future Facility Funding vs FCI for Wargin Hall



Facility: Chaffey College\Main Campus\Vocational Education

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Vocational Education Building is located at the southwest end of the campus. It is a two (2) story building with about 26,500 sf. It was built in 1978 and has been upgraded.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin.

ADA has been started but still needs work.

The roof was last replaced in 1995 with a J.Cab/Tremco system and is experiencing some leakage.

In 1995, the computer labs in this facility were upgraded.

In 2000, further ADA modifications were made to this facility to remove Architectural Barriers.

MECHANICAL-In the 1995/1996 HVAC upgrades, one each, 120-ton and 30-ton air-cooled chiller was provided to serve the 21 fan coil/air handling units located in this building. One, two-ton packaged roof-top air conditioning unit was added to supplement the Studio conversion. Heat is provided by the two original boilers via a four pipe system to the FCU/AHU's. The original pneumatic control system is still functional.

ELECTRICAL-The electrical distribution for this building, including the welding shop area, originates at a 2,500 Amp main switchboard. The power for the HVAC and other equipment is through a 600 Amp motor control center. The lighting dates from the original construction.

PLUMBING-The domestic water piping in this building is copper. The toilet rooms are not in full compliance with ADA requirements.

Surveyor:

WNelson

Date:

27-Sep-2001

Repair Costs:

\$796,339.85

Replacement Cost:

\$7,163,945.58

FCI:

11.12%



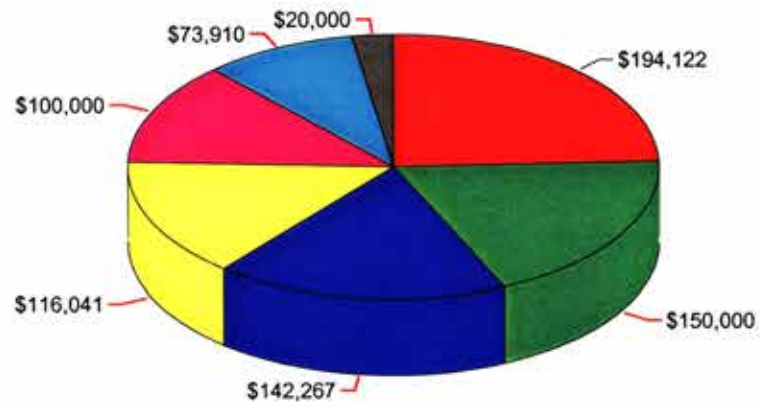
Photo Description:

Main Campus - Vocational Education

Gross Area: 26,511 SF

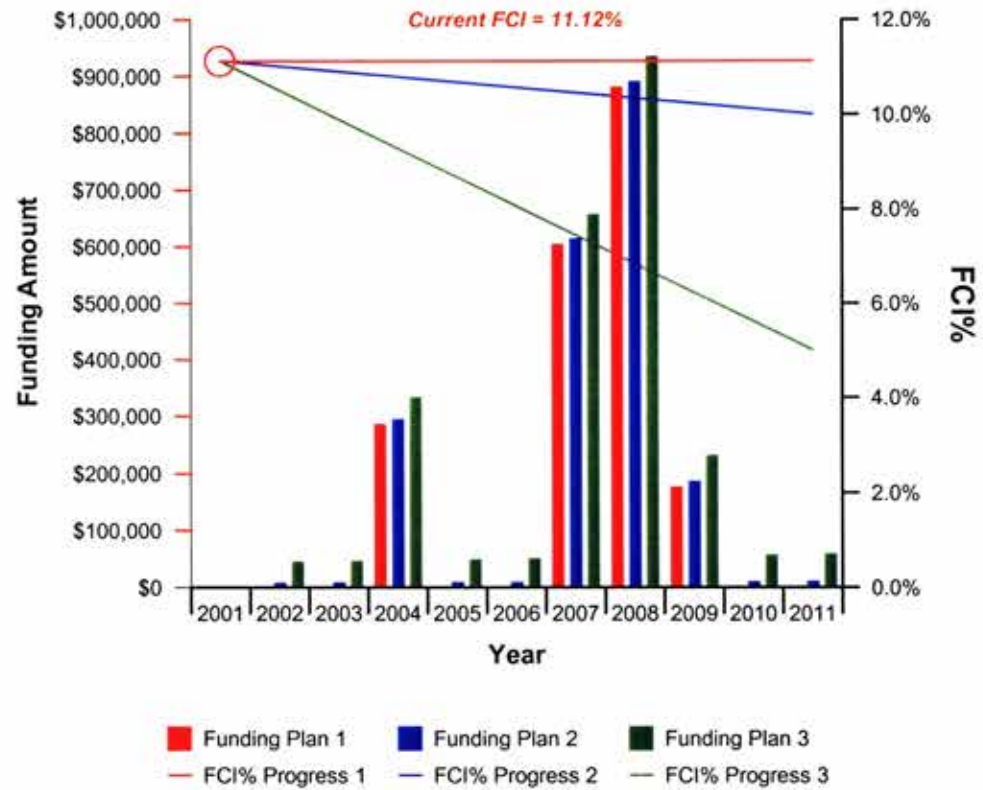
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Conveying	2		\$3.72	\$98,547	25	75.00%	\$73,910	100.00%	2001	\$0	\$73,910	
	Exterior Closure	6		\$17.75	\$470,584	25	105.00%	\$494,113	40.00%	2016	\$0	\$0	
	Interior Construction	6		\$8.54	\$226,529	25	100.00%	\$226,529	50.00%	2013	\$0	\$0	
	Stairs	4		\$2.67	\$70,768	100	0.00%	\$0	30.00%	2071	\$0	\$0	
	Subtotal			\$32.68	\$866,427			\$794,551			\$0	\$73,910	8.53%
Code/Life/Saf	Fire Sprinkler	5		\$7.82	\$207,348	30	130.00%	\$269,552	20.00%	2025	\$0	\$0	
	Subtotal			\$7.82	\$207,348			\$269,552			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$5.86	\$155,328	10	90.00%	\$139,795	20.00%	2009	\$0	\$0	
	Electrical Service	6		\$10.47	\$277,456	30	90.00%	\$249,711	80.00%	2007	\$100,000	\$100,000	
	Lighting/Circuits	4		\$5.96	\$158,074	20	90.00%	\$142,267	100.00%	2001	\$0	\$142,267	
	Subtotal			\$22.29	\$590,859			\$531,773			\$100,000	\$242,267	41.00%
Ext. Closure	Doors and Windows	6		\$15.53	\$411,785	30	110.00%	\$452,963	50.00%	2016	\$0	\$0	
	Exterior Walls	6		\$49.31	\$1,307,382	100	100.00%	\$1,307,382	40.00%	2061	\$0	\$0	
	Roofing	6		\$10.50	\$278,283	20	120.00%	\$333,940	30.00%	2015	\$20,000	\$20,000	
	Subtotal			\$75.34	\$1,997,450			\$2,094,285			\$20,000	\$20,000	1.00%
Interiors	Ceilings	6		\$9.23	\$244,816	15	110.00%	\$269,297	50.00%	2008	\$0	\$0	
	Floor	6		\$8.81	\$233,538	15	110.00%	\$256,892	60.00%	2007	\$0	\$0	
	Wall Finish	6		\$9.88	\$261,913	10	100.00%	\$261,913	70.00%	2004	\$0	\$0	
	Walls/Doors	6		\$20.84	\$552,563	40	90.00%	\$497,307	40.00%	2025	\$0	\$0	
	Subtotal			\$48.76	\$1,292,830			\$1,285,409			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	4		\$7.32	\$194,121	20	100.00%	\$194,122	100.00%	2001	\$0	\$194,122	
	Heating/Cooling	3		\$16.88	\$447,434	25	100.00%	\$447,434	70.00%	2008	\$150,000	\$150,000	
	Plumbing/Fixtures	5		\$4.38	\$116,041	30	100.00%	\$116,041	100.00%	2001	\$0	\$116,041	
	Subtotal			\$28.58	\$757,597			\$757,597			\$150,000	\$460,163	60.74%
Specialties	Built-in Furn/Appliances	6		\$9.23	\$244,816	20	100.00%	\$244,816	30.00%	2015	\$0	\$0	
	Subtotal			\$9.23	\$244,816			\$244,816			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$45.51	\$1,206,619	100	100.00%	\$1,206,619	40.00%	2061	\$0	\$0	
	Subtotal			\$45.51	\$1,206,619			\$1,206,619			\$0	\$0	0.00%
Grand Total				\$270.21	\$7,163,946			\$7,184,602			\$270,000	\$796,340	11.12%

Estimate by Building System - Vocational Education



- Air/Ventilation
- Lighting/Circuits
- Electrical Service
- Roofing
- Heating/Cooling
- Plumbing/Fixtures
- Conveying

Future Facility Funding vs FCI for Vocational Education



Facility: Chaffey College\Main Campus\Planetarium

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Planetarium Building is located in the south central part of the campus. It is a one (1) story building with about 3,000 sf. It was built in 1968 and not changed. Because this is a fixed usage building, there are few things that can be upgraded apart from the technical presentations.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The entrance flooring is carpeted. The seating is still in good shape.

ADA has been started but still needs work.

The roof was last replaced in 1999 and is not experiencing any leaks.

MECHANICAL-This building is cooled with a five-ton split system DX unit installed in 2001. Heating is provided by a gas-fired heat exchanger in the air handling unit. There is also one, two-ton split system ductless heat pump serving the control room.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels, all of which are obsolete and should be replaced. The lighting is the original installation.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. There have been no modifications to make the toilet rooms ADA compliant.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$115,063.31

Replacement Cost:
\$860,652.90

FCI:
13.37%

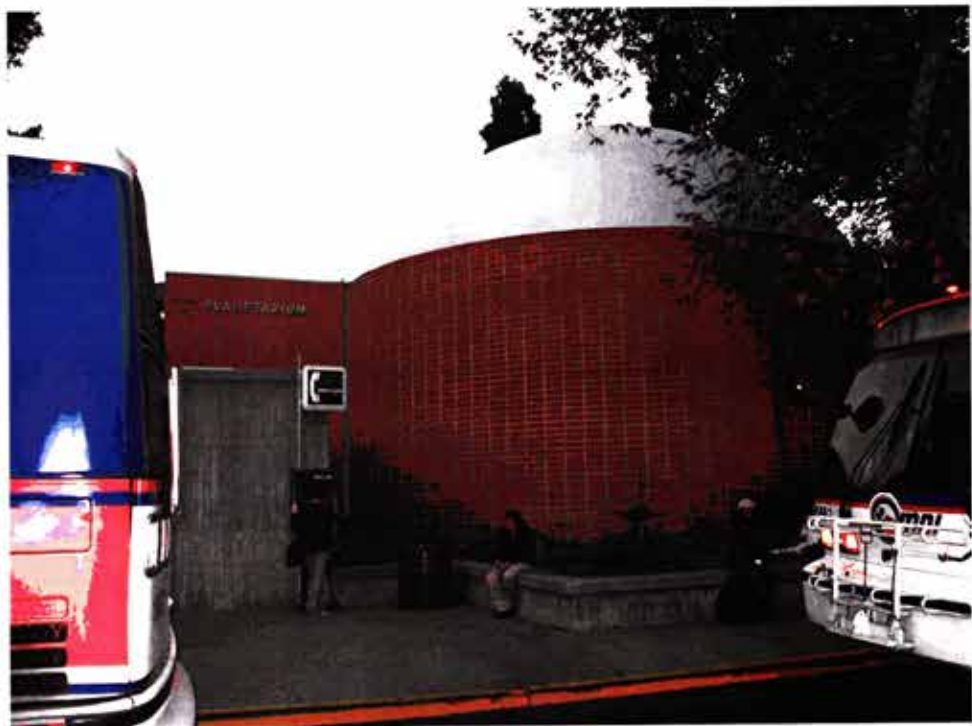


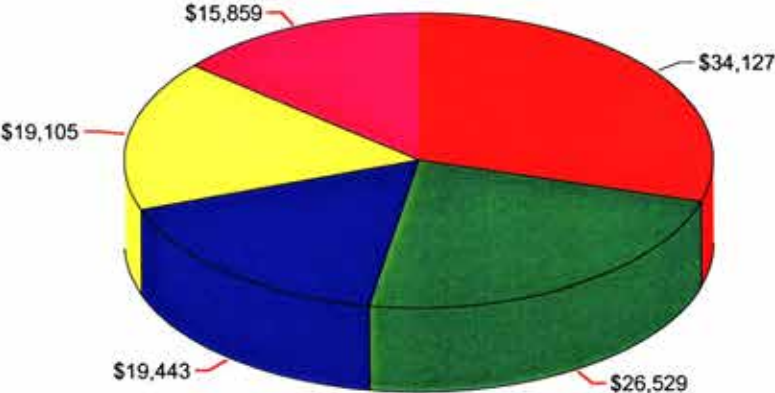
Photo Description:

Main Campus - Planetarium

Gross Area: 3,013 SF

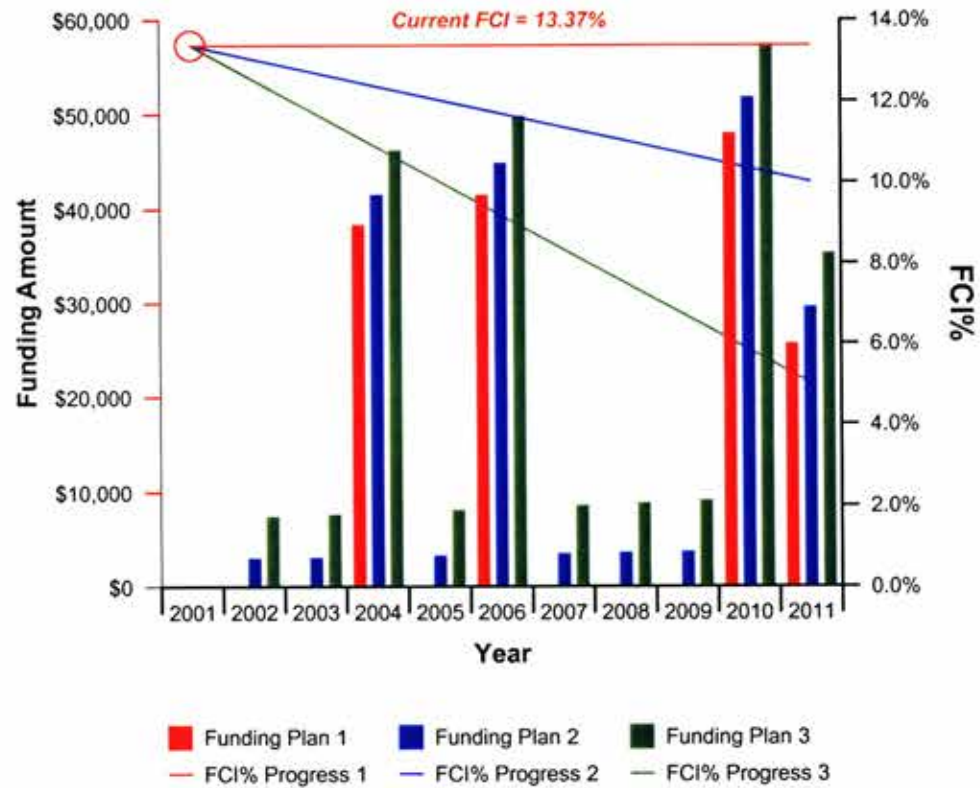
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$28,337	30	130.00%	\$36,838	40.00%	2019	\$0	\$0	
	Subtotal			\$9.41	\$28,337			\$36,838			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$21,228	10	90.00%	\$19,105	100.00%	2001	\$0	\$19,105	
	Electrical Service	3		\$12.59	\$37,919	30	90.00%	\$34,127	100.00%	2001	\$0	\$34,127	
	Lighting/Circuits	4		\$7.17	\$21,603	20	90.00%	\$19,443	100.00%	2001	\$0	\$19,443	
	Subtotal			\$26.81	\$80,750			\$72,675			\$0	\$72,675	90.00%
Ext. Closure	Doors and Windows	6		\$18.68	\$56,277	30	110.00%	\$61,905	40.00%	2019	\$0	\$0	
	Exterior Walls	6		\$59.30	\$178,674	100	100.00%	\$178,674	50.00%	2051	\$0	\$0	
	Roofing	6		\$12.62	\$38,032	20	120.00%	\$45,638	10.00%	2019	\$0	\$0	
	Subtotal			\$90.60	\$272,982			\$286,216			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$33,458	15	110.00%	\$36,804	40.00%	2010	\$0	\$0	
	Floor	5		\$10.59	\$31,917	15	110.00%	\$35,108	80.00%	2004	\$0	\$0	
	Wall Finish	6		\$11.88	\$35,794	10	100.00%	\$35,794	50.00%	2006	\$0	\$0	
	Walls/Doors	6		\$25.06	\$75,516	40	90.00%	\$67,965	60.00%	2017	\$0	\$0	
	Subtotal			\$58.63	\$176,685			\$175,671			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	4		\$8.81	\$26,529	20	100.00%	\$26,529	100.00%	2001	\$0	\$26,529	
	Heating/Cooling	6		\$20.30	\$61,149	25	100.00%	\$61,149	3.00%	2025	\$0	\$0	
	Plumbing/Fixtures	2		\$5.26	\$15,859	30	100.00%	\$15,859	100.00%	2001	\$0	\$15,859	
	Subtotal			\$34.37	\$103,537			\$103,537			\$0	\$42,388	40.94%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$33,458	20	100.00%	\$33,458	40.00%	2013	\$0	\$0	
	Subtotal			\$11.10	\$33,458			\$33,458			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$54.73	\$164,903	100	100.00%	\$164,903	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$164,903			\$164,903			\$0	\$0	0.00%
	Grand Total			\$285.65	\$860,653			\$873,299			\$0	\$115,063	13.37%

Estimate by Building System - Planetarium



- Electrical Service
- Lighting/Circuits
- Plumbing/Fixtures
- Air/Ventilation
- Comm/Data/Security

Future Facility Funding vs FCI for Planetarium



Facility: Chaffey College\Main Campus\Campus Center East

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Campus Center East Building is located in the center of the campus. It is a one (1) story building with about 18,000 sf. It was built in 1969, upgraded in 1975. This building is in good condition.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The flooring is either carpeted or has tile.

The roof was last replaced in 1992 with a Henry system and is not experiencing any leaks.

In 1997, the Bookstore was expanded by 940 sf.

In 1998, the restrooms were upgraded.

MECHANICAL-This building is cooled with four, twenty-ton packaged roof-top air conditioning units installed in 1994. Heating is provided by gas-fired heat exchangers in the air handling units. The % used in the life cycle analysis is shown higher than the reasonable expectation for age. This is because the life expectancy for packaged and computer room a.c. equipment is 15 years according to BOMA in lieu of the 25 years generated by the cost model.

ELECTRICAL-The transformer and distribution panel was replaced in 1994. The lighting was replaced in 1995.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:

WNelson

Date:

27-Sep-2001

Repair Costs:

\$471,464.06

Replacement Cost:

\$5,168,487.77

FCI:

9.12%



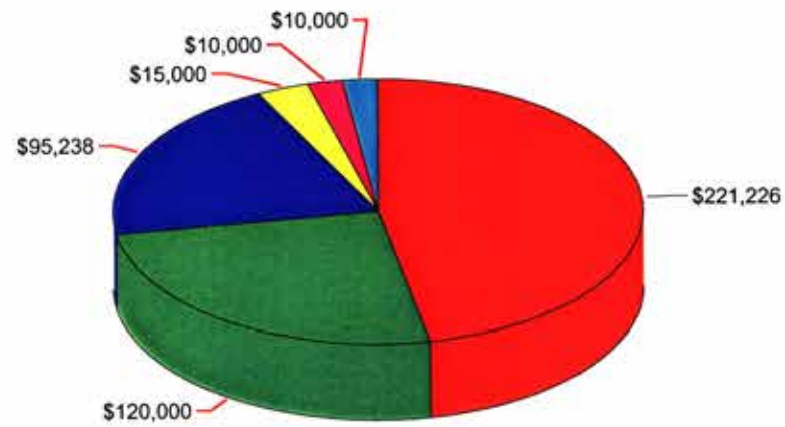
Photo Description:

Main Campus - Campus Center East

Gross Area: 18,094 SF

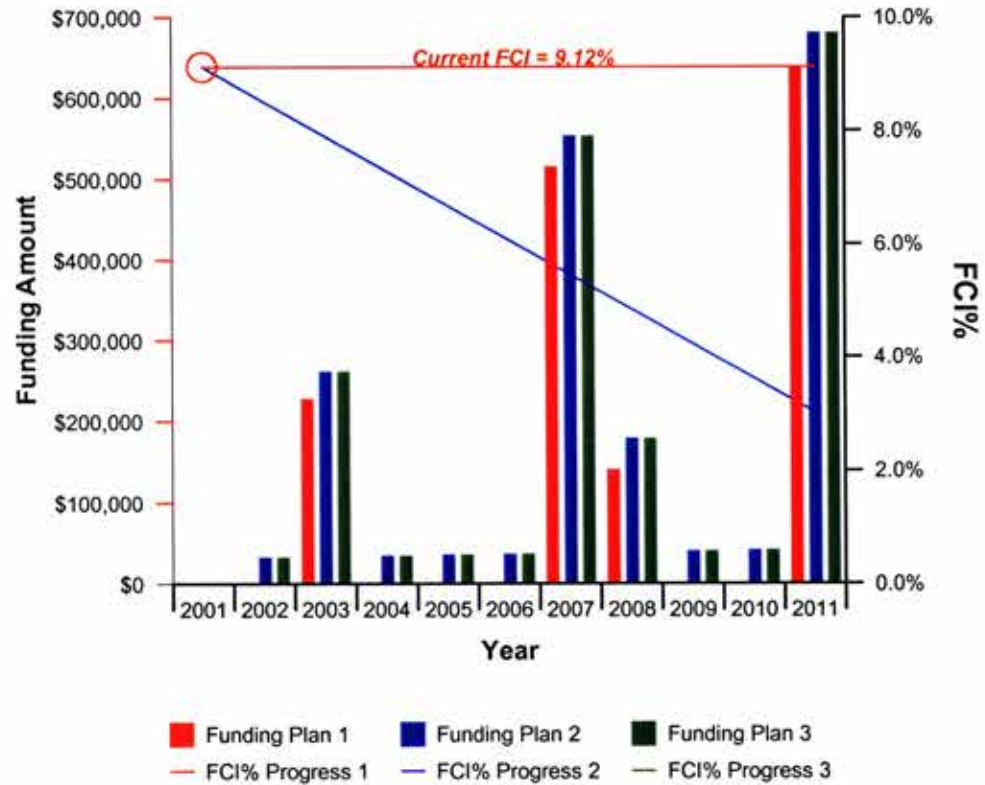
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$170,174	30	130.00%	\$221,226	100.00%	2001	\$0	\$221,226	
	Subtotal			\$9.41	\$170,174			\$221,226			\$0	\$221,226	130.00%
Electrical	Comm/Data/Security	1		\$7.05	\$127,481	10	90.00%	\$114,733	30.00%	2008	\$0	\$0	
	Electrical Service	6		\$12.59	\$227,713	30	90.00%	\$204,942	30.00%	2022	\$0	\$0	
	Lighting/Circuits	6		\$7.17	\$129,734	20	90.00%	\$116,761	30.00%	2015	\$0	\$0	
	Subtotal			\$26.81	\$484,928			\$436,435			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	6		\$18.68	\$337,960	30	110.00%	\$371,756	40.00%	2019	\$0	\$0	
	Exterior Walls	6		\$59.30	\$1,072,992	100	100.00%	\$1,072,992	50.00%	2051	\$0	\$0	
	Roofing	6		\$12.62	\$228,392	20	120.00%	\$274,070	50.00%	2011	\$0	\$0	
	Subtotal			\$90.60	\$1,639,344			\$1,718,818			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$200,925	15	110.00%	\$221,017	60.00%	2007	\$0	\$0	
	Floor	6		\$10.59	\$191,670	15	110.00%	\$210,837	60.00%	2007	\$10,000	\$10,000	
	Wall Finish	4		\$11.88	\$214,957	10	100.00%	\$214,957	80.00%	2003	\$15,000	\$15,000	
	Walls/Doors	6		\$25.06	\$453,499	40	90.00%	\$408,149	40.00%	2025	\$10,000	\$10,000	
	Subtotal			\$58.63	\$1,061,050			\$1,054,960			\$35,000	\$35,000	3.30%
Mech / Plumb.	Air/Ventilation	6		\$8.81	\$159,318	20	100.00%	\$159,318	35.00%	2014	\$0	\$0	
	Heating/Cooling	6		\$20.30	\$367,218	25	100.00%	\$367,218	50.00%	2013	\$120,000	\$120,000	
	Plumbing/Fixtures	2		\$5.26	\$95,238	30	100.00%	\$95,238	100.00%	2001	\$0	\$95,238	
	Subtotal			\$34.37	\$621,773			\$621,773			\$120,000	\$215,238	34.62%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$200,925	20	100.00%	\$200,925	50.00%	2011	\$0	\$0	
	Subtotal			\$11.10	\$200,925			\$200,925			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$54.73	\$990,294	100	100.00%	\$990,294	40.00%	2061	\$0	\$0	
	Subtotal			\$54.73	\$990,294			\$990,294			\$0	\$0	0.00%
	Grand Total			\$285.65	\$5,168,488			\$5,244,431			\$155,000	\$471,464	9.12%

Estimate by Building System - Campus Center East



- Fire Sprinkler
- Heating/Cooling
- Plumbing/Fixtures
- Wall Finish
- Floor
- Walls/Doors

Future Facility Funding vs FCI for Campus Center East



Facility: Chaffey College\Main Campus\Museum Gallery

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Museum Gallery is located at the northeast end of the campus. It is a one (1) story building with about 4,000 sf. It was built in 1972 and has been upgraded.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The open floor plan and open ceiling make for a clean looking space. The work rooms are in need of some work, but nothing needs to be done today.

ADA has been started but still needs work.

The roof was last replaced in 1995 with a J.Cab/Tremco system and is not experiencing any leaks.

MECHANICAL-This building is cooled with either packaged or split system DX equipment installed in 1998. Heating is provided by gas-fired heat exchangers in the air handling units. Conditioned air is distributed via underfloor ductwork. The % used in the life cycle analysis is shown higher than the reasonable expectation for age. This is because the life expectancy for packaged and computer room a.c. equipment is 15 years according to BOMA in lieu of the 25 years generated by the cost model.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels. This equipment was manufactured by General Electric and replacement parts are still available. The lighting was upgraded in 1995.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$65,364.60

Replacement Cost:
\$1,125,447.21

FCI:
5.81%

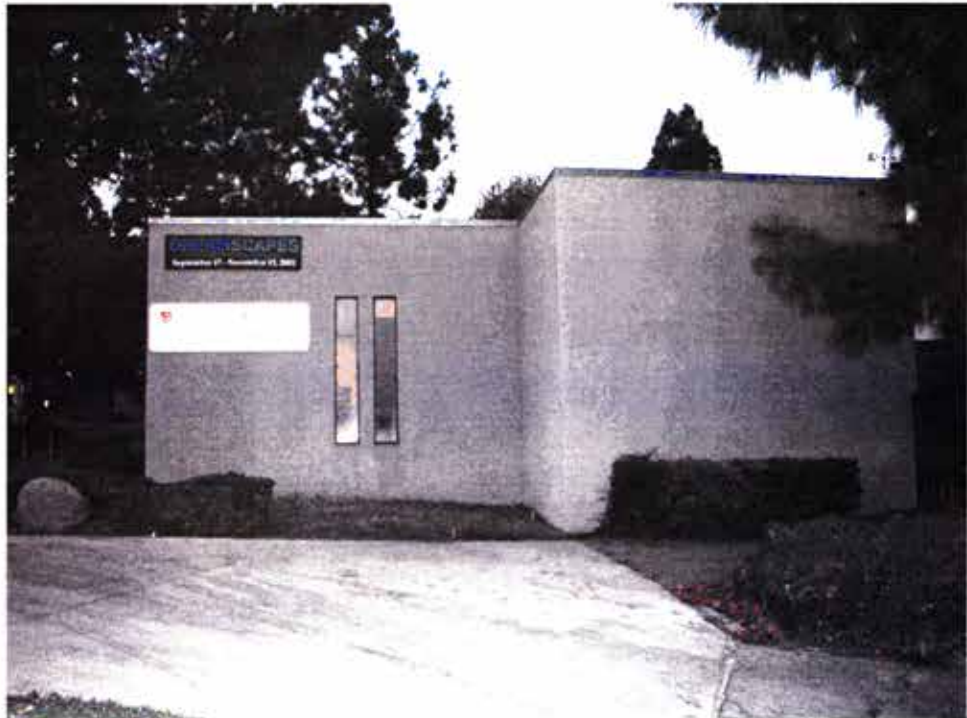


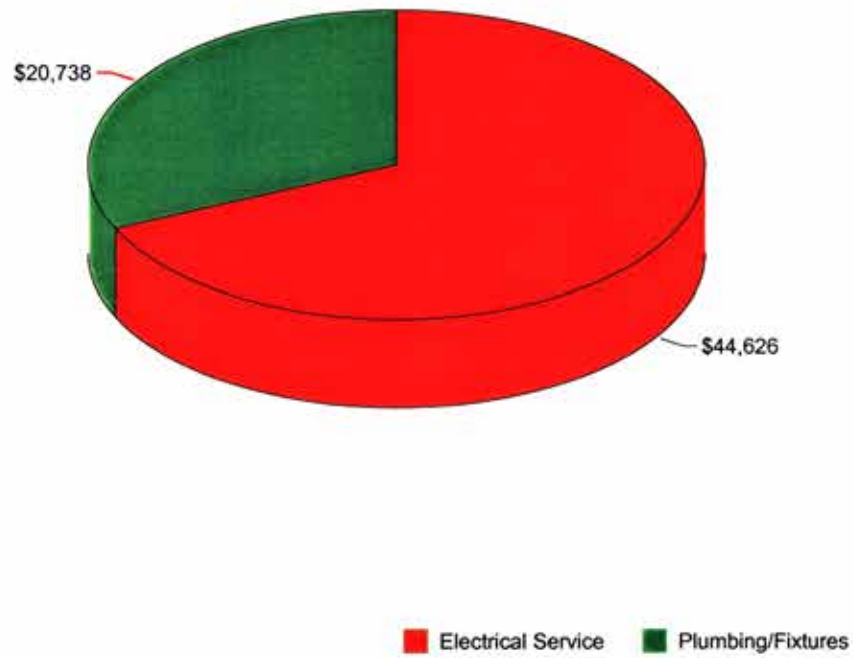
Photo Description:

Main Campus - Museum Gallery

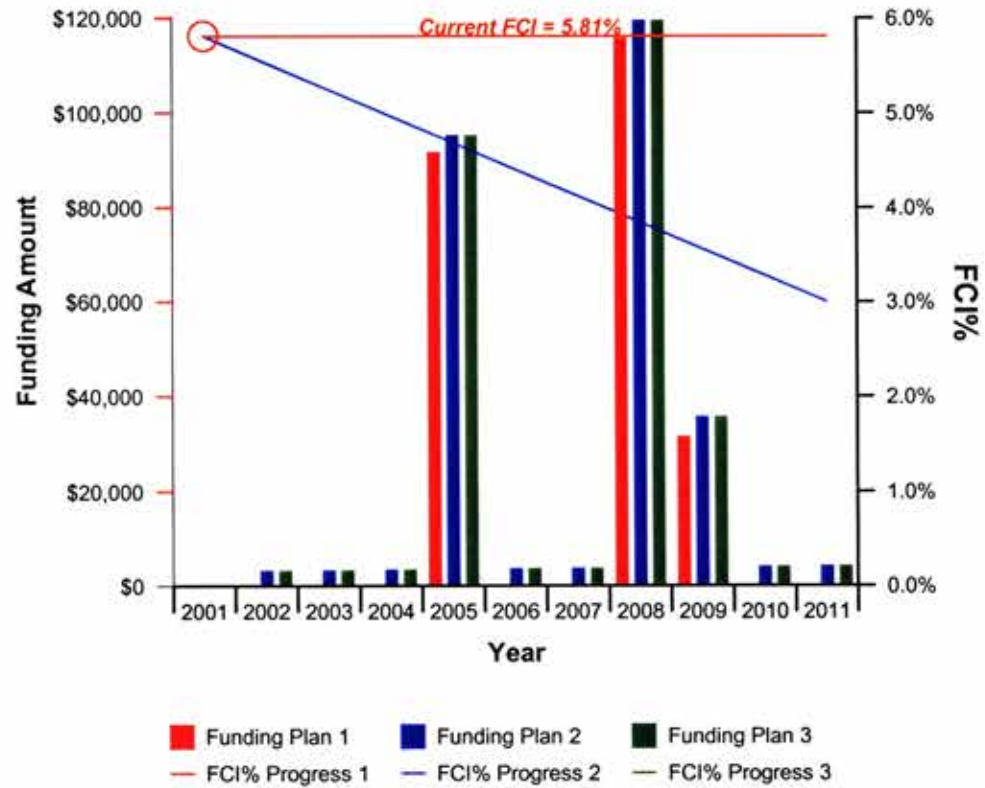
Gross Area: 3,940 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$37,056	30	130.00%	\$48,172	40.00%	2019	\$0	\$0	
	Subtotal			\$9.41	\$37,056			\$48,172			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$27,759	10	90.00%	\$24,983	20.00%	2009	\$0	\$0	
	Electrical Service	4		\$12.59	\$49,585	30	90.00%	\$44,626	100.00%	2001	\$0	\$44,626	
	Lighting/Circuits	6		\$7.17	\$28,250	20	90.00%	\$25,425	30.00%	2015	\$0	\$0	
	Subtotal			\$26.81	\$105,594			\$95,035			\$0	\$44,626	42.26%
Ext. Closure	Doors and Windows	6		\$18.68	\$73,591	30	110.00%	\$80,950	30.00%	2022	\$0	\$0	
	Exterior Walls	6		\$59.30	\$233,646	100	100.00%	\$233,646	40.00%	2061	\$0	\$0	
	Roofing	6		\$12.62	\$49,733	20	120.00%	\$59,679	30.00%	2015	\$0	\$0	
	Subtotal			\$90.60	\$356,970			\$374,276			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$43,752	15	110.00%	\$48,127	50.00%	2008	\$0	\$0	
	Floor	6		\$10.59	\$41,736	15	110.00%	\$45,910	50.00%	2008	\$0	\$0	
	Wall Finish	6		\$11.88	\$46,807	10	100.00%	\$46,807	60.00%	2005	\$0	\$0	
	Walls/Doors	6		\$25.06	\$98,750	40	90.00%	\$88,875	50.00%	2021	\$0	\$0	
	Subtotal			\$58.63	\$231,046			\$229,719			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	4		\$8.81	\$34,692	20	100.00%	\$34,692	80.00%	2005	\$0	\$0	
	Heating/Cooling	6		\$20.30	\$79,962	25	100.00%	\$79,962	20.00%	2021	\$0	\$0	
	Plumbing/Fixtures	2		\$5.26	\$20,738	30	100.00%	\$20,738	100.00%	2001	\$0	\$20,738	
	Subtotal			\$34.37	\$135,392			\$135,392			\$0	\$20,738	15.32%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$43,752	20	100.00%	\$43,752	10.00%	2019	\$0	\$0	
	Subtotal			\$11.10	\$43,752			\$43,752			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$54.73	\$215,638	100	100.00%	\$215,638	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$215,638			\$215,638			\$0	\$0	0.00%
	Grand Total			\$285.65	\$1,125,447			\$1,141,984			\$0	\$65,365	5.81%

Estimate by Building System - Museum Gallery



Future Facility Funding vs FCI for Museum Gallery



Facility: Chaffey College\Main Campus\Warehouse

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Warehouse Building is located on the southeast end of the campus. It is a one (1) story building with about 3,500 sf. It was built in 1974 and has not been upgraded except for the items below. Offices have been added and upgraded through the years. This type of building with this type of use can be used for many years with reasonable upkeep and this building has been well maintained.

The construction of this facility is concrete and steel, with an open ceiling in the work areas. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is painted exposed concrete exterior walls and wood frame with painted plaster on the interior offices. The flooring is sealed concrete in the bays and carpet in the offices. The ceilings are open in the bays and tile in the offices.

The roof was last replaced in 1997 with a Cenmark system and is not experiencing any leaks.

MECHANICAL-The offices are conditioned by window type package terminal units. The warehouse area is cooled with evaporative cooling units. Heat in the warehouse area is provided by new (2 yrs. old) gas-fired unit heaters. The original unit heaters have been abandoned in place.

ELECTRICAL-The electrical service for the Warehouse and Maintenance buildings was completely renovated this past summer. The lighting is outdated but serves its intended purpose.

PLUMBING-No plumbing exists besides the gas piping serving the unit heaters. A restroom should be provided for this building.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$41,609.69

Replacement Cost:
\$710,307.36

FCI:
5.86%

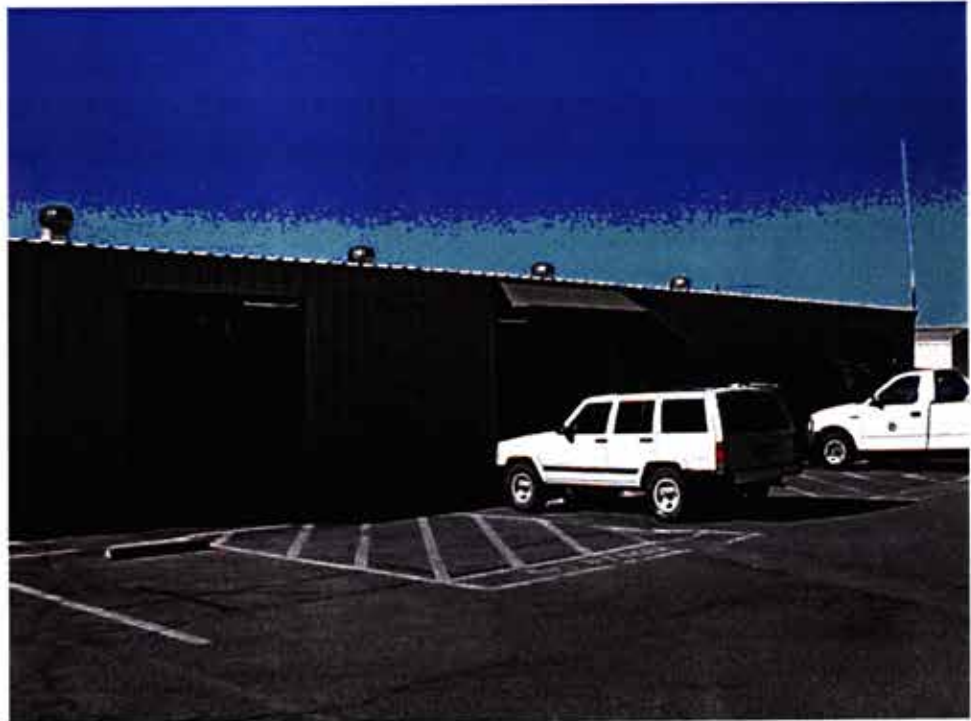


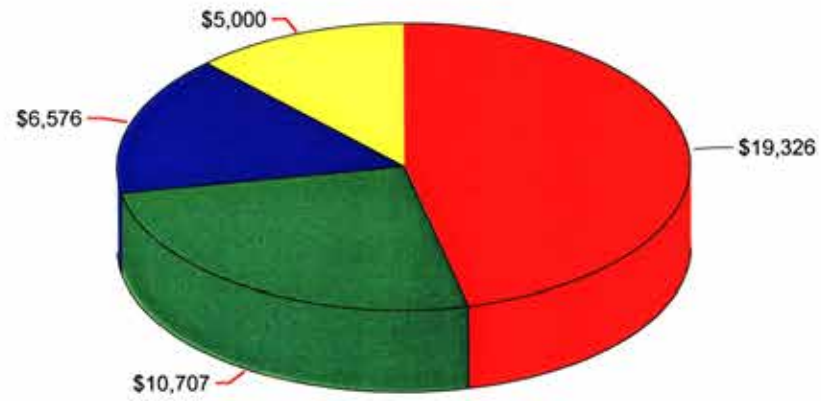
Photo Description:

Main Campus - Warehouse

Gross Area: 3,486 SF

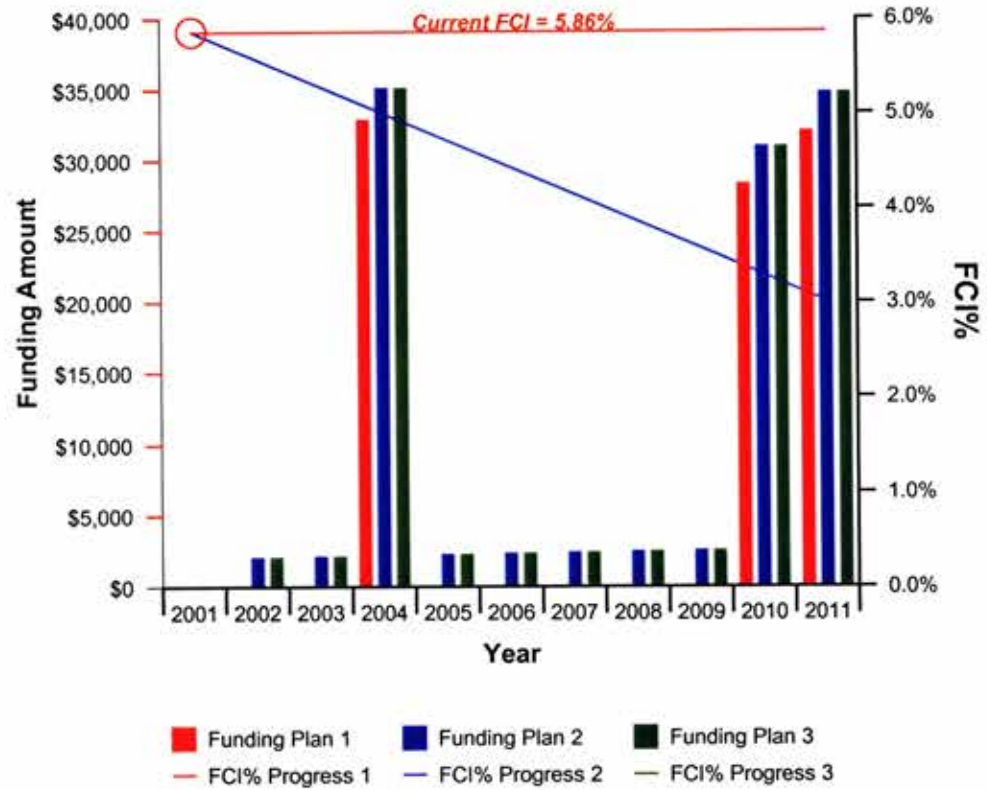
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Int/Ext Finishes	6		\$8.64	\$30,119	10	100.00%	\$30,119	70.00%	2004	\$0	\$0	
	Subtotal			\$8.64	\$30,119			\$30,119			\$0	\$0	0.00%
Code/Life/Saf	Fire Alarm/Detection	1		\$0.00	\$0	15	100.00%	\$0	100.00%	2001	\$0	\$0	
	Fire Sprinkler	6		\$9.03	\$31,474	30	130.00%	\$40,917	20.00%	2025	\$0	\$0	
	Subtotal			\$9.03	\$31,474			\$40,917			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$6.77	\$23,593	25	90.00%	\$21,234	10.00%	2023	\$0	\$0	
	Electrical Service	6		\$4.81	\$16,766	30	90.00%	\$15,090	3.00%	2030	\$0	\$0	
	Lighting/Circuits	4		\$3.41	\$11,897	20	90.00%	\$10,707	100.00%	2001	\$0	\$10,707	
	Subtotal			\$14.99	\$52,257			\$47,031			\$0	\$10,707	20.49%
Ext. Closure	Doors and Windows	6		\$17.93	\$62,497	30	110.00%	\$68,747	30.00%	2022	\$0	\$0	
	Exterior Walls	6		\$50.18	\$174,941	50	120.00%	\$209,930	30.00%	2036	\$0	\$0	
	Roofing	6		\$12.12	\$42,267	30	110.00%	\$46,494	10.00%	2028	\$0	\$0	
	Subtotal			\$80.23	\$279,705			\$325,170			\$0	\$0	0.00%
Interiors	Ceilings	6		\$2.16	\$7,530	13	105.00%	\$7,906	30.00%	2010	\$0	\$0	
	Floor	6		\$3.60	\$12,550	10	110.00%	\$13,805	10.00%	2010	\$0	\$0	
	Wall Finish	6		\$6.84	\$23,844	20	100.00%	\$23,844	50.00%	2011	\$0	\$0	
	Walls/Doors	6		\$11.52	\$40,159	40	75.00%	\$30,119	20.00%	2033	\$0	\$0	
	Subtotal			\$24.12	\$84,082			\$75,674			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	4		\$1.89	\$6,576	20	100.00%	\$6,576	100.00%	2001	\$0	\$6,576	
	Heating/Cooling	3		\$4.39	\$15,311	20	100.00%	\$15,311	25.00%	2016	\$5,000	\$5,000	
	Plumbing/Fixtures	5		\$5.04	\$17,569	30	110.00%	\$19,326	100.00%	2001	\$0	\$19,326	
	Subtotal			\$11.32	\$39,456			\$41,213			\$5,000	\$30,902	78.32%
Specialties	Built-in Furn/Appliances	6		\$2.88	\$10,040	15	100.00%	\$10,040	20.00%	2013	\$0	\$0	
	Subtotal			\$2.88	\$10,040			\$10,040			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$52.55	\$183,174	100	100.00%	\$183,174	20.00%	2081	\$0	\$0	
	Subtotal			\$52.55	\$183,174			\$183,174			\$0	\$0	0.00%
	Grand Total			\$203.76	\$710,307			\$753,337			\$5,000	\$41,610	5.86%

Estimate by Building System - Warehouse



- Plumbing/Fixtures
- Lighting/Circuits
- Air/Ventilation
- Heating/Cooling
- Fire Alarm/Detection

Future Facility Funding vs FCI for Warehouse



Facility: Chaffey College\Main Campus\Public Safety

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Public Safety (Campus Police) Building is located at the center of the campus. It is a one (1) story building with about 1,200 sf. It was built in 1974 and was upgraded in 1997 as part of the switch to Campus Police. The exterior has not been upgraded. The building needs to be repainted.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin.

ADA has been started but still needs work.

The roof on this building is in need of replacement but is not experiencing any leaks.

In 1998, the old ELS building was converted into the Public Safety building and the old trailers were scraped.

MECHANICAL-The heating, ventilating, and air conditioning equipment for this building was replaced in 1997.

ELECTRICAL-The electrical service and lighting in this building date to original construction with modifications necessary for the use conversion.

PLUMBING-The plumbing fixtures and piping date to the original construction with modifications to partially conform to ADA standards.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$71,468.84

Replacement Cost:
\$363,056.70

FCI:
19.69%



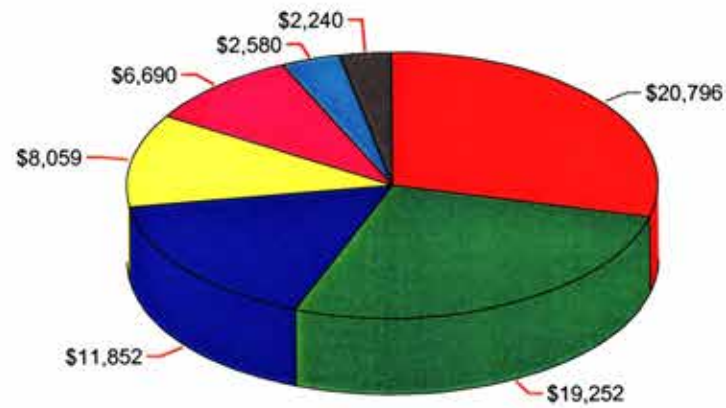
Photo Description:

Main Campus - Public Safety

Gross Area: 1,271 SF

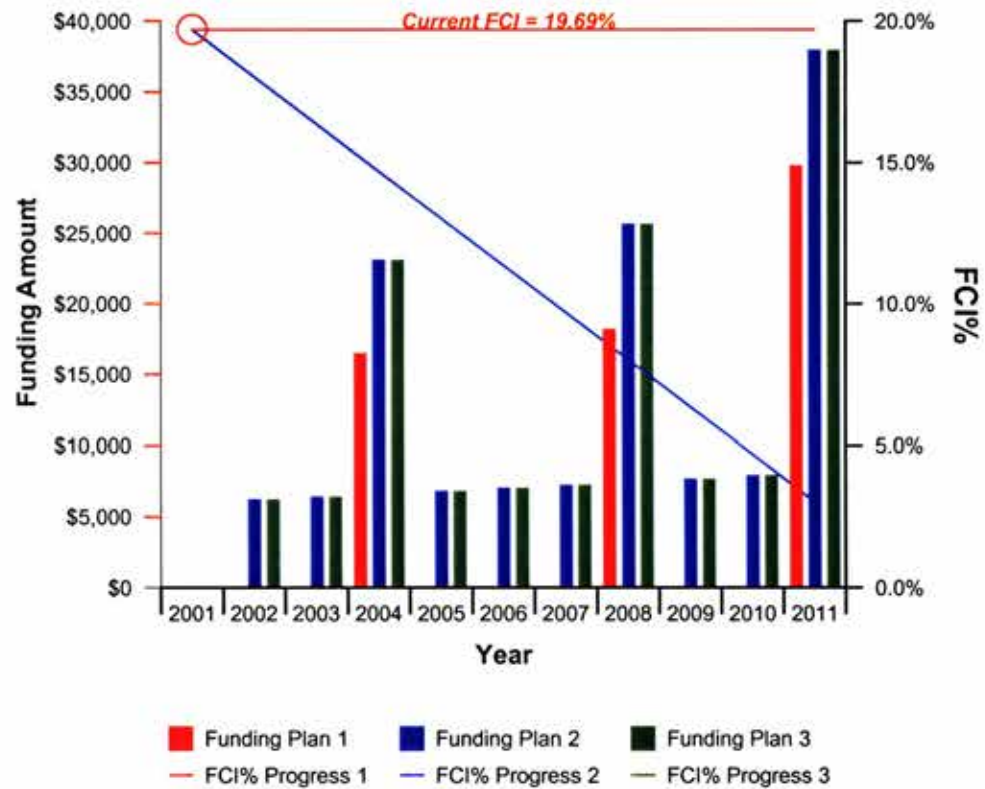
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$11,954	30	130.00%	\$15,540	20.00%	2025	\$0	\$0	
	Subtotal			\$9.41	\$11,954			\$15,540			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$8,955	10	90.00%	\$8,059	100.00%	2001	\$0	\$8,059	
	Electrical Service	6		\$12.59	\$15,996	30	90.00%	\$14,396	100.00%	2001	\$6,400	\$20,796	
	Lighting/Circuits	4		\$7.17	\$9,113	20	90.00%	\$8,202	100.00%	2001	\$3,650	\$11,852	
	Subtotal			\$26.81	\$34,063			\$30,657			\$10,050	\$40,707	119.50%
Ext. Closure	Doors and Windows	6		\$18.88	\$23,740	30	110.00%	\$26,114	50.00%	2016	\$0	\$0	
	Exterior Walls	6		\$59.30	\$75,372	100	100.00%	\$75,372	50.00%	2051	\$0	\$0	
	Roofing	2		\$12.62	\$16,043	20	120.00%	\$19,252	100.00%	2001	\$0	\$19,252	
	Subtotal			\$90.60	\$115,155			\$120,737			\$0	\$19,252	16.72%
Interiors	Ceilings	6		\$11.10	\$14,114	15	110.00%	\$15,525	20.00%	2013	\$0	\$0	
	Floor	6		\$10.59	\$13,464	15	110.00%	\$14,810	50.00%	2008	\$0	\$0	
	Wall Finish	6		\$11.88	\$15,099	10	100.00%	\$15,099	70.00%	2004	\$0	\$0	
	Walls/Doors	6		\$25.06	\$31,856	40	90.00%	\$28,670	50.00%	2021	\$0	\$0	
	Subtotal			\$58.63	\$74,533			\$74,105			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	6		\$8.81	\$11,191	20	100.00%	\$11,191	20.00%	2017	\$2,240	\$2,240	
	Heating/Cooling	6		\$20.30	\$25,795	25	100.00%	\$25,795	10.00%	2023	\$2,580	\$2,580	
	Plumbing/Fixtures	2		\$5.26	\$6,690	30	100.00%	\$6,690	100.00%	2001	\$0	\$6,690	
	Subtotal			\$34.37	\$43,676			\$43,676			\$4,820	\$11,510	26.35%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$14,114	20	100.00%	\$14,114	50.00%	2011	\$0	\$0	
	Subtotal			\$11.10	\$14,114			\$14,114			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$54.73	\$69,562	100	100.00%	\$69,562	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$69,562			\$69,562			\$0	\$0	0.00%
	Grand Total			\$285.65	\$363,057			\$368,391			\$14,870	\$71,469	19.69%

Estimate by Building System - Public Safety



- Electrical Service
- Roofing
- Lighting/Circuits
- Comm/Data/Security
- Plumbing/Fixtures
- Heating/Cooling
- Air/Ventilation

Future Facility Funding vs FCI for Public Safety



Facility: Chaffey College\Main Campus\Auto Tech Lab

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Auto Tech Building is located on the southwest end of the campus. It is a one (1) story building with about 21,000 sf. It was built in 1977 and has not been upgraded except for the items below. Some of the systems are past their useful life and need to be replaced. This type of building with this type of use can be used for many years with reasonable upkeep and this building has been well maintained.

The construction of this facility is concrete and steel, with an open ceiling in the work areas. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is painted exposed concrete exterior walls and wood frame with painted plaster on the interior offices. The floors are sealed concrete and the ceiling is open.

ADA has been completed.

The fire protection has been addressed by a campus wide alarm system.

The roof was last replaced in 1994 with a Byars/Henry system and is not experiencing any leaks.

In 1996, the Welding Shop was deleted and new classrooms were added in its place.

In 1997, the Hydraulic Hoists were removed and were replaced with above ground automotive lifts.

MECHANICAL-There is evaporative cooling provided in the shop areas. Heat is provided by gas-fired unit heaters and electric duct heaters associated with the evaporative coolers. The office areas are conditioned by five, 2-5 ton packaged roof-top air conditioning units with gas heat.

ELECTRICAL-This is one of the only buildings on campus to have 480/3/60 power. It is provided through a 500 KVA main transformer to a 45KVA building transformer. Lighting dates from original construction in the western half of the building. The eastern half was upgraded in 1998.

PLUMBING-The fixtures and domestic water piping date from the original construction. The toilet rooms are semi-ADA compliant.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$369,325.84

Replacement Cost:
\$2,974,896.00

FCI:
12.41%



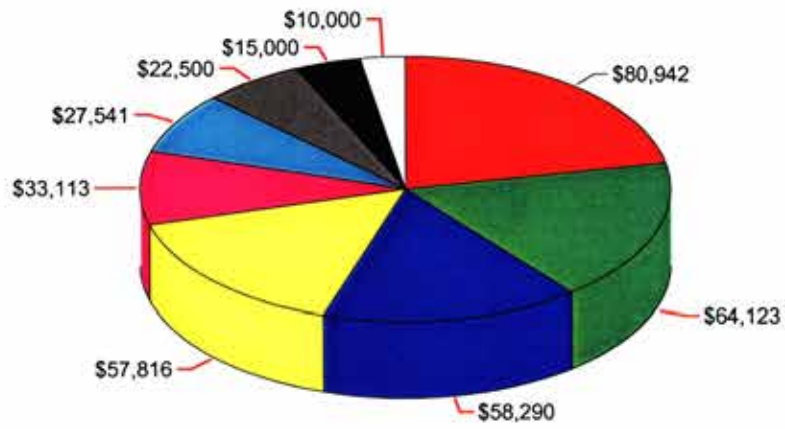
Photo Description:

Main Campus - Auto Tech Lab

Gross Area: 14,600 SF

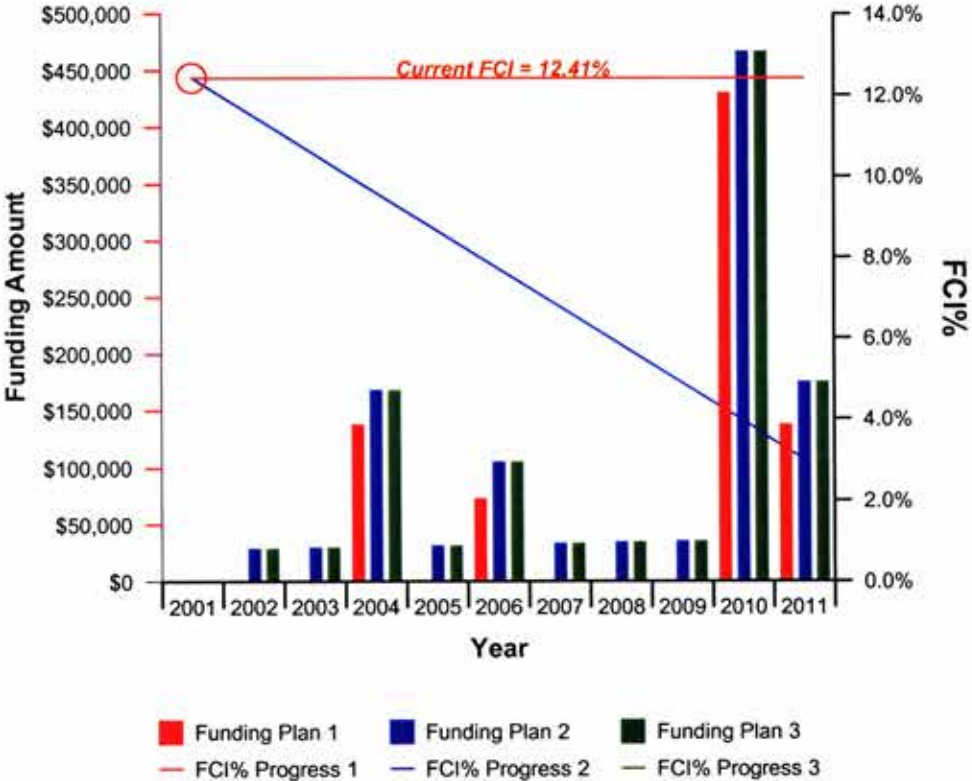
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Int/Ext Finishes	6		\$8.64	\$126,144	10	100.00%	\$126,144	70.00%	2004	\$0	\$0	
	Subtotal			\$8.64	\$126,144			\$126,144			\$0	\$0	0.00%
Code/Life/Saf	Fire Alarm/Detection	1		\$0.00	\$0	15	100.00%	\$0	100.00%	2001	\$0	\$0	
	Fire Sprinkler	1		\$9.03	\$131,820	30	130.00%	\$171,367	50.00%	2016	\$0	\$0	
	Subtotal			\$9.03	\$131,820			\$171,367			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$6.77	\$98,813	25	90.00%	\$88,932	50.00%	2013	\$0	\$0	
	Electrical Service	4		\$4.81	\$70,220	30	90.00%	\$63,198	83.00%	2006	\$58,290	\$58,290	
	Lighting/Circuits	3		\$3.41	\$49,827	20	90.00%	\$44,844	50.00%	2011	\$22,500	\$22,500	
	Subtotal			\$14.99	\$218,860			\$196,974			\$80,790	\$80,790	36.91%
Ext. Closure	Doors and Windows	6		\$17.93	\$261,749	30	110.00%	\$287,924	70.00%	2010	\$0	\$0	
	Exterior Walls	6		\$50.18	\$732,686	50	120.00%	\$879,224	50.00%	2026	\$0	\$0	
	Roofing	6		\$12.12	\$177,022	30	110.00%	\$194,724	40.00%	2019	\$0	\$0	
	Subtotal			\$80.23	\$1,171,457			\$1,361,872			\$0	\$0	0.00%
Interiors	Ceilings	4		\$2.16	\$31,536	13	105.00%	\$33,113	100.00%	2001	\$0	\$33,113	
	Floor	4		\$3.60	\$52,560	10	110.00%	\$57,816	100.00%	2001	\$0	\$57,816	
	Wall Finish	6		\$6.84	\$99,864	20	100.00%	\$99,864	40.00%	2013	\$15,000	\$15,000	
	Walls/Doors	6		\$11.52	\$168,192	40	75.00%	\$126,144	50.00%	2021	\$10,000	\$10,000	
	Subtotal			\$24.12	\$352,152			\$316,937			\$25,000	\$115,929	32.92%
Mech / Plumb.	Air/Ventilation	4		\$1.89	\$27,541	20	100.00%	\$27,541	100.00%	2001	\$0	\$27,541	
	Heating/Cooling	4		\$4.39	\$64,123	20	100.00%	\$64,123	100.00%	2001	\$0	\$64,123	
	Plumbing/Fixtures	2		\$5.04	\$73,584	30	110.00%	\$80,942	100.00%	2001	\$0	\$80,942	
	Subtotal			\$11.32	\$165,249			\$172,607			\$0	\$172,607	104.45%
Specialties	Built-in Furn/Appliances	6		\$2.88	\$42,048	15	100.00%	\$42,048	40.00%	2010	\$0	\$0	
	Subtotal			\$2.88	\$42,048			\$42,048			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$52.55	\$767,166	100	100.00%	\$767,166	40.00%	2061	\$0	\$0	
	Subtotal			\$52.55	\$767,166			\$767,166			\$0	\$0	0.00%
	Grand Total			\$203.76	\$2,974,896			\$3,155,114			\$105,790	\$369,326	12.41%

Estimate by Building System - Auto Tech Lab



- | | | |
|--|---|---|
| ■ Plumbing/Fixtures | ■ Ceilings | ■ Walls/Doors |
| ■ Heating/Cooling | ■ Air/Ventilation | ■ Fire Alarm/Detection |
| ■ Electrical Service | ■ Lighting/Circuits | |
| ■ Floor | ■ Wall Finish | |

Future Facility Funding vs FCI for Auto Tech Lab



Facility: Chaffey College\Off Campus\FONTANA CENTER

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

This Building was completed in 1996 and has been maintained to keep the building in good condition. There were no items that are past their useful life. In 1999 the parking lot was expanded and an old structure at the northwest corner was removed.

MECHANICAL-Air Conditioning is accomplished by two nominal 20 Ton split system air conditioning units. Air handling units are provided with variable frequency drives on the supply fans for operation as a variable air volume system. Heat is provided by a gas-fired heat exchanger in the air handling unit supplemented by electric resistance heating as necessary. The % used in the life cycle analysis is shown higher than the reasonable expectation for age. This is because the life expectancy for packaged and computer room a.c. equipment is 15 years according to BOMA in lieu of the 25 years generated by the cost model.

ELECTRICAL-A new 600 ampere 208/3/60 service was provided at building construction. All of the power distribution and lighting was new.

PLUMBING-The plumbing fixtures and distribution piping was completely new in 1996.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$0.00

Replacement Cost:
\$2,893,027.75

FCI:
0.00%



Photo Description:

Off Campus - FONTANA CENTER

Gross Area: 10,128 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$95,254	30	130.00%	\$123,830	20.00%	2025	\$0	\$0	
	Subtotal			\$9.41	\$95,254			\$123,830			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$71,357	10	90.00%	\$64,221	20.00%	2009	\$0	\$0	
	Electrical Service	6		\$12.59	\$127,461	30	90.00%	\$114,715	16.00%	2026	\$0	\$0	
	Lighting/Circuits	6		\$7.17	\$72,618	20	90.00%	\$65,356	25.00%	2016	\$0	\$0	
	Subtotal			\$26.81	\$271,435			\$244,292			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$18.68	\$189,171	30	110.00%	\$208,088	10.00%	2028	\$0	\$0	
	Exterior Walls	1		\$59.30	\$600,601	100	100.00%	\$600,601	20.00%	2081	\$0	\$0	
	Roofing	1		\$12.62	\$127,841	20	120.00%	\$153,409	20.00%	2017	\$0	\$0	
	Subtotal			\$90.60	\$917,612			\$962,097			\$0	\$0	0.00%
Interiors	Ceilings	1		\$11.10	\$112,466	15	110.00%	\$123,713	20.00%	2013	\$0	\$0	
	Floor	1		\$10.59	\$107,286	15	110.00%	\$118,014	50.00%	2008	\$0	\$0	
	Wall Finish	1		\$11.88	\$120,321	10	100.00%	\$120,321	10.00%	2010	\$0	\$0	
	Walls/Doors	1		\$25.06	\$253,843	40	90.00%	\$228,459	10.00%	2037	\$0	\$0	
	Subtotal			\$58.63	\$593,916			\$590,507			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	6		\$8.81	\$89,177	20	100.00%	\$89,177	25.00%	2016	\$0	\$0	
	Heating/Cooling	6		\$20.30	\$205,548	25	100.00%	\$205,548	33.00%	2017	\$0	\$0	
	Plumbing/Fixtures	6		\$5.26	\$53,309	30	100.00%	\$53,309	16.00%	2026	\$0	\$0	
	Subtotal			\$34.37	\$348,034			\$348,034			\$0	\$0	0.00%
Specialties	Built-in Furn/Appliances	1		\$11.10	\$112,466	20	100.00%	\$112,466	20.00%	2017	\$0	\$0	
	Subtotal			\$11.10	\$112,466			\$112,466			\$0	\$0	0.00%
Structural	Found./Slab/Structure	1		\$54.73	\$554,311	100	100.00%	\$554,311	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$554,311			\$554,311			\$0	\$0	0.00%
	Grand Total			\$285.65	\$2,893,028			\$2,935,536			\$0	\$0	0.00%

Facility: Chaffey College\Main Campus\Information Services

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Information Services Building is located at the southern end of the campus. It is a one (1) story building with about 8,000 sf. It was built in 2000.

The construction of this facility is concrete and steel. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The floors are carpeted and the ceiling is dropped frame.

This facility was built as an addition to the Skills Center and is not experiencing any roof leaks.

MECHANICAL-Seven, 3-ton packaged rooftop variable air volume units and one, 10-ton computer room air conditioning unit serve this building. The % used in the life cycle analysis is shown higher than the reasonable expectation for age. This is because the life expectancy for packaged and computer room a.c. equipment is 15 years according to BOMA in lieu of the 25 years generated by the cost model.

ELECTRICAL-There is an 800 Amp electrical service for this building.

PLUMBING-Toilet rooms for this building are located in the adjacent Skills Labs building.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$0.00

Replacement Cost:
\$2,309,451.95

FCI:
0.00%



Photo Description:

Main Campus - Information Services

Gross Area: 8,085 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	6		\$9.41	\$76,039	30	130.00%	\$98,851	10.00%	2028	\$0	\$0	
	Subtotal			\$9.41	\$76,039			\$98,851			\$0	\$0	0.00%
Electrical	Comm/Data/Security	6		\$7.05	\$56,963	10	90.00%	\$51,267	10.00%	2010	\$0	\$0	
	Electrical Service	6		\$12.59	\$101,750	30	90.00%	\$91,575	6.00%	2029	\$0	\$0	
	Lighting/Circuits	6		\$7.17	\$57,969	20	90.00%	\$52,173	10.00%	2019	\$0	\$0	
	Subtotal			\$26.81	\$216,682			\$195,014			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	6		\$18.68	\$151,012	30	110.00%	\$166,113	10.00%	2028	\$0	\$0	
	Exterior Walls	6		\$59.30	\$479,449	100	100.00%	\$479,449	10.00%	2091	\$0	\$0	
	Roofing	6		\$12.62	\$102,053	20	120.00%	\$122,464	5.00%	2020	\$0	\$0	
	Subtotal			\$90.60	\$732,513			\$768,025			\$0	\$0	0.00%
Interiors	Ceilings	6		\$11.10	\$89,780	15	110.00%	\$98,758	10.00%	2014	\$0	\$0	
	Floor	6		\$10.59	\$85,644	15	110.00%	\$94,209	10.00%	2014	\$0	\$0	
	Wall Finish	6		\$11.88	\$96,050	10	100.00%	\$96,050	10.00%	2010	\$0	\$0	
	Walls/Doors	6		\$25.06	\$202,638	40	90.00%	\$182,375	5.00%	2039	\$0	\$0	
	Subtotal			\$58.63	\$474,112			\$471,391			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	6		\$8.81	\$71,188	20	100.00%	\$71,188	10.00%	2019	\$0	\$0	
	Heating/Cooling	6		\$20.30	\$164,085	25	100.00%	\$164,085	13.00%	2022	\$0	\$0	
	Plumbing/Fixtures	6		\$5.26	\$42,555	30	100.00%	\$42,555	1.00%	2030	\$0	\$0	
	Subtotal			\$34.37	\$277,829			\$277,829			\$0	\$0	0.00%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$89,780	20	100.00%	\$89,780	10.00%	2019	\$0	\$0	
	Subtotal			\$11.10	\$89,780			\$89,780			\$0	\$0	0.00%
Structural	Found./Slab/Structure	6		\$54.73	\$442,496	100	100.00%	\$442,496	1.00%	2100	\$0	\$0	
	Subtotal			\$54.73	\$442,496			\$442,496			\$0	\$0	0.00%
	Grand Total			\$285.65	\$2,309,452			\$2,343,386			\$0	\$0	0.00%

Facility: Chaffey College\Main Campus\Health Science

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Health Science Complex is located at the southwestern end of the campus. It is a one (1) story building with about 9,000 sf. It was built in 1959, upgraded in 1968 and remodeled in 1998. This building is in good condition.

The construction of this facility is concrete with brick and plaster in fill. The foundation is a spread footing with slab on grade floor. There are no signs of settlement. The interior is wood frame with painted plaster skin. The floors are carpeted.

The roof was last replaced in 1992 and is not experiencing any leaks.

In 1995 the Computer Labs in this facility were upgraded.

MECHANICAL-The central plant in this building provides chilled water to the entire Life Sciences group as well as the heating hot water for the Health Sciences and Life Sciences West portion. In 1995 the cooling tower and chiller were replaced as well as an upgrade of the energy management system to DDC from pneumatic. The air handling units, boiler, and piping date from the original construction. The original pipe insulation at the fittings contains asbestos and will need to be replaced when the piping is replaced. The original boiler is slated for replacement in the near future. Although the air handling unit is original, it has been well maintained and serves the intended purpose.

ELECTRICAL-This building is served by the original transformer, motor control center, and distribution panels; all of which are obsolete and should be replaced. The lighting was upgraded in 1995.

PLUMBING-The domestic water distribution piping is still galvanized and should be replaced. The water closet and urinal stalls as well as one lavatory were partially upgraded to be ADA compliant. The water closets do not comply with handicap height and the majority of the fixtures are original and well used.

Photographer:
WNelson

Date:
27-Sep-2001

Repair Costs:
\$426,719.76

Replacement Cost:
\$2,519,402.13

FCI:
16.94%



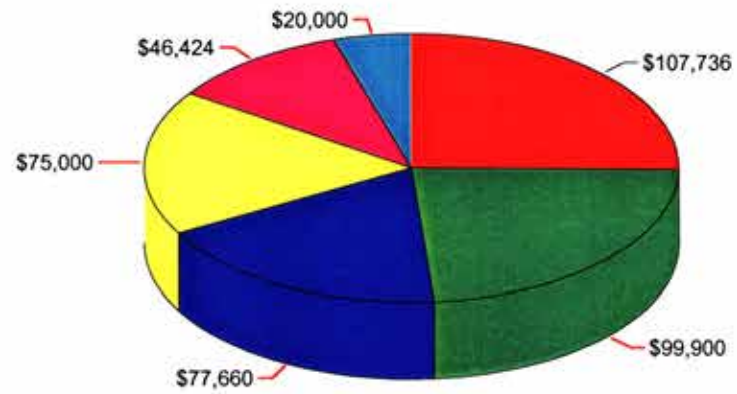
Photo Description:

Main Campus - Health Science

Gross Area: 8,820 SF

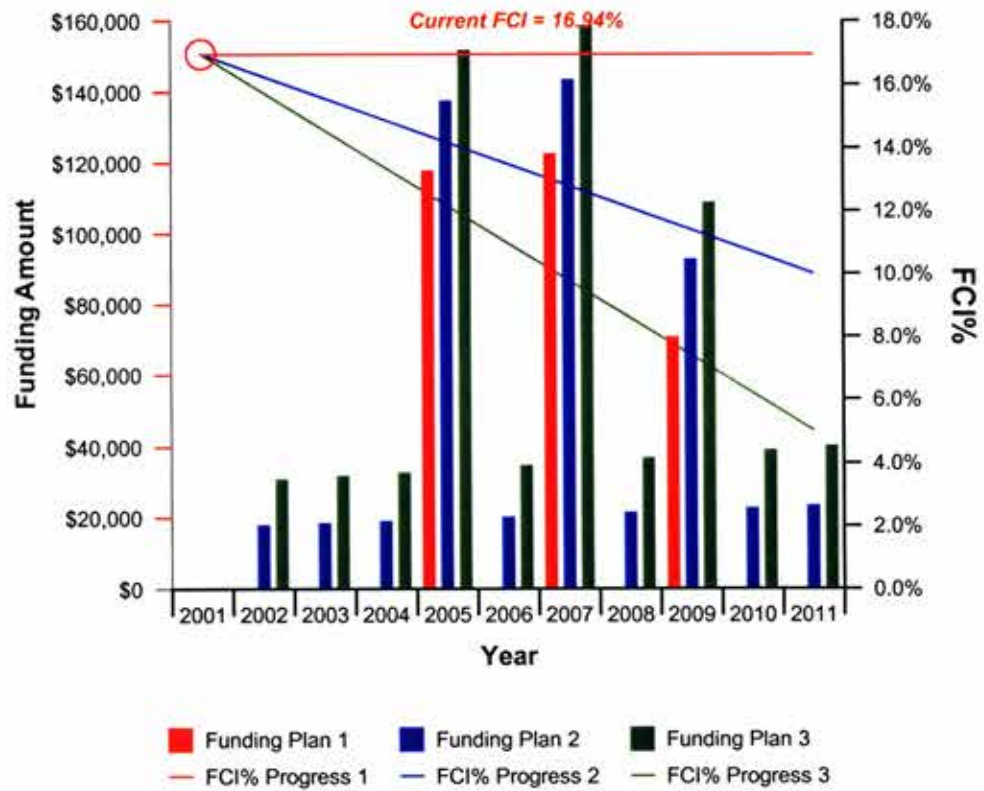
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$9.41	\$82,952	30	130.00%	\$107,838	20.00%	2025	\$0	\$0	
	Subtotal			\$9.41	\$82,952			\$107,838			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$7.05	\$62,141	10	90.00%	\$55,927	20.00%	2009	\$0	\$0	
	Electrical Service	4		\$12.59	\$111,000	30	90.00%	\$99,900	100.00%	2001	\$0	\$99,900	
	Lighting/Circuits	6		\$7.17	\$63,239	20	90.00%	\$56,915	25.00%	2016	\$0	\$0	
	Subtotal			\$26.81	\$236,380			\$212,742			\$0	\$99,900	42.26%
Ext. Closure	Doors and Windows	6		\$18.68	\$164,740	30	110.00%	\$181,214	40.00%	2019	\$0	\$0	
	Exterior Walls	6		\$59.30	\$523,035	100	100.00%	\$523,035	50.00%	2051	\$0	\$0	
	Roofing	6		\$12.62	\$111,330	20	120.00%	\$133,597	40.00%	2013	\$0	\$0	
	Subtotal			\$90.60	\$799,105			\$837,845			\$0	\$0	0.00%
Interiors	Ceilings	4		\$11.10	\$97,942	15	110.00%	\$107,736	100.00%	2001	\$0	\$107,736	
	Floor	6		\$10.59	\$93,430	15	110.00%	\$102,773	60.00%	2007	\$0	\$0	
	Wall Finish	6		\$11.88	\$104,782	10	100.00%	\$104,782	60.00%	2005	\$0	\$0	
	Walls/Doors	6		\$25.06	\$221,060	40	90.00%	\$198,954	40.00%	2025	\$0	\$0	
	Subtotal			\$58.63	\$517,214			\$514,245			\$0	\$107,736	20.83%
Mech / Plumb.	Air/Ventilation	4		\$8.81	\$77,660	20	100.00%	\$77,660	100.00%	2001	\$0	\$77,660	
	Heating/Cooling	3		\$20.30	\$179,002	25	100.00%	\$179,002	50.00%	2013	\$75,000	\$75,000	
	Plumbing/Fixtures	2		\$5.26	\$46,424	30	100.00%	\$46,424	100.00%	2001	\$0	\$46,424	
	Subtotal			\$34.37	\$303,086			\$303,086			\$75,000	\$199,084	65.69%
Specialties	Built-in Furn/Appliances	6		\$11.10	\$97,942	20	100.00%	\$97,942	40.00%	2013	\$20,000	\$20,000	
	Subtotal			\$11.10	\$97,942			\$97,942			\$20,000	\$20,000	20.42%
Structural	Found./Slab/Structure	6		\$54.73	\$482,723	100	100.00%	\$482,723	50.00%	2051	\$0	\$0	
	Subtotal			\$54.73	\$482,723			\$482,723			\$0	\$0	0.00%
	Grand Total			\$285.65	\$2,519,402			\$2,556,421			\$95,000	\$426,720	16.94%

Estimate by Building System - Health Science



- Ceilings
- Electrical Service
- Air/Ventilation
- Heating/Cooling
- Plumbing/Fixtures
- Built-in Furn/Appliances

Future Facility Funding vs FCI for Health Science



New Facilities Needs

New Facilities Needs



Project Listing

The architectural firm of tBP/Architecture (tBP) started working with the District in February 2001 to prepare a master plan for the Chaffey campus. 3D/I held a number of meetings with the District Administration, Staff, and tBP, to review the draft master plan and to identify other projects the District planned to accomplish through the bond measure.

The result is the list of projects provided below.

Group 1	New Construction	<ul style="list-style-type: none"> 1.1 Science Complex 1.2 Instructional Building A 1.3 Instructional Building B 1.4 Visual & Perf Arts Complex 1.5 Athletics Complex 1.6 Maintenance Relocation 1.7 Warehouse Relocation
Group 2	Major Remodel/ Renovation	<ul style="list-style-type: none"> 2.1 Student Services / Administration 2.2 Campus Center West 2.3 Physical Education
Group 3	Major Renovation/ Use Change	<ul style="list-style-type: none"> 3.1 Life Science West 3.2 Life Science East 3.3 Physical Science (SW Quadrant) 3.4 Theatre 3.5 Campus Center East 3.6 Art 3.7 Fashion/Consumer Studies 3.8 Museum/Gallery 3.9 Health Science 3.10 Vocational Education

Group 4	Renovation	<ul style="list-style-type: none"> 4.1 Aeronautics 4.2 Auto Tech Lab 4.3 Business Education 4.4 Information Services 4.5 Language Arts 4.6 Library 4.7 Physical Science(NE, NW, SE Quadrant) 4.8 Planetarium 4.9 Skills Labs 4.10 Social Science 4.11 Wargin Hall 4.12 Renovation Special Projects
Group 5	Site Improvements	<ul style="list-style-type: none"> 5.1 Amber Lane Loop 5.2 Campus Front Door 5.3 Wilson / Magnolia Entry 5.4 Chaffey Quad 5.5 Soccer Fields 5.6 North Parking Lots 5.7 Other Site Improvements Allowance 5.8 Site Signage 5.9 Utilities/Infrastructure/Civil
Group 6	Other	<ul style="list-style-type: none"> 6.1 E.I.R 6.2 Swing Space 6.3 Satellite Centers Expansion & Renovation 6.4 Refinance Lease/Purchase Equipment and Construction 6.5 Instructional Equipment 6.6 Site Acquisition
Group 7	Other	<ul style="list-style-type: none"> 7.1 Second Campus Initial Phase

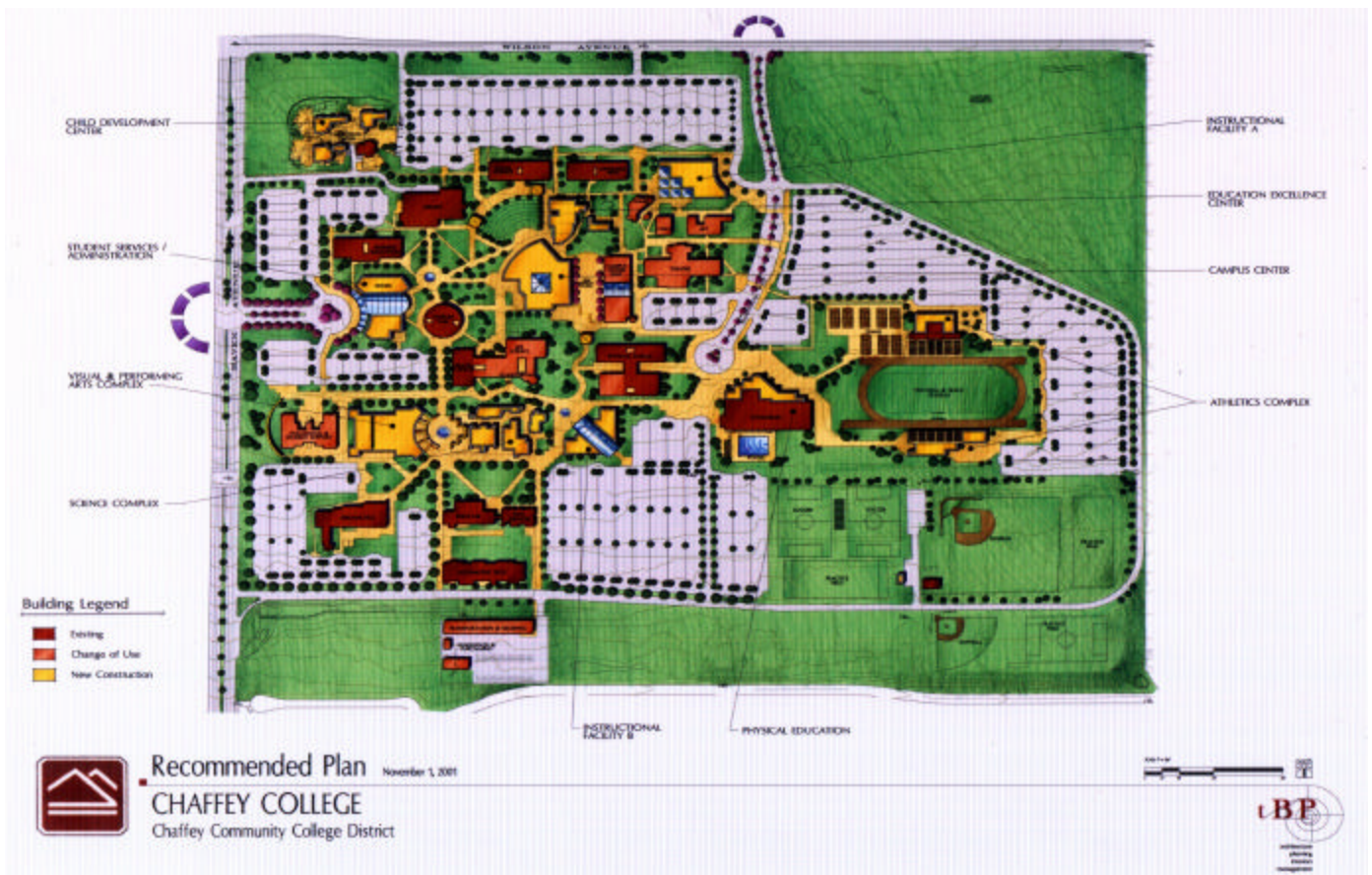
Project Grouping

The projects have been organized into seven different groupings as indicated above. The first group of 7 projects deals with the planned new projects. The second group of projects expands and modernizes 3 existing deficient buildings. The third group of 10 projects renovates and modernizes existing buildings for new uses. The fourth group of 12 projects completes needed renovations on the remainder of the existing Chaffey campus facilities whose use remains unchanged. The fifth group of 9 projects is for site related

projects, new roads, parking, site signage, infrastructure etc. The sixth group is for the EIR, swing space, satellite center expansion and renovation, site acquisition and refinance of lease/purchase of equipment and construction. Group seven covers the initial phase of a second campus proposed in the southwestern part of the district and completes the list of projects planned as part of this proposed bond issue.

Project Listing Site Plan

A site plan, prepared by tBP diagramming the approximate location for the proposed Chaffey campus modernization and new construction projects is shown below.



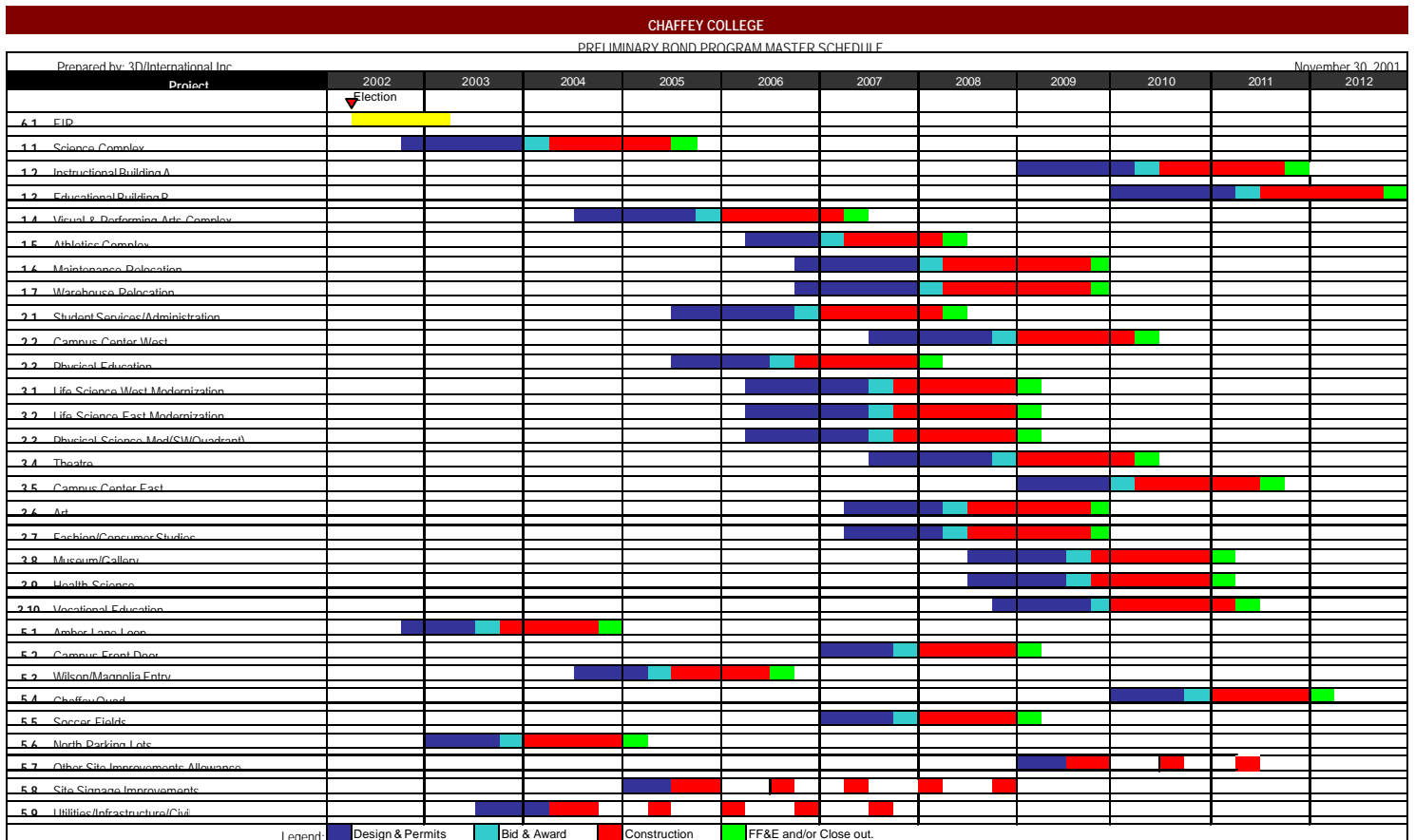
Preliminary Program Master Budget

3D/I prepared preliminary budgets for each of the 29 Chaffey campus capital improvement projects to establish amounts for the entitlement, land acquisition, design & plan check, construction, furniture, fixtures & equipment, management, legal, accounting and a program contingency. The specific budget data for each of these modernization and new construction projects is shown below. Cost estimates for the Group 4 renovation projects were prepared from COMET software. Allowances were established for the Group 6 and 7 projects and these are included in the totals below.

CHAFFEY COLLEGE PRELIMINARY BOND PROGRAM BUDGET									
Prepared by: 3D/International Inc.							November 30, 2001		
Project	Size Sq. Ft.	Entitlement & Land	Design & Plan Check	Construction Costs	Furniture, Fixtures & Equipment	Bond Issuance	Management, Legal & Accounting	Program Contingency	TOTAL PROGRAM
Chaffey College									
Budget Analysis Detail									
1.1 Science Complex	36,000	\$0	\$1,190,389	\$9,455,409	\$1,020,333	\$0	\$583,307	\$233,323	\$12,482,760
1.2 Instructional Building A	47,000	\$0	\$1,640,844	\$12,684,320	\$1,406,437	\$0	\$786,580	\$314,632	\$16,832,813
1.3 Educational Building B	47,000	\$0	\$1,640,844	\$12,684,320	\$1,406,437	\$0	\$786,580	\$314,632	\$16,832,813
1.4 Visual & Performing Arts Complex	57,000	\$0	\$1,884,782	\$14,971,064	\$1,615,527	\$0	\$923,569	\$554,141	\$19,949,083
1.5 Athletics Complex	17,000	\$0	\$561,529	4,460,294	\$481,310	\$0	\$275,157	\$165,094	\$5,943,383
1.6 Maintenance Relocation	20,000	\$0	\$457,606	3,125,836	\$337,309	\$0	\$196,038	\$117,623	\$4,234,411
1.7 Warehouse Relocation	4,000	\$0	\$80,743	\$641,349	\$69,208	\$0	\$39,565	\$23,739	\$854,604
2.1 Student Services Administration	29,147	\$0	\$756,093	\$6,005,745	\$648,080	\$0	\$370,496	\$148,198	\$7,928,612
2.2 Campus Center West	55,137	\$0	1,189,587	9,320,776	\$1,019,646	\$0	\$576,500	\$55,468	\$12,161,978
2.3 Physical Education	53,792	\$0	913,185	7,155,081	782,730	\$0	\$442,550	\$0	\$9,293,546
3.1 Life Science West Modernization	9,780	\$0	197,321	1,525,366	\$126,237	\$0	\$92,446	\$0	\$1,941,370
3.2 Life Science East Modernization	8,121	\$0	\$167,182	\$1,275,117	\$141,385	\$0	\$79,184	\$47,511	\$1,710,378
3.3 Physical Science Mod(SW Quadrant)	7,149	\$0	\$147,909	\$1,122,499	\$124,463	\$0	\$83,692	\$41,846	\$1,520,409
3.4 Theatre	31,469	\$0	\$534,380	\$4,941,098	\$0	\$0	\$273,774	\$164,264	\$5,913,516
3.5 Campus Center East	18,094	\$0	\$367,515	\$2,841,025	\$315,013	\$0	\$176,178	\$105,707	\$3,805,437
3.6 Art	4,932	\$0	\$100,176	\$774,397	\$85,865	\$0	\$48,022	\$28,813	\$1,037,273
3.7 Fashion/Consumer Studies	3,275	\$0	\$51,583	\$491,267	\$52,040	\$0	\$29,744	\$17,847	\$642,481
3.8 Museum/Gallery	3,940	\$0	\$77,378	\$606,283	\$66,374	\$0	\$37,499	\$22,500	\$809,985
3.9 Health Science	8,820	\$0	\$169,645	\$1,347,514	\$145,410	\$0	\$83,128	\$49,877	\$1,795,575
3.10 Vocational Education	26,511	\$0	\$509,917	\$4,050,333	\$437,071	\$0	\$249,866	\$149,920	\$5,397,107
5.1 Amber Lane Loop	165,000	\$0	\$112,143	\$1,247,073	\$0	\$0	\$104,342	\$40,776	\$1,504,334
5.2 Campus Front Door	270,000	\$0	\$76,461	\$850,277	\$0	\$0	\$46,337	\$27,802	\$1,000,877
5.3 Wilson/Magnolia Entry	27,000	\$0	\$15,292	\$170,055	\$0	\$0	\$9,267	\$5,560	\$200,175
5.4 Main Quad	108,000	\$0	\$48,935	\$544,177	\$0	\$0	\$29,656	\$17,793	\$640,561
5.5 Soccer Fields	288,000	\$0	\$48,935	\$544,177	\$0	\$0	\$29,656	\$17,793	\$640,561
5.6 North Parking Lots	480,000	\$0	\$108,745	\$1,209,283	\$0	\$0	\$65,901	\$39,541	\$1,423,470
5.7 Other Site Improvements Allowance		\$0	\$33,983	\$377,901	\$0	\$0	\$20,594	\$12,357	\$444,834
5.8 Site Signage Improvements		\$0	\$45,310	\$503,868	\$0	\$0	\$27,459	\$16,475	\$593,112
5.9 Utilities/Infrastructure/Civil		\$0	\$56,638	\$629,835	\$0	\$0	\$34,324	\$20,594	\$741,390
6.1 FIR		\$226,000	\$0	\$0	\$0	\$0	\$22,600	\$11,300	\$259,900
6.2 Swing Space	5,000	\$0	\$24,071	\$267,680	\$28,885	\$0	\$16,032	\$9,619	\$346,287
6.3 Satellite Centers Expansion & Renovation				\$8,000,000					\$8,000,000
6.4 Refinance Lease/Purchase Equipment & Construction									\$11,000,000
6.5 Instructional Equipment					\$12,000,000				\$12,000,000
6.6 Site Acquisition		\$1,000,000							\$1,000,000
7 Second Campus Initial Phase				\$42,000,000					\$42,000,000
Subtotal Group 1 Projects	228,000		7,456,736	58,022,591	6,336,563		3,590,794	1,723,183	77,129,868
Subtotal Group 2 Projects	138,076	-	2,858,866	22,481,601	2,450,456	-	1,389,546	203,666	29,384,136
Subtotal Group 3 Projects	122,091	-	2,323,006	18,974,898	1,493,808	-	1,153,534	628,284	24,573,530
Subtotal Group 4 Projects				17,400,000					17,400,000
Subtotal Group 5 Projects	1,338,000	-	546,442	6,076,645	-	-	367,535	198,693	7,189,316
Subtotal Group 6 Projects	5,000	1,226,000	24,071	8,267,680	12,028,885	-	38,632	20,919	32,606,187
Subtotal Group 7 Projects	-	-	-	42,000,000	-	-	-	-	42,000,000
TOTAL COLLEGE BOND PROJECTS	1,831,167	1,226,000	13,209,121	173,223,416	22,309,712	-	6,540,042	2,774,745	230,283,036

Preliminary Program Master Schedule

A preliminary master program schedule was prepared for each of the Chaffey campus projects based on a series of incremental milestones, established to develop durations for land acquisition, entitlement, design, bidding, construction and FF&E. A summary barchart for these projects is diagrammed below. The Preliminary Master Program Schedule plans for all projects to be complete within approximately 11 years.



Project Descriptions

One page summary descriptions for the size, budget, scope of work, and necessary sequencing for the projects listed below is provided on the following pages.

Project No	Project Name
1.1	Science Complex
1.2	Instructional Building A
1.3	Instructional Building B
1.4	Visual & Perf Arts Complex
1.5	Athletics Complex
1.6	Maintenance Relocation
1.7	Warehouse Relocation
2.1	Student Services / Administration
2.2	Campus Center West
2.3	Physical Education
3.1	Life Science West
3.2	Life Science East
3.3	Physical Science(SW1/4)
3.4	Theatre
3.5	Campus Center East
3.6	Art
3.7	Fashion/Consumer Studies
3.8	Museum/Gallery
3.9	Health Science
3.10	Vocational Education
5.1	Amber Lane Loop
5.2	Campus Front Door
5.3	Wilson / Magnolia Entry
5.4	Chaffey Quad
5.5	Soccer Fields
5.6	North Parking Lots
5.7	Other Site Improvements Allowance
5.8	Site Signage
5.9	Utilities/Infrastructure/Civil
6.1	E.I.R.

1.1 Science Complex Building

Campus/Location: Chaffey Campus – Southwest

Size: 36,000 GSF

Estimated Cost: \$12.5 M

Time Frame: 60 months

Description: The new Science Building will house Biological and Physical Sciences in the current location of Lot 13. Outdoor plazas and pathways will link it to surrounding buildings and parking areas.

- Pre-requisites:
- Vacate Lot 13 parking
 - Complete North parking lot
 - Relocate bus stop

Follow-on: **Life Science and Physical Science Buildings**

The Physical Science and Life Science buildings will be renovated to provide modern instructional space for the expansion of Health Science and other science programs.

1.2 Instructional Building A

Campus/Location: Chaffey Campus – North

Size: 47,000 GSF

Estimated Cost: \$17 M

Time Frame: 120 Months

Description: To address the instructional space needs for the projected enrollment, a new facility is proposed in the location of existing Lot 5. The building will provide modern, efficient instructional space to support the academic programs on the north side of campus and will include the development of inviting outdoor plazas.

Pre-requisites:

- Vacate parking from Lot 5
- Complete North parking lot

Follow-on: N.A.

1.3 Educational Building B

Campus/Location: Chaffey Campus – South

Size: 47,000 GSF

Estimated Cost: \$17 M

Time Frame: 132 Months

Description: As the College grows, a second new instructional facility is proposed in existing Lot 14. This will provide modern, efficient instructional space to support the academic programs on the south side of the campus and will include the development of inviting outdoor plazas to tie in with the rest of the campus.

Pre-requisites:

- Vacate parking from Lot 14
- Complete new parking developed with Amber Lane Loop

Follow-on: N.A.

1.4 Visual and Performing Arts Complex

Campus/Location: Chaffey Campus – Southwest

Size: 57,000 GSF

Estimated Cost: \$20 M

Time Frame: 72 Months

Description: This new modern facility will house a new theater and instructional space. It will comprise part of the complex formed with the renovated Vocational and Student Support building (VSS). Culinary Arts could be relocated here, creating opportunities to combine performances and culinary events. A new plaza will provide attractive outdoor space for activities, informal gathering and exhibits, and provide pedestrian links to the rest of the campus. Performing Arts programs will be relocated from the existing Theater, Gallery, Art and Fashion buildings. Parking lots 12 and 23 will be modified and additional parking will be developed.

- Pre-requisites:
- Vacate parking from Lot 23
 - Coordinate with Amber Lane Loop construction

Follow-on: **Theater, Museum/Gallery, Arts, Fashion and Consumer Studies Buildings**

These facilities will be renovated to house additional instructional space after functions are relocated to the new Visual and Performing Arts Complex.

1.5 Athletics Complex

Campus/Location: Chaffey Campus – East

Size: 17,000 GSF

Estimated Cost: \$6 M

Time Frame: 78 Months

Description: Additions to the north and south sides of the Stadium will provide facilities to support the Athletics program, including a second gymnasium, locker rooms, team rooms and support spaces (including food service). The facilities will be designed to form new gateway entrances to the stadium and will improve access for fans.

Pre-requisites: Coordinate with Physical Education renovation

Follow-on: N.A.

1.6 Maintenance Relocation

Campus/Location: Chaffey Campus – Southwest

Size: 20,000 GSF

Estimated Cost: \$4.2 M

Time Frame: 90 Months

Description: The existing site of the Maintenance Complex will be used to consolidate athletic fields, providing easy access from the Athletics Complex and minimizing the need for pedestrians to cross the street.
The Maintenance buildings, Warehouse and yards will be relocated west to the south side of the new Amber Lane Loop.

Pre-requisites: Amber Lane Loop realignment and construction.

Follow-on: Coordination with the soccer and practice fields construction.

1.7 Warehouse Relocation

Campus/Location: Chaffey Campus – Southwest

Size: 4,000 GSF

Estimated Cost: \$0.9 M

Time Frame: 90 Months

Description: The existing site of the Warehouse will be used to consolidate athletic fields, providing easy access from the Athletics Complex and minimizing the need for pedestrians to cross the street.
The Warehouse building will be relocated west to the south side of the new Amber Lane Loop.

Pre-requisites: Amber lane loop realignment and construction.

Follow-on: Coordination with the soccer and practice fields construction.

2.1 Student Services Administration

Campus/Location: Chaffey Campus – West (Existing Administration Building)

Size: 29,147 GSF

Estimated Cost: \$8 M

Time Frame: 78 Months

Description: A ‘one-stop shop’ for Student Services will be created at the front door to the campus by renovating and expanding the existing Administration Building. The facility will be transformed with a new, welcoming entrance, an expansion, and links to inviting pedestrian pathways leading to related services in the Educational Excellence Center and Campus Center. Campus Security will be relocated to the front of the campus, creating a convenient center for information and parking permits. The Administration offices will be consolidated in this building as well.

Pre-requisites: Set up temporary swing space or relocate to temporary quarters

Follow-on: **Security Building**

Campus Security will be relocated to the front of the campus and the Security building will be removed.

2.2 Campus Center West

Campus/Location: Chaffey Campus – Central

Size: 55,137 GSF

Estimated Cost: \$12.2 M

Time Frame: 102 Months

Description: Campus Center West, which is at the heart of campus activity, will be transformed into a more inviting and convenient facility. Spaces for Student Activities, Student Services, food services and the bookstore will be renovated and space added to meet the needs of future enrollment. The Free Speech Area and a new outdoor dining plaza will become inviting spaces for informal gatherings and campus events, and will be linked to Student Services/Administration and the new Educational Excellence Center.

Pre-requisites: Provide swing space

- Follow-on:
- Coordinate with the Chaffey Quad development
 - Coordinate with the Campus Center East modernization

2.3 Physical Education

Campus/Location: Chaffey Campus – Central

Size: 53,792 GSF

Estimated Cost: \$9.3 M

Time Frame: 72 Months

Description: The 48,000 square foot Physical Education Gymnasium will be renovated and expanded by 6,000 square feet. This will provide an accessible entry from the north, additional instructional space and better access for programs. This project, along with a new plaza and the new Wilson/Magnolia entrance, will create an exciting image for the Gym and tie this area to the main campus.

Pre-requisites: Relocate tennis courts

Follow-on: N.A.

3.1 Life Science West Modernization

Campus/Location: Chaffey Campus

Size: 9,780 GSF

Estimated Cost: \$2 M

Time Frame: 84 Months

Description: The existing Life Science West building will be completely modernized and renovated. Classrooms will be reorganized to provide modern instructional space.

Pre-requisites: Construct new Science Building.

Follow-on: Coordinate with Life Science East modernization

3.2 Life Science East Modernization

Campus/Location: Chaffey Campus

Size: 8,121 GSF

Estimated Cost: \$1.7 M

Time Frame: 84 Months

Description: The existing Life Science East building will be completely modernized and renovated. Classrooms will be expanded and reorganized to provide modern instructional space.

Pre-requisites: Construct new Science Building

Follow-on: Coordinate with Life Science West modernization.

3.3 Physical Science Modernization (SW Quadrant)

Campus/Location: Chaffey Campus

Size: 7,149 GSF

Estimated Cost: \$1.5 M

Time Frame: 84Months

Description: The southwest quadrant of the Physical Science building will be completely modernized and renovated. Classrooms will be expanded and reorganized to provide modern instructional space.

Pre-requisites: Construct new Science Building.

Follow-on: Coordinate with Life Science East & West modernization

3.4 Theatre

Campus/Location: Chaffey Campus

Size: 31,469 GSF

Estimated Cost: \$6 M

Time Frame: 102 Months

Description: The existing Theatre building will be modernized and renovated. Classrooms will be expanded and reorganized to provide modern facilities.

Pre-requisites: Construction of the new Visual and Performing Arts Complex

Follow-on: N.A.

3.5 Campus Center East

Campus/Location: Chaffey Campus

Size: 18,094 GSF

Estimated Cost: \$3.8 M

Time Frame: 114 Months

Description: The existing Campus Center East will be modernized and renovated to provide modern space for Student Activities and Student Services.

Pre-requisites: Coordinate with Campus Center West redevelopment.

Follow-on: N.A.

3.6 Art

Campus/Location: Chaffey Campus

Size: 4,932 GSF

Estimated Cost: \$1 M

Time Frame: 96 Months

Description: The existing Art building will be modernized and renovated to provide modern instructional facilities.

Pre-requisites: Construction of Visual and Performing Arts Complex.

Follow-on: N.A.

3.7 Fashion/Consumer Studies

Campus/Location: Chaffey Campus

Size: 3,275 GSF

Estimated Cost: \$0.6 M

Time Frame: 96 Months

Description: The existing Fashion/Consumer Studies building will be modernized and renovated to provide modern instructional facilities.

Pre-requisites: Construction of Visual and Performing Arts Complex.

Follow-on: N.A.

3.8 Museum/Gallery

Campus/Location: Chaffey Campus

Size: 3,940 GSF

Estimated Cost: \$0.8 M

Time Frame: 108 Months

Description: The existing Museum/Gallery building will be modernized and renovated to provide modern instructional facilities.

Pre-requisites: Construction of Visual and Performing Arts Complex.

Follow-on: N.A.

3.9 Health Science

Campus/Location: Chaffey Campus

Size: 8,820 GSF

Estimated Cost: \$1.8 M

Time Frame: 108 Months

Description: The existing Health Science building will be modernized and renovated to provide modern instructional facilities.

Pre-requisites: Construct New Science Building

Follow-on: N.A.

3.10 Vocational Education

Campus/Location: Chaffey Campus

Size: 26,511 GSF

Estimated Cost: \$5.4 M

Time Frame: 114 Months

Description: The existing Vocational and Student Support Building will be renovated to provide modern instructional space in the new Visual and Performing Arts Complex. A new plaza will provide attractive outdoor space for activities, informal gathering and exhibits, and provide pedestrian links to the rest of the campus. Performing Arts programs will be relocated from the existing Theater, Gallery, Art and Fashion buildings.

A theater will be housed in a new building forming the other part of the complex.

Pre-requisites: Swing space may have to be provided.

Follow-on: The existing Theater, Museum/Gallery, Arts, Fashion and Consumer Studies buildings will be renovated to house modern instructional space after functions are relocated.

5.1 Amber Lane Loop

Campus/Location: Chaffey Campus – South and East

Size: 5,500 Linear Feet

Estimated Cost: \$1.5 M

Time Frame: 42 Months

Description: A loop road will be developed to encircle the developed campus on the south and east sides. The new road will provide access to new and expanded parking areas. Amber Lane and a portion of Magnolia Lane will be redeveloped as a network of connected plazas on the unified campus. The softball field and practice fields will be relocated. Signage will direct new students to the new entrance at the Campus Front Door. A buffer will be created on the northeast side to protect the Nature Preserve from noise and emissions. Parking will be relocated and expanded within the loop.

Pre-requisites: N.A.

- Follow-on:
- Construction of the New Science Complex
 - Construction of the Visual and Performing Arts Complex
 - Construction of the Warehouse and Maintenance facilities relocation

5.2 Campus Front Door

Campus/Location: Chaffey Campus – West

Size: 270,000 GSF

Estimated Cost: \$1 M

Time Frame: 84 Months

Description: A new ‘front door’ entrance will be developed along Haven Avenue, leading directly to the Student Services/Administration building. Prominent signage will welcome new students to the ‘One-stop Shop.’ Parking will be modified and expanded.

Pre-requisites: N.A.

Follow-on: N.A.

5.3 Wilson/Magnolia Entry

Campus/Location: Chaffey Campus – North

Size: 27,000 GSF

Estimated Cost: \$0.2 M

Time Frame: 54 Months

Description: The Wilson/Magnolia entrance will be developed as a major campus gateway entrance. It will lead to a transit center for large busses and a mini-bus drop-off at Campus Center for riders with disabilities. Adjacent parking areas will be reconfigured.

Pre-requisites: Coordinate with relocation of the tennis courts.

Follow-on: Coordinate with north parking lot work.

5.4 Chaffey Quad

Campus/Location: Chaffey Campus - North

Size: 108,000 GSF

Estimated Cost: \$0.6 M

Time Frame: 120 Months

Description: The large lawn stretching from the Administration building to the Theater will be transformed from a beautiful, but nameless, area to the main hub of campus activity. It will be developed as a usable outdoor 'room' on a more human scale with landmark artwork, protected seating for informal gatherings, and an informal amphitheater for campus events. Pathways will guide pedestrians from the Student Services/Administration building to key functions in the Campus Center, Education Excellence Center and Library.

Pre-requisites: Coordinate with the construction of the Campus Center West building.

Follow-on: N.A.

5.5 Soccer Fields

Campus/Location: Chaffey Campus – Southeast

Size: 288,000 GSF

Estimated Cost: \$0.6 M

Time Frame: 84 Months

Description: Two new soccer fields will be constructed for competition and practice.

Pre-requisites: Relocation and realignment of Amber Lane Loop.

Follow-on: N.A.

5.6 North Parking Lot

Campus/Location: Chaffey Campus – North

Size: 480,000 GSF

Estimated Cost: \$1.4 M

Time Frame: 42Months

Description: Lots 3 and 4 will be re-striped and reconfigured to improve access and circulation and provide additional spaces. Additional parking areas will be added both east and west of Lot 4. Circulation lanes will be developed within the lot in order to eliminate cars circulating on Wilson Avenue.

Pre-requisites: Coordinate with Amber Lane Loop.

Follow-on: Coordinate with Wilson Avenue beautification and landscape improvements.

5.7 Site Improvement Allowance

Campus/Location: Chaffey Campus

Size: Campus Wide

Estimated Cost: \$0.5 M

Time Frame: Various

Description: This allowance is set up to provide for infill landscape, lighting, security and pathway improvement projects to infill between the aforementioned listed projects.

This could also include sidewalks and bike lanes along Haven and Wilson, and a jogging path on campus.

Pre-requisites: Construction of the main priority listed projects and site improvements.

Follow-on: N.A.

5.8 Campus Signage Improvements

Campus/Location: Chaffey Campus

Size: Campus Wide

Estimated Cost: \$0.6 M

Time Frame: Various

Description: It is recommended that a campus-wide signage program be developed to provide consistent way-finding information for drivers and pedestrians. The program would address traffic passing on adjacent streets, vehicular traffic on campus, pedestrians in parking areas and on campus, and building identification.

Pre-requisites: Coordinate with the construction of the main priority listed projects and site improvements.

Follow-on: N.A.

5.9 Utilities/Infrastructure/Civil

Campus/Location: Chaffey Campus

Size: Campus Wide

Estimated Cost: \$0.7 M

Time Frame: Various

Description: This allowance is set up to provide for infill landscape, lighting, security, utilities/infrastructure and civil improvement projects to infill between the aforementioned listed projects.

Pre-requisites: Construction of the main priority listed projects and site improvements.

Follow-on: N.A.

6.1 Environmental Impact Report (E.I.R.)

Campus/Location: Chaffey Campus

Size: N.A.

Estimated Cost: \$0.3 M

Time Frame: 12 months

Description: Project mobilization requires confirmation, documentation, and organization of project components, phasing, site organization and division into construction zones, and scheduling. Thorough investigation of all utility systems must precede initial projects to ensure adequate services and coordinate upgrades and disruptions with service providers. An EIR should be conducted to clear any concerns and allow permitting to proceed.

1. Conduct thorough mapping and investigation of all utility systems, both underground and overhead, and define rated capacities, current utilization, and available capacity to support new facilities. Verify adequacy of infrastructure components in individual projects.
2. Establish project parcels and construction zones, phasing schedules, project interaction and interference evaluations, and management procedures.
3. Prepare EIR.
4. Coordinate with local governments and utility providers to make them aware of projects and determine off-site impacts and work they will need to provide.

Pre-requisites: Authorization by Board.

Follow-on: First project to be accomplished before others should begin.

6.2 Swing Space

Campus/Location: Chaffey Campus

Size: 5,000 GSF

Estimated Cost: \$0.3 M

Time Frame:

Description: Provision of modular mobile office and classroom space to provide adequate additional space whilst existing buildings are being remodeled, renovated, and expanded.

Pre-requisites: N.A.

Follow-on: N.A.

O1.0 Off-Site Ontario Center

Campus/Location: Off-site

Size: Approx. 10,000 GSF building

Estimated Cost: \$1M - \$2M

Time Frame: 36 months

Description: City of Ontario to provide a suitable building which District can remodel under a long term no cost lease to complement the existing Ontario Center building.

1. Remodel an existing City owned building for general education, English as a second language, educational, foundation and information technology classrooms

Pre-requisites: City to provide suitable building

Follow-ons: N.A

O2.0 Off-Site Fontana

Campus/Location: Off-site – Fontana

Size: Approx. 40,000 GSF building

Estimated Cost: \$8M

Time Frame: 36 months

Description: A third building is required to provide the required service in the Fontana area.

1. City to provide building of about 40,000 SF with parking suitable for classrooms, general administration and office space.

Pre-requisites: City to provide suitable land or building.

Follow-ons: N.A

O3.0 Off-Site Montclair

Campus/Location: Off-Site Montclair

Size: Approx. 10-15,000 GSF Building

Estimated Cost: \$0.5M

Time Frame: 24 months

Description: City of Montclair to provide a building of approximately 10 – 15,000 SF in the redevelopment area for the district to remodel.

1. Remodel existing office/warehouse facilities suitable for office functions, classrooms and administration.

Pre-requisites: City to provide suitable building

Follow-ons: N.A.

O4.0 Off-Site Rancho Cucamonga

Campus/Location: Off-Site Rancho Cucamonga

Size: 1 Classroom

Estimated Cost: \$0.1M

Time Frame: 24 months

Description: Equip one room of the existing Senior Center with computers to serve as a computer classroom.

Pre-requisites: N.A.

Follow-ons: N.A.

O5.0 Off-Site Upland

Campus/Location: Off-Site Upland

Size: Locate in existing strip mall

Estimated Cost: \$0.25M

Time Frame: 24 months

Description: City of Upland to provide a “storefront” of approximately 1-2,000 SF for the District to remodel and install 2 classrooms to include a computer laboratory for seniors.

Pre-requisites: City to provide suitable location.

Follow-ons: N.A.