

Peralta Community College District

FUSION Assessment 2016



FOUNDATION *for* CALIFORNIA
COMMUNITY COLLEGES

Peralta FUSION Assessment 2016

General Observations

Not measuring non-assignable space does not impact the Space Inventory in FUSION, but it can have an impact on the capital cost projections for deferred maintenance deficiencies. For instance, circulation space is typically non-assigned and is often unmeasured. If the flooring in a main corridor is damaged we rely on the entered square footage in FUSION to calculate the repair funding required. If the square footage associated with the space is zero, no funding is calculated. Non-assignable space does not affect CAP ratios.

Assignable Space

Restrooms that are not assessable to the public are considered assignable space. This would include staff restrooms, children toilets in the CDCs, departmental office hallways, athlete restrooms in locker areas, etc.

Comments by College

Berkeley City College

- Please measure the non-assignable areas with no square footage entered in FUSION.
- The Teaching Learning Annex shows all three floors as unassigned. It appeared that some of the space was being used for active classes, possible creating Weekly Student Contact Hours (WSCH).

College of Alameda

- The Gym complex is two separate buildings that might be better represented by splitting the “building” into two separate structures in FUSION
- The Cougar Village swing space is not included in the space inventory
- ASTI High School not included in space inventory

Laney College

- A new building was under construction during the assessment and had not been entered into FUSION at the time of the assessment.
- Several permanent buildings supporting the athletic fields were not entered into FUSION. Any funding needs for these structures were not captured during the assessment.
- Eagle Village swing space is not included in the space inventory

Merritt College

- Self-Reliant House and supporting structures are not listed in FUSION. It appeared that the main structure is actively in use potentially generating WSCH.
- The Horticulture Complex is a grouping of dissimilar buildings, some grouped as one building and some split into separate buildings. Suggested grouping by building;
 - 101 – Modular Classroom
 - 102-103-104 – Restroom Building
 - 105-106-107-108 – Headhouse
 - 110-111-112-113-114 – Greenhouse (Combine FUSION # 34-35-36-37-38 all one building)
 - 116-117-118 – Propagation Building

- 121 A-G -122 – Utility Building
- *Already Separated*
 - 123 – Lath House 1 (39)
 - 124 – Lath House 2 (40)
 - 150 – Tractor Shed (32)
 - 151 – Horticulture Trailer (31)
- *Not a Building (FF&E-Furniture Fixtures & Equipment) can delete*
 - 215 – Hort Refrigeration Unit (33)
- Building D (2), some areas appear to be in active use potentially creating WSCH for college students. It is not clear which rooms are being used by COVAH high school as all spaces are listed inactive.

Please see the Unclassified Space Report and the Executive Summaries for additional building by building details.

FCI REPORT

Peralta Community College Dist

Facility Name	Bldg #	Gross Area(Sq.Ft.)	Year Built	Last Renovation	Cost Model	Cost Per Sq. Ft.	Total Current Repair Cost	Replacement Value	FCI %
California Community Colleges									
Peralta Community College Dist							\$388,521,612	\$836,017,710	46.47%
Berkeley City College							\$2,545,012	\$90,630,050	2.81%
BERKELEY CITY COLLEGE	1	165,690	2006		CC Class MSnCP P&B	\$517.12	\$0	\$85,681,613	0.00%
TEACHING LEARNING ANNEX	2	25,374	1966		CC Leased Space	\$195.02	\$2,545,012	\$4,948,437	51.43%
College Of Alameda							\$99,840,848	\$171,454,746	58.23%
860 ATLANTIC - COA	33	20,079	1989	2011	CC Class 1SnCP WF	\$525.19	\$1,806,770	\$10,545,290	17.13%
ADMIN-MED-DENTAL - A	1	34,084	1970		CC Lab MSnCP TW	\$574.97	\$11,793,860	\$19,597,618	60.18%
AERO TECH BLDG A	11	10,908	1969	1971	CC Trade Shop	\$286.81	\$3,794,410	\$3,128,523	121.28%
AERO TECH BLDG B	25	17,130	1979		CC Trade Shop	\$286.81	\$2,969,950	\$4,913,055	60.45%
AEROTECH SHED C	32	400	1969		CC SHED SF	\$85.44	\$46,579	\$34,176	136.29%
AUTO SHOP - B	2	30,176	1970	1989	CC Class 1SnCP TW	\$550.18	\$9,931,011	\$16,601,930	59.82%
BB CONCESSIONS/RR	28	1,228	2000		CC lockerroom Bldg.	\$658.79	\$19,283	\$809,006	2.38%
BB DUGOUT 1	29	440	2000		CC Concrete Dugout	\$162.90	\$0	\$71,676	0.00%
BB DUGOUT 2	30	440	2000		CC Concrete Dugout	\$162.90	\$0	\$71,676	0.00%
CHILDRENS CENTER	18	10,192	1976		CC Class 1SnCP WF	\$525.19	\$3,475,891	\$5,352,736	64.94%
CLASSROOM - D	4	50,888	1970	1980	CC Class MSnCP TW	\$541.21	\$20,192,164	\$27,541,603	73.32%
DIESEL MECHANICS - E	26	11,850	1989		CC Class 1SnCP TW	\$550.18	\$1,105,491	\$6,519,515	16.96%
GROUNDS MAINTENANCE	20	1,440	1976		CC SHED SF	\$85.44	\$167,685	\$123,034	136.29%
GYM - G	16	40,088	1975		CC Gym MSnCP TW	\$658.36	\$14,752,956	\$26,393,538	55.90%
LEARNING RES CTR - L	17	41,536	1977		CC Lib MSnCP SF	\$608.48	\$15,238,858	\$25,274,656	60.29%
LIFE SCIENCE BOILER - C	3	20,991	1970		CC Class MSwCP TW	\$492.15	\$6,324,841	\$10,330,931	61.22%
PHYS ED STORAGE	21	1,491	1976		CC SHED SF	\$85.44	\$173,624	\$127,391	136.29%
PRESSBOX	27	192	2004		CC Metal Press Box	\$83.70	\$0	\$16,070	0.00%
SOCCER FIELD RESTROOMS	31	820	1994		CC Restroom Bldg.	\$548.03	\$73,565	\$449,393	16.37%
STUDENT UNION - F	5	22,762	1970	1998	CC SC MSnCP TW	\$595.11	\$7,964,946	\$13,546,349	58.80%
TENNIS SUPPLY B	24	77	1976		CC SHED SF	\$85.44	\$8,966	\$6,579	136.29%
Laney College							\$162,666,219	\$287,658,555	56.55%
ADMINISTRATION TOWER	1	53,988	1971		CC Admin 1SwCP TW	\$512.06	\$15,751,183	\$27,645,095	56.98%
ART BUILDING	17	21,561	2006		CC Lab 1SnCP SF	\$596.02	\$107,252	\$12,851,434	0.83%
ATHLETIC FIELD HOUSE	21	17,623	2011		CC Class MSnCP P&B	\$517.12	\$0	\$9,113,206	0.00%
ATHLETIC FIELD RESTROOMS	22	800	2004		CC Restroom Bldg.	\$548.03	\$42,865	\$438,432	9.78%
BUILDING A	2	66,980	1971	1979	CC Class MSwCP TW	\$492.15	\$21,605,228	\$32,964,877	65.54%
BUILDING B	3	43,002	1971		CC Class MSwCP TW	\$492.15	\$13,218,242	\$21,163,864	62.46%
BUILDING C	4	7,491	1971		CC Class MSwCP TW	\$492.15	\$2,116,828	\$3,686,771	57.42%
BUILDING D	5	9,592	1971		CC Class MSwCP TW	\$492.15	\$3,510,908	\$4,720,799	74.37%
BUILDING E	6	38,856	1971		CC Class MSwCP TW	\$492.15	\$11,417,705	\$19,123,369	59.71%

FCI REPORT

Peralta Community College Dist

Facility Name	Bldg #	Gross Area(Sq.Ft.)	Year Built	Last Renovation	Cost Model	Cost Per Sq. Ft.	Total Current Repair Cost	Replacement Value	FCI %
BUILDING F	7	38,090	1971	1979	CC Class MSwCP TW	\$492.15	\$10,833,553	\$18,746,374	57.79%
BUILDING G	8	60,754	1971		CC Class MSwCP TW	\$492.15	\$16,901,676	\$29,900,689	56.53%
CHILDRENS CENTER	16	8,569	1976		CC SC 1SnCP WF	\$597.52	\$3,011,441	\$5,120,406	58.81%
CONCESSION STAND	18	356	1971	2004	CC Block Storage	\$280.14	\$19,781	\$99,730	19.83%
FOOTBALL FIELD RESTROOMS	23	800	2004						
FOOTBALL PRESS BOX	20	2,750	1971	2004	CC Metal Press Box	\$83.70	\$250,136	\$230,175	108.67%
FORUM	9	6,466	1971		CC Class MSwCP TW	\$492.15	\$1,768,728	\$3,182,307	55.58%
GYMNASIUM	10	16,570	1971		CC Gym MSwCP TW	\$614.31	\$5,685,607	\$10,179,614	55.85%
LIBRARY	11	46,749	1971		CC Lib MSwCP SF	\$563.88	\$17,752,646	\$26,362,229	67.34%
LOCKER	13	18,100	1971		CC Gym MSwCP TW	\$614.31	\$10,280,985	\$11,119,554	92.46%
STUDENT CENTER	12	49,935	1971		CC SC MSwCP TW	\$613.29	\$17,646,165	\$30,624,636	57.62%
THEATER	15	36,134	1975		CC Aud MSwCP SF	\$564.15	\$10,745,288	\$20,384,996	52.71%
Merritt College							\$113,705,024	\$243,434,417	46.71%
860 ATLANTIC-MERRITT	41	5,971	1989	2011	CC Class 1SnCP WF	\$525.19	\$537,289	\$3,135,909	17.13%
ATHLETIC STORAGE 1	23	1,025	1974		CC Shed WF-EI	\$107.18	\$147,340	\$109,860	134.12%
ATHLETIC STORAGE 2	24	1,425	1976		CC SHED SF	\$85.44	\$165,938	\$121,752	136.29%
ATHLETIC STORAGE 3	25	484	1976		CC SHED SF	\$85.44	\$56,361	\$41,353	136.29%
BUILDING D	2	75,493	1971		CC Lab MSwCP TW	\$530.31	\$25,876,246	\$40,036,203	64.63%
BUILDING A	1	46,201	1971		CC Class MSnCP CF	\$536.28	\$14,938,837	\$24,777,134	60.29%
BUSINESS - P	5	44,537	1971	2007	CC Class MSwCP TW	\$492.15	\$13,434,859	\$21,919,330	61.29%
CAMPUS CENTER Q	6	14,326	1971	1995	CC Admin MSwCP TW	\$461.01	\$3,829,361	\$6,604,429	57.98%
CAMPUS CENTER R	7	53,889	1971	2007	CC SC MSwCP TW	\$613.29	\$17,970,769	\$33,049,585	54.38%
CHILDRENS CENTER	22	8,569	1976		CC SC 1SnCP WF	\$597.52	\$3,188,677	\$5,120,406	62.27%
CONCESSION STAND	28	352	2004		CC Block Storage	\$280.14	\$0	\$98,609	0.00%
FRUITVALE UNIT	27	3,045	1976		CC Leased Space	\$195.02	\$480,539	\$593,836	80.92%
GREENHOUSE 1	34	1,510	1979		CC Greenhouse	\$55.69	\$75,599	\$84,092	89.90%
GREENHOUSE 2	35	760	1979		CC Pole Barn	\$36.10	\$39,497	\$27,428	144.00%
GREENHOUSE 3	36	760	1979		CC Shed WF-EI	\$107.18	\$109,247	\$81,457	134.12%
GREENHOUSE 4	37	760	1979		CC Modular MF	\$385.87	\$302,283	\$293,276	103.07%
GREENHOUSE 5	38	748	1979		CC Shed WF-EI	\$107.18	\$107,522	\$80,171	134.12%
GYMNASIUM - E	3	24,617	1971		CC Gym MSwCP TW	\$614.31	\$9,682,117	\$15,123,208	64.02%
HORT REFRIGERATION UNIT	33	100	1990		CC SHED SF	\$85.44	\$1,852	\$8,544	21.67%
HORT. TRACTOR SHED	32	190	1977		CC SHED SF	\$85.44	\$14,200	\$16,234	87.47%
HORTICULTURE TRAILER	31	180	1994		CC Modular WF	\$360.91	\$19,787	\$64,967	30.46%
LANDSCAPE HORT - H	15	8,383	1979		CC Block Building	\$422.29	\$1,039,188	\$3,540,057	29.36%
LATH HOUSE 1	39	4,408	1979		CC Pole Barn	\$36.10	\$229,082	\$159,085	144.00%
LATH HOUSE 2	40	1,233	1979		CC Pole Barn	\$36.10	\$64,079	\$44,499	144.00%

FCI REPORT

Peralta Community College Dist

Facility Name	Bldg #	Gross Area(Sq.Ft.)	Year Built	Last Renovation	Cost Model	Cost Per Sq. Ft.	Total Current Repair Cost	Replacement Value	FCI %
LIBRARY/LEARNING CENTER	17	35,399	1975	2014	CC Lib MSwCP CF	\$562.29	\$10,381,464	\$19,904,504	52.16%
LOCKER - F	4	29,585	1971		CC Gym MSwCP TW	\$614.31	\$10,844,782	\$18,175,249	59.67%
MAINTENANCE	20	1,422	1976		CC SHED SF	\$85.44	\$165,589	\$121,496	136.29%
PRESSBOX	29	192	2004		CC Metal Press Box	\$83.70	\$0	\$16,070	0.00%
SCIENCE/ALLIED HEALTH	8	106,000	2015		CC Class MSwCP P&B	\$468.05	\$0	\$49,614,360	0.00%
TRACK FIELD RESTROOMS	30	860	2008		CC Restroom Bldg.	\$548.03	\$2,521	\$471,314	0.53%
Peralta District Office*							\$9,764,509	\$42,839,941	22.79%
ADMINISTRATIVE CTR	1	26,300	1981		CC Admin 1SnCP WF	\$525.21	\$6,676,295	\$13,813,286	48.33%
CONROY BLDG DG	7	7,736	1950	1995	CC Admin 1SnCP CF	\$523.13	\$959,434	\$4,046,934	23.71%
GROUNDNS BUTLER BLDG	4	10,067	1950	1981	CC SHED SF	\$85.44	\$1,172,279	\$860,124	136.29%
GROUNDNS SHED	5	3,060	1930		CC SHED SF	\$85.44	\$432,709	\$261,446	165.51%
INTL ED 1	8	1,536	1991		CC Modular WF	\$360.91	\$168,845	\$554,388	30.46%
INTL ED 2	9	1,536	1999		CC Modular WF	\$360.91	\$24,016	\$554,388	4.33%
PCTV 1	10	1,440	2012		CC Modular WF	\$360.91	\$1,836	\$519,739	0.35%
PCTV2	11	1,440	2012		CC Modular WF	\$360.91	\$0	\$519,739	0.00%
WAREHOUSE DP	2	41,500	1930	1998	CC Admin 1SnCP CF	\$523.13	\$329,094	\$21,709,895	1.52%

Facility Executive Summary

Facility: \Peralta Community College Dist



Barney McClung,

Facility Description:

Current Repair Cost: \$388,521,611.54

Replacement Cost: \$836,017,709.93

FCI: 46.47%

Facility Executive Summary

Facility: \Peralta Community College Dist\Berkeley City College\0001 BERKELEY CITY COLLEGE

Address:

2050 Center Street, Berkeley, CA 94704



Barney McClung, 20-Sep-2016

Facility Description:

Building. 0001. Berkeley City College.

Berkeley City College is part of the Peralta community college district located in Berkeley CA. This six story building has a total of 165,690 GSF. The building was originally constructed in 2006 with no major renovations to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system consists of a concrete slab below grade using cast in place concrete walls and columns, using metal framing and pandeck with a rubberized Single ply type roof system that is original to construction. Exterior windows and window walls are a combination of dual and single pane fixed units set in aluminum jambs. The exterior main entry doors are auto operation aluminum framed store front type units set in aluminum framed dual pane in fill window walls. The service doors are metal in metal jambs using the original type lever and panic type hardware.

Interior:

Interior partitions are typically painted gypsum board and cast in place concrete and metal framed single pane window walls. Interior floor finishes include, carpet, sheet vinyl, wood laminate, Trazzo and concrete. The ceilings are a combination of 2'x4' T-bar type acoustic tiles set in metal grids with lighting and areas using painted gypsum and or open to metal framing and pandeck. Interior doors are a combination of glass, painted flush-face metal and wood in metal jambs using the original lever, panic and pull type hardware. The door hardware is mostly panic on the exteriors and levers on the interiors. The building has six, elevators four public and two staff/fright as well as stairs for multi floor access. There is a wheel chair lift present from lower level to first floor. The rest rooms have grab bars with push plate auto operation entry doors with tile floors and walls using painted gypsum ceilings with wood laminate toilet partitions throughout the building.

Mechanical/Plumbing:

Delta EMS monitored, Heating is provided by two Ajax, gas fired 1.2 MBTU boiler using two 3 HP 89.5% EFF circulation pumps. Cooling is supplied by Mammoth DX self contained air handling units, One, Model # 72517-03-01. One, 72617-0201. Two, Model # 72607-01-03. One, Model 726-01-02 with VAVs with re-heat coils. The cooling tower is a BAC Model # 3272-A using two 20 HP 93% EFF circulation pumps. All equipment is on VFDs. This building is LEED certified, Per staff. The heating/cooling distribution system is a duct system. Additional cooling is provided by DX units in MDF/IDF rooms. Fresh air is supplied by air handling units. Roof mounted exhaust fans provide ventilation for the bathrooms and the building. Plumbing fixtures are typically auto operation type using copper piping with most being original with upgrades as needed for maintenance needs. Domestic hot water is provided by two AOSmith, 100 gallon, 199,000 BTU, gas fired water heaters using 1/6 HP circulation pumps. The domestic water system has three each, 3 HP booster pumps. The cooling tower water system has a Dolphin water treatment system. The building has sump pumps for positive drainage.

Electrical:

The mostly original electrical system is fed from a 2000 and 1600 amp 480 delta switch to a combination of, 112.5, 75, 45, 30, and 15 KVA pad mounted transformer on each floor and in electrical rooms that delivers 120/208 and 277/480 V, 3-phase, 4-wire power to the facility local distribution panels. LCS (watt stopper) lighting is typically fluorescent T-8s and CFLs throughout the building using a EMS lighting control system. There are areas using MR-16 halogen type lighting. Emergency lights are present and emergency exit signs are present and are typically illuminated. The building has a natural gas, back up generator by Onan providing 480 volts at 225 amps using a 30 KVA transformer providing 120/208 volts at 125 amps. There is a roof top photovoltaic system providing 480 volts.

Fire protection/Life Safety Systems:

Facility Executive Summary

The emergency Alert, fire alarm system consists of audible visual strobe annunciators throughout the building. The system is activated by staff, pull stations, smoke detectors and is centrally monitored by a Simplex 4100 U panel. The building has a full fire sprinkler system using a 75 HP booster pump tied to emergency power. The building has fire extinguishers in cabinets. The building has an AED device. A video monitoring system is present. The HVAC system has smoke detectors and fire dampers. Magnetic release is in use at all fire doors.

Hazmat.

None noted.

Deficiencies:

1 Replace cooling tower.

2 Clean roof.

Current Repair Cost: \$0.00

Replacement Cost: \$85,681,612.80

FCI: 0.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\Berkeley City College\0002 TEACHING LEARNING ANNEX



Barney McClung, 20-Sep-2016

Facility Description:

Partially leased building

Current Repair Cost: \$2,545,012.20

Replacement Cost: \$4,948,437.48

FCI: 51.43%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0001 ADMIN-MED-DENTAL - A
Address:

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0001. ADMIN-MED-DENTAL-A.

The Administration-A Building is located on the south quadrant of the college campus. This two story building contains a total of 34,084 GSF. The building was originally constructed in 1970. This building was remodeled in 2009 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on grade with cast in place, tilt-up concrete exterior walls using metal framing. The roof has a aggregate surfaced built-up system of 2009 vintage. The roof has a metal framed clay tile clad mechanical area. Exterior windows and window wall infills are tinted single pane, aluminum framed units that are fixed and operational. The main entry's are aluminum framed store front type, auto operation sliding units set in aluminum jambs. The buildings second level is accessed by exterior and interior stairs and elevators. The elevator is a 30 HP 74 % EFF hydraulic type. The connecting point of the exteriors have a information booth.

Interiors:

Interior partitions are typically painted gypsum board and or exposed to concrete. The interior floor finishes include, carpet and sheet vinyl. The ceilings are a combination of 2'x4' T-bar type acoustical ceiling tiles in metal grids with lighting and A/C vents with some areas using suspended wood and painted gypsum. Interior doors are flush-face wood set in metal jambs using lever type hardware. Some interior doors have electric access control. The rest rooms have grab bars with tile floors, walls and wainscot using painted gypsum ceilings with wood type toilet partitions. The building has a residential type kitchen.

Mechanical/Plumbing:

Delta EMS monitored. Heating for the building is provided by hot water boilers from the central plant using a 3 HP 86.5% EFF and a 1.5 HP circulation pump. Cooling is provided by air cooled chiller package units using VAVs with a DDC system. The heating and cooling distribution system is 4-pipe system using two supply McQuay air handlers, Model # CAH047GDDM using two return McQuay air handlers, Model # CAH037GVAN using VFDs with galvanized metal duct work. The HVAC system was up graded during the 2009 remodel. Additional cooling is provided by Carrier, condenser model E091712457, using R-22 Freon, Sanyo split system, condenser model, C3672R, CL1872 using R-410A Freon. Additional cooling for the server room is provided using daikin units, condenser model RXYQ96MTJU using R-410A Freon. Building/restroom ventilation is provided by roof mounted GreenHeck exhaust fans, model GB-140-8-X, CUE-090-D, SFB-9-7-CCW-UB-X. The plumbing fixtures are of 2009 vintage using 1.6 GPF auto operation toilets, 1 GPF auto operation urinals. The rest rooms are of 2009 remodel, with tile floors with tile walls and wainscot with painted gypsum ceilings with wood laminate type toilet partitions. Piping is mostly copper of 2009 vintage. Domestic hot water is provided by Insta Hots and a Hubblle electric water heater, model A1312T4 using a 250 gallon storage tank using a 1/4 HP circulation pump. There is an eye wash station present.

Electrical:

The electrical system is fed from a 2008 vintage, 480 delta, 800 amp switch to a pad-mounted 300 KVA transformer that delivers 120/208 3-phase 4-wire 1200 amp, power to local distribution. LCS (watt stopper) lighting is recessed fluorescent T-8 and T-5s and CFLs with motion switches. Emergency lighting is present. Emergency exit lighting is present and typically illuminated. Emergency power is provided by the campus 480 delta 120/208 volt 3-phase 4-wire 225 amp emergency generator. The lighting and electrical systems are of 2009 remodel. Emergency power is provided from EPLS and ELSA at 50 amps and EPDM at 30 amps at 480 volts to a combination 15 KVA transformer providing 225 amps of 120/208 3 phase 4 wire power to emergency circuits. The building has a motor control center 480 volt 600 amps of 2009 vintage.

Facility Executive Summary

Fire Protection/Life Safety Systems:

The Alert, fire alarm system consists of audible, visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by a flow switch, staff, pull stations and smoke detectors is centrally monitored by a upgraded Viking, VFR-400 panel. The building has a fire sprinkler system. This building and the campus has emergency pull stations and emergency phones for police notification. There is a AED device present. The building has a video monitoring system.

Hazmat.

None noted.

Deficiencies:

- 1 Repair wiring at circulation pump.
- 2 Replace window, RM 202.
- 3 Replace drinking fountain.

Current Repair Cost: \$11,793,859.62**Replacement Cost:** \$19,597,618.32**FCI:** 60.18%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0002 AUTO SHOP - B

Address:

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0002. Auto Shop-B

The Auto Shop building is located on the southwest side of the campus. This two story facility consists of classrooms, classroom labs, auto shops, faculty offices, and storage rooms, for a total of 30,176 GSF. The building was originally constructed in 1970 with a cosmetic remodel in 1989 with no major remodels to date 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on grade with tilt-up concrete, and cast in place walls, columns using metal framing and pandeck. The roof is a aggregate surfaced built-up roof system, per staff of unknown vintage. Exterior doors are painted metal in metal jambs using lever and panic type hardware and aluminum doors in aluminum jambs using a combination of lever and panic type hardware. Large metal coil, roll up doors are present for car access.

Interior:

Interior partitions are typically gypsum board and cast in place/CMU concrete. Interior floor finishes include finished/stained concrete, and 9"x9" vinyl tiles, and sheet vinyl flooring. The ceilings have 2'x4' T-bar acoustical tile in metal grids with lighting and A/C vents and open to metal frame and pandeck. The rest rooms have grab bars with tile floors with tile walls with painted gypsum/T-bar type ceilings using wood toilet partitions.

Mechanical/Plumbing:

Delta EMS monitored, Heating for the building is provided by hot water boilers from the central plant using a 1.5 HP circulation pump. The heating distribution system uses galvanized metal duct with 2-pipe air handlers with pneumatic controls with zone stats using three supply fans with 10 HP 92% EFF, 1.5 HP and 1,3/4 HP motors with reheat and fan coil unit heaters in the shop areas. The HVAC system is mostly original. Additional cooling is provided by 2003 vintage Sanyo split system for the server room, condenser model CL09561 using R-22 Freon. The auto repair/body shop has an exhaust system present using a combination of original units. Plumbing fixtures are mostly up graded to auto operation type in the rest rooms and of original type in the rest of the building using the mostly original copper piping. Domestic hot water is provided by Hubblle electric water heater, model A1512T14 using a 250 gallon storage tank with a 1/4 HP circulation pump. The building has an eye wash safety station. Ventilation for the rest rooms and building is provided by four roof mounted exhaust fans. Oxygen acetylene distribution system is present.

Electrical:

The mostly original electrical system is fed from a 1996 vintage 480 delta 800 amp switch providing 480/277 V, 800 amps to a pad-mounted 225 KVA transformer that delivers 120/208 V, 3-phase, 4-wire 1000 amp power to local distribution. LCS(watt stopper) lighting is recessed fluorescent T-8, T-12 and high bay and T-5 fixtures using motion sensors, switches and typical switches and outlets. Emergency lighting is present. Emergency exit signs are typically illuminated. The lighting and electrical systems are mostly original with up grades as needed for maintenance/use needs. The building has a 09 vintage MCC providing 480 volts at 600 amps. Emergency power is provided by the campus generator and or battery back up, per staff.

Fire Protection/Life Safety Systems:

The Alert, fire alarm system consists of audible visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by staff, a flow switch, pull stations and is centrally monitored by a Simplex 4020 panel. The building has a fire sprinkler system. The building has fire extinguishers. The building and campus has a video monitoring system along with pull stations and emergency phones for Police notification.

Hazmat.

Facility Executive Summary

Flammables, Auto chemicals are stored in metal cabinets and exterior tanks. Due to age of building, Asbestos and or lead based paints may be present.

Deficiencies:

- 1 Replace roof.
- 2 Replace 9"x9" floor tiles.
- 3 Replace air handlers.
- 4 Replace two sink leaks.
- 5 Replace drinking fountains.

Current Repair Cost: \$9,931,011.41**Replacement Cost:** \$16,601,929.92**FCI:** 59.82%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0003 LIFE SCIENCE BOILER - C

Address:

555 Atlantic Ave, Alameda , CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0003. Life Science Building-C.

The Life Science Building is located near the center of the College of Alameda campus between the Auto Shop building and the Gymnasium. This two story building contains several spaces, including classrooms, classroom labs, faculty offices, division offices, and storage/custodial areas, for a total of 20,991 GSF. The building was originally constructed in 1970 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system is based on concrete slab on grade using cast in place concrete walls with metal framing. The roof is a concrete type with light standards and built up and gravel of unknown vintage. Exterior doors are painted metal set in metal jambs using lever type hardware with some using auto operation. Exterior windows are original type single pane, aluminum framed units that are fixed and operational.

Interior:

Interior partitions are typically painted gypsum board with areas exposed to concrete using vinyl wall coverings and wood paneling. Interior floor finishes include stained concrete, 9"x9" vinyl floor tiles and carpet. The ceilings are a combination of precast concrete and painted gypsum. Interior doors are painted, flush-faced wood in metal jambs using the lever type hardware with metal framed single pane fixed side lites. The rest rooms have grab bars with tile floors with tile walls using metal toilet partitions and appear to have been remodeled around early 2000.

Mechanical/Plumbing:

Delta EMS monitored, Heating for the building and others is provided by three gas fired 1.9 million BTU Cleaver brooks hot water boilers, Model # M-FLK using two, 10 HP 91.7 % EFF and there, 2 HP 88.5% EFF circulation pumps of 09 vintage using VFDs. The heating distribution system is 2-pipe system using a 15 HP 92.4% EFF McQuay air handler using re-heat coils with galvanized metal duct work via AHU's in central mechanical rooms with returns fans using 7.5 HP. Additional cooling is provided by Sanyo split systems. Building ventilation is provided by exhaust fans, 5 HP units. Three expansion tanks are present. Cooling was not noted, Cold deck present per staff. The main boilers are also housed in a central plant that is connected to the end of this building. Domestic hot water is provided by a Ray Pack 399,999 BTU gas fired boiler. The plumbing fixtures are of original type with up grades as needed for maintenance needs using the buildings piping that is mostly original. The up grades consists of auto operation sinks. Building and rest room ventilation is provided by roof top exhaust fans. Janitor sink is wall mounted porcelain

Electrical:

The mostly original electrical system is fed at 600 volts, 200 amps to a combination of 9-15- 30-150 KVA pad-mounted transformer that delivers 3000 amps of 120/208- 240/480 V, 3-phase, 4-wire power to local distribution. LCS lighting is recessed fluorescent T-8s and T-12s using typical switches and outlets with areas using motion sensors and a Delta EMS system. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The lighting and electrical systems appear to be mostly original with up grades as needed for maintenance needs. The building uses a 440 volt three phase, 600 amp MCC panel. Emergency power is provided at 480/277 volts at using a 125 and 225 amp panels using Zenith ATS.

Fire Protection/Life Safety Systems:

The Alert, fire alarm system consists of audible strobe annunciators in rooms, corridors, and other public spaces. The system is activated by staff, pull stations and smoke detectors and is centrally monitored by a Simplex 4100 U panel. The building has a fire sprinkler system and fire extinguishers. This building and the campus has emergency pull stations and emergency phones for police notification. (not in service at this time).

Hazmat.

Facility Executive Summary

9"x9" vinyl tiles are present. Due to age of the building Asbestos and or lead based paints may be present.
Flammables stored in metal cabinets.

Deficiencies:

- 1 Replace original air handler.
- 2 Replace lab sink.
- 3 Replace metal toilet partitions.
- 4 Replace 9"x9" floor tiles.
- 5 Replace metal exterior doors.
- 5 Repair/replace incandescent lighting.
- 6 Replace windows, room 212.

Current Repair Cost: \$6,324,840.65

Replacement Cost: \$10,330,930.56

FCI: 61.22%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0004 CLASSROOM - D

Address:

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0004. D - Liberal Arts:

The Classroom Building-D is located near the center of the campus just across from Building A between Buildings C and F. This three story facility contains classrooms, labs, faculty and staff offices for a total of 50,888 GSF. The building was originally constructed in 1970 with a remodel in 1980 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system consists of a concrete slab on grade with cast in place and or tilt up with metal framing. The roof is a aggregate surfaced built-up roofing system of 2000 vintage with a clay tile mansard. Exterior doors are a combination of wood and metal set in metal jambs using lever and panic type hardware with some using auto operation. There are metal frame single pane wire glass side lites present. Exterior windows are original single pane units with a combination of aluminum and metal framing with some using wire glass.

Interiors:

Interior partitions are typically painted gypsum board and or exposed to concrete. Interior floor finishes include finished stained concrete, carpet, 9"x9" vinyl flooring, and sheet vinyl with some areas using truncated type flooring. The ceilings are a combination of 2'x4' T-bar acoustic tiles in metal grids with pre stressed concrete and painted gypsum. Interior doors are painted, flush-faced wood in metal jambs using lever type hardware with some using auto operation. The rest rooms have tile floors with tile walls with painted gypsum ceilings with a combination of wood, and vinyl and metal toilet partitions.

Mechanical/Plumbing:

Delta, EMS monitored Heating for the building is provided by hot water boilers from the central plant. The heating distribution system is 2-pipe system duct system using original McQuay air handler with air being supplied by three 10 HP and two 7.5 HP fans using galvanized metal duct work with one, 7.5, one 5 HP, and one 1 HP exhaust fans. AHU's were equipped with CW cooling coils that have been disconnected. The original Carrier chiller and BAC galvanized cooling tower for the building are abandoned in the penthouse, non functional. The HVAC system supply has been converted to central plant supply, Building D using two 5 HP and One 1 HP circulation pumps. Additional cooling is provided to the MDF/IDF rooms using a Sanyo split systems. Plumbing fixtures are of original type with up grades as needed for maintenance/use needs. The up grades consists of auto operation sinks. The manual operation 1.6 GPF toilets and urinals using the building copper piping that is mostly original. Domestic hot water is provided by the central plant using two 3/4 HP circulation pumps. There is a air and gas distribution system that is not in use. There is an eye wash/shower station present.

Electrical:

The mostly original electrical system is fed at 480/277 volt providing 1000 amp power to a pad-mounted 150 KVA transformer that delivers 120/208 V, 3-phase, 4-wire power to local distribution. Lighting is recessed and pendant fluorescent, T-8s, T-12s and some incandescent using a Delta EMS system and motion sensors with typical switches and outlets. Emergency lighting is in corridors and emergency exit signs are typically illuminated. The lighting and electrical systems are mostly original. The building has two 480 volt 600 amp MCCs.

Fire Protection/Life Safety Systems:

The Alert, fire alarm system consists of audible visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by staff, pull stations and smoke alarms and is centrally monitored by a Simplex 4020 panel. The building has a limited fire sprinkler system. The building has fire hose reels and fire extinguishers in cabinets. This building and the campus has emergency pull stations and emergency phones for police notification. (not in use at this time). This building has a video monitoring, security alarm system. There is a AED device present.

Hazmat.

Facility Executive Summary

Due to age of building, Asbestos and or led based paints may be present. There is 9"x9" vinyl tiles are present.

Deficiencies:

- 1 Replace roof.
- 2 Replace drinking fountains.
- 3 Replace/add DI water system.
- 4 Replace 9"x 9: floor tiles.
- 5 Replace metal toilet partitions.
- 6 Replace emergency lighting battery's.

Current Repair Cost: \$20,192,163.71

Replacement Cost: \$27,541,603.36

FCI: 73.32%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0005 STUDENT UNION - F

Address:

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0005. Student Union, F.

The Student Union Building F is located in the southeastern quadrant of the campus across from the Learning Resource Center and Building A. This two story facility contains areas used as assembly areas, a cafeteria, kitchen, and the student bookstore, for a total of 22,762 GSF. The building was originally constructed in 1970 with a remodel in 1998 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The facility's construction system is based on a concrete slab on grade using cast in place concrete, tilt-up walls. The roof is an aggregate surfaced Single ply system of 1995 vintage with a metal framed clay tile enclosed area for building Mech. Exterior windows and in-fills are single pane, aluminum framed units that are a combination of fixed and operational. The main entry doors are aluminum framed store front type set in aluminum jambs using panic type hardware. Others are auto operation aluminum sliding units.

Interiors:

Interior partitions are typically gypsum board and or cast in place concrete. Interior floor finishes include finished concrete, carpet, and tile. The ceilings consists of 2'x4' T-bar type acoustical tiles in metal grids and areas using 12"x12" glue on acoustic tiles and areas exposed to painted hard lids. Interior doors are painted, flush-faced wood and or metal in both metal and wood jambs using lever type hardware. The rest rooms have grab bars with auto operation doors with a combination of sheet vinyl and tile floors with painted gypsum and or tile walls using painted hard lid ceilings with wood toilet partitions. The building has a hydraulic elevator using a 30 HP motor. There is a stainless steel commercial kitchen present.

Mechanical/Plumbing:

Delta EMS monitored. Heating for the building is provided by hot water boilers from the central plant using a 3 HP and a 1/2 HP circulation pump. The heating distribution system is 2-pipe system using 30 HP supply fans using galvanized metal duct work from air handlers in the rooftop penthouse using Delta digital controls with VFDs. There is no cooling in the building other than a Sanyo, model CL0951 using R-22 Freon DX cooling unit for the MDF room. The copper piping is mostly original. Rest room and building ventilation is provided by roof top exhaust fans, McQuay, model FS122 and 10 HP 91% eff exhaust fan, air handler. Domestic hot water is provided by a 15 Gallon Hubblle electric water heater model A1524T4. Stainless steel sinks are present using 1 gallon electric water heaters. Plumbing fixtures are typical of original type with up grades as needed for maintenance/use needs. The up grades consists of auto operation low flow sinks and 1.6GPF toilets. The building has drinking fountains/bottle fill stations located in common places.

Electrical:

The mostly original electrical system is fed from a 200 amp 600 volt switch providing 800 amps of 480/277 volt power to a 150 KVA pad-mounted transformer that delivers 120/208 Volt, 3-phase, 4-wire power to local distribution. LCS lighting is recessed fluorescent T-8 and T-12 with some incandescent using motion sensors, magnetic contactors with typical switches and outlets. Emergency lighting is present using a battery system. Emergency exit signs are typically illuminated. The lighting and electrical systems are mostly original with up grades as needed for maintenance/use needs.

Fire Protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by pull stations and smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has a limited fire sprinkler system along with a Anusl fire suppression system in the kitchen exhaust hoods. The building has a video monitoring and security alarm system. This building and the campus has emergency pull stations and emergency phones for police notification. An AED is present.

Facility Executive Summary

Hazmat.

None noted. Due to age of building,Asbestos and or lead based paints may be present.

Deficiencies:

- 1 Replace drinking fountain.
- 2 Replace emergency lighting battery's.
- 3 Replace toilet.
- 4 Ceiling leak, RM 104.

Current Repair Cost: \$7,964,946.19

Replacement Cost: \$13,546,349.06

FCI: 58.80%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0011 AERO TECH BLDG A

Address:

Harbor Bay Parkway, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0011. Aero Tech Building A:

The Aero Tech Building, A is located on Harbor Bay Parkway which is near the Oakland Airport. This one story building contains the Aero Tech's Division labs as well as several classrooms, and offices for a total of 10,908 GSF. The building was originally constructed in 1969 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade with metal stud framing, and corrugated decking. Exterior doors are metal in metal jambs using lever type hardware. Large metal rollups are present for plane access. Exterior windows are metal framed single pane original fixed and operational units. Roof was not available for assessment.

Interiors:

Interior partitions are mostly plywood and or painted gypsum. Interior floor finishes include finished stained and painted concrete. Interior doors are painted, flush-faced metal and or wood in metal jambs using lever type hardware. The rest rooms have grab bars with concrete floors with painted gypsum walls with metal toilet partitions. Ceilings are exposed to framing.

Mechanical/Plumbing:

Heating for the building is provided by a original Bryan 1.2 MBTU gas fired hot water boiler model CL-150-ST using 1/4 HP 76.3% EFF circulation pump with two pipe air handlers and fan coil units. The heating distribution is supplied by galvanized metal duct work. The HVAC system is mostly original to 1969 construction. Plumbing fixtures are of original type with up grades as needed for maintenance/use needs using the buildings copper/galvanized piping that is mostly original. Fresh air is supplied by infiltration using roof vents and ceiling mounted air movers with both wall, roof exhaust fans. The building has a eye wash and safety shower stations. Domestic hot water is provided by a 30 gallon 30,000 BTU gas fired water heater.

Electrical:

The mostly original electrical system is fed at 600 amps of 480 volt delta power to a combination of two 30 and four, 15 KVA pad-mounted transformers that delivers 100, 225 amps of 120/208 V, 3-phase, 4-wire power to local distribution. Lighting is mostly T-8s and some T-12s with motion switches and typical switches and outlets. Emergency lighting was noted. Emergency exit signs are present and not typically illuminated. The lighting and electrical systems are mostly original to construction.

Fire Protection/Life Safety Systems:

The Alert, fire alarm system consists of audible visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by staff, pull stations and smoke alarms and is centrally monitored by a Simplex 4020 panel. This building and the campus has emergency pull stations and emergency phones for police notification. (Not in service during the 2013 assessment)

Hazmat.

Flammables stored in metal cabinets. Due to age of building lead based paints and or Asbestos may be present.

Deficiencies:

- 1 Replace electric panel.
- 2 Replace gutters.
- 3 Replace gas boiler.
- 4 Replace metal toilet partitions.
- 5 Replace gang sink.
- 6 Replace heating piping.

Facility Executive Summary

Current Repair Cost: \$3,794,409.82

Replacement Cost: \$3,128,523.48

FCI: 121.28%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0016 GYM - G

Address:

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0016. - Gymnasium-G:

The Gymnasium building sits on the northwest end of the college campus, across from Life Science Building C. The building is divided into two facilities, the main gym building and the dance room/locker room building. These buildings include areas such as faculty and staff offices. Some areas of the men and women's locker room and showers were converted to music class rooms. The training rooms, dance and gymnastics rooms, storage rooms, and the main athletics/physical education gym, for a total of 40,088 GSF. The building was originally constructed in 1975 with numerous changes and remodels with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The buildings rest on a concrete slab on grade using cast in place/tilt-up concrete walls with metal framing and pandeck. The roof is aggregate surfaced Single ply in the main Gym and asphalt/gravel in the dance/class room buildings. There is a sheet metal panel system throughout the main gym's perimeter of 2006 vintage, per staff. The building has a elevator original 25 HP 75.5% EFF. Main entry's are metal doors in metal jambs using a combination of panic and lever type hardware. Additional entry's are aluminum doors in aluminum jambs using panic type hardware. Exterior windows are a combination of aluminum and metal single pane clear and wire glass units.

Interior:

Interior partitions are typically painted gypsum board with areas using cast in place concrete and or plaster. Interior floor finishes include VCT vinyl tiles, carpet, finished stained concrete, and wood strip. The ceilings are a combination of 2'x4' T-bar type acoustical tiles in metal grids with areas exposed to metal framing and pandeck and concrete. Interior doors are painted flush-faced wood with metal jambs using lever hardware. The showers have concrete floors with plaster walls. The rest rooms have grab bars with tile floors with tile walls using painted gypsum ceilings as do the showers. Toilet partitions are wood laminate. The hardware is mostly panic type on the exterior doors and levers on the interior doors.

Mechanical/Plumbing:

EMS monitored, Heating for the building is provided by gas fired hot water boilers from the central plant. No cooling was noted. The heating distribution system is a 2-pipe system using Trane supply fans Model # T-31-V with 10 HP 75% EFF and 5 HP on VFD's using a galvanized metal duct distribution system. Heating and ventilating was up graded in 2009 using a Delta EMS system. Air handlers are on VFDs Cooling was noted in the exercise/dance room/building using Sanyo split system, Evaporator model KS0951, condenser model CL0951 using R-22 Freon with two pipe heat and Trane air handlers, upgraded Model # MCCBO14AOA0UB and MCCBO064AOC0UA, original Trane Torrivent, model 131V using the Delta EMS with zone controls. The rest room plumbing fixtures are up graded to auto operation 1.6 GPF toilets type using the buildings copper piping that is mostly original with up grades as needed for maintenance needs. The building and rest rooms ventilation is provided by ceiling and roof mounted exhaust fans, AeroVent, model ACX300D, ACX240D. It appears there are approximately six, 1-1/2 HP exhaust fans. The building has drinking fountains in common places.

Electrical:

The mostly electrical system is fed at 480 volts to a pad-mounted 112.5 KVA transformer that delivers 120/208- 277/480 V, 3-phase, 4-wire 800 amp power to mostly original local distribution. LCS lighting is a combination of T-8s, Hi bay T-5s with a few T-12s fluorescent and High Intensity Down lights. Emergency lighting (with battery back-up) is in corridors and emergency exit signs are typically illuminated.

Fire Protection/Life Safety Systems:

Facility Executive Summary

The Alert, Fire alarm system consists of audible and visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by pull stations and is centrally monitored by a Simplex 4009 panel. The building has a fire sprinkler system as well as fire hose reels and fire extinguishers in cabinets. The building has an AED device along with emergency phones for police calls. Fire blankets are present in the exercise room. The building/campus has a video monitoring system.

Hazmat.

None noted.

Deficiencies:

1 Replace showers.

2 Replace belt guard on dryer.

Current Repair Cost: \$14,752,956.06

Replacement Cost: \$26,393,538.32

FCI: 55.90%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0017 LEARNING RES CTR - L

Address:

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0017. Learning Resource Center-L.

The Learning Resource Center is located in the southeastern quadrant of the college campus. This two story building consists of the main library, computer labs, writing center, audio visual and tutoring facilities, for a total of 41,536 GSF. The building was originally constructed in 1977 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on grade using cast in place and tilt-up concrete walls with a metal frame. The roof is a aggregate surfaced built-up roofing system of 2006 vintage, per staff. Exterior windows/in-fills are a combination of dual and or single pane units. The main entry's are auto operation aluminum store front type using panic type hardware. The service doors are metal in metal jambs using lever type hardware.

Interiors:

Interior partitions are typically painted gypsum board and or vinyl wall coverings over concrete. Office partitions include metal framed single pane window walls. Interior floor finishes include, ceramic tile, carpet and VCT with some areas using sheet vinyl. The ceilings are mostly T-bar acoustical tile in metal grids and wood strip. Interior doors are painted, flush-faced wood in metal jambs using lever type hardware. The building has a two original elevators using 25 HP 75% EFF for second floor access. The restrooms have tile floors with tile walls using painted gypsum ceilings with wood laminate toilet partitions.

Mechanical/Plumbing:

Delta EMS monitored, Heating and Cooling for the building is provided by 5 Mammoth Packaged Units, SER# 29435 using R-22 Freon with central plant heating using 3/4 HP circulation pump. Two, Model # IL-20-30-28-E. Two Model # IL-26-30-28-E. One Model # IL-10-1026-E. The air is supplied by galvanized metal duct work. The HVAC system has been upgraded in the recent past around 2000 or so. Additional heating and or cooling is provided by a 1997 vintage Trane heat pump Model # WCH180B300EA using R22 Freon. Additional cooling is provided by 2003 vintage Sanyo split system, evaporator model, KS0951, KS1251, condenser model CL0951 using R-22 Freon. The restrooms have been renovated using push plate auto operation doors and fixtures. The building has copper piping that is mostly original. The building has drinking/bottle fill fountains in common places. Ventilation is supplied by the air handlers and roof top exhaust fans for the rest rooms and rest of the building. Domestic hot water is provided by a Bradford/White, 50 gallon electric unit using a 1/6 HP circulation pump. Janitor sink is floor mounted floor stone.

Electrical:

The mostly original electrical system is fed at 480 volts, 1000 amps to a pad-mounted 300 KVA transformer that delivers 120/208 volt 1200 amp, 3-phase, 4-wire power to local distribution. LCS lighting is recessed T-8 fluorescent with HIDs using motion switches and typical switches and outlets. Emergency lighting is in corridors and emergency exit signs are typically illuminated using a battery system. The electrical systems are mostly original. The battery backup emergency lighting/UPS system has been replaced by a 2008 vintage emergency generator, per staff.

Fire Protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible and visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by staff, pull stations and smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has a fire sprinkler system. The building has a ÆED device. The campus and building has a video monitoring system. The campus and building has emergency phones for police notification.

Hazmat

Facility Executive Summary

None noted.

Deficiencies:

1 Replace exhaust fan, elevator.

2 Replace emergency lighting battery's

Current Repair Cost: \$15,238,857.75

Replacement Cost: \$25,274,656.00

FCI: 60.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0018 CHILDRENS CENTER

Address:

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0018. CC - Children's Center:

The Children's Center is located in the southwest corner of the College of the Alameda campus. This one story child care facility contains several spaces, including classrooms, a dining room, kitchen, restrooms, training area, staff offices, a staff lounge, storage/custodial areas, and a covered play area, for a total of 10,192 GSF. The building was originally constructed and or placed here in 1976 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a metal frame on a perimeter concrete footing. The building is a combination of wood and metal framing with wood board and batt siding with a wood sub floor underlayment. The roof is built up and gravel of unknown vintage. Exterior doors are painted wood in a metal jamb using lever type hardware. Exterior windows are single pane, metal framed, fixed and operational units. The building is accessed by concrete stairs and ramps. The building has a metal mansard to hide roof top mechanical.

Interiors:

Interior partitions are typically gypsum board with areas using vinyl wall coverings. Interior floor finishes include, VCT vinyl flooring, carpet and ceramic tile. The ceilings are 2'x4' T-bar type acoustic tile in metal grids with lighting and A/C vents. Interior doors are painted, flush-faced wood in metal jambs using lever handles. The rest rooms have grab bars with tile floors with tile wainscot using painted gypsum walls and ceilings with metal toilet partitions. The building has a stainless steel commercial type kitchen.

Mechanical/Plumbing:

Delta EMS monitored, Heating and Cooling for the building is provided by eight Rooftop gas fired package units of unknown vintage using zone thermostats. Six of the units are Carrier units, Model # 48HJE004-531 providing 59,000 BTUs. Two of the units are Carrier Model # 48GS030060501 providing 48,000 BTUs. The heating distribution system is supplied by galvanized metal duct work. Additional cooling is provided by a Sanyo split system condenser model CL0951 using R-22 Freon. Roof top exhaust fans GreenHeck are present for building/kitchen ventilation. Plumbing fixtures are of original type, manual 1.6 GPF toilets and mini sizes, with up grades as needed for maintenance/use needs using the buildings copper piping that is mostly original. Domestic hot water is provided by a Rudd 100 gallon gas fired unit providing 199,000 BTUs. Washer and dryer is present.

Electrical:

The mostly original electrical system is fed at 480 volts to a pad-mounted 112.5 KVA transformer that delivers 480 Delta 120-208 V, 3-phase, 4-wire 400 amp power to local distribution. LCS lighting is recessed T-8 and T-12 fluorescent with motion sensors and a EMS system. The building has a few incandescent left. Emergency lighting is in corridors and emergency exit signs are present. The lighting and electrical systems are mostly original. The campus and this building has emergency phones for police notification.

Fire Protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible and visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by staff, pull stations and smoke alarms and is centrally monitored. The building does not have a fire sprinkler system. The kitchen exhaust hood has a fire suppression system. Fire extinguishers are present. Gas line has earth quake shut off valves.

Hazmat.

None noted.

Facility Executive Summary

Deficiencies:

- 1 Replace roof.
- 2 Replace metal toilet partitions.
- 3 Replace roof hatch.

Current Repair Cost: \$3,475,890.85

Replacement Cost: \$5,352,736.48

FCI: 64.94%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0020 GROUNDS MAINTENANCE**Address:**

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:**0020. GROUNDS MAINTENANCE:**

The Grounds maintenance shed is located in the southwest corner of the College of Alameda campus. This one story facility contains storage/landscape materials, for a total of 1,440 GSF. The building was originally constructed in 1976 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system is a Butler type building with metal framing, roof and siding. Exterior doors are painted metal in metal jambs using lever type hardware. Exterior windows are dual pane vinyl framed units that are a combination of fixed and operational.

Interiors:

Interior partitions are typically plywood, walls and ceilings. Flooring is concrete. There are no restrooms in this building. Interior doors are wood in wood jamb using knob type hardware.

Mechanical/Plumbing:

Heating and Cooling for the building is not provided. Ventilation is provided by a wall exhaust fan and infiltration. The building has a fiber glass, laundry type sink. Domestic hot water is provided by a Bosch 4 gallon electric water heater, model ES-1MW1rs3100 using the building's original copper piping.

Electrical:

The electrical system is fed from another building that provides 120/208 Volt 1-phase 3-wire power for T-8 lighting using typical switches and outlets.

Fire Protection/Life Safety Systems:

The building has fire extinguishers.

Hazmat:

None noted.

Deficiencies:**Current Repair Cost:** \$167,684.75**Replacement Cost:** \$123,033.60**FCI:** 136.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0021 PHYS ED STORAGE**Address:**

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0021. PHYS ED STORAGE:

The PHYS ED Storage is located in the southwest corner of the College of Alameda campus. This one story facility contains storage areas, for a total of 1,491 GSF. The building was originally constructed in 1976 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system is full metal, a Butler type building with metal framing, roof and siding. Exterior doors are painted metal in metal jambs using lever type hardware. Exterior windows were not noted.

Interiors:

Interior partitions are typically exposed to metal framing/siding and roofing. Flooring is concrete. There are no rest rooms in this building.

Mechanical/Plumbing:

Heating and cooling is not provided. Ventilation is provided by a roof turban exhaust fans and infiltration. The building has no plumbing.

Electrical:

The mostly original electrical system is fed from East to a pad mounted 112,5 KVA transformer that provides 480 Delta, 120/208 3 phase 225 amp power for T-8 lighting using typical switches and outlets. It appears that a 480/240 Volt 400 amp switch has been added using a 60 KVA transformer providing 120/240 volts for tennis court lighting.

Fire Protection/Life Safety Systems:

The building has fire extinguishers.

Hazmat.

None noted.

Deficiencies:**Current Repair Cost:** \$173,623.58**Replacement Cost:** \$127,391.04**FCI:** 136.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0024 TENNIS SUPPLY B**Address:**

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:**0024. TENNIS SUPPLY (B):**

The Tennis shed is located in the south end of the College of Alameda campus. This one story facility contains storage, for a total of ? GSF with no major remodels to daate, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems. .

The building that was assessed in 2010/2016 was of 1976 vintage, and 77 GSF has been removed and the items stored in this building that has two other storage areas. The size and age should be updated.

Exterior.

The building rests on a concrete slab on grade. The building is a full metal Butler type building. Exterior door is metal, set in a metal jamb using lever type handles.

Interiors:

Flooring is concrete, Interiors walls and ceilings are exposed to metal building.

Mechanical:

Roof turbans provide ventilation.

Electrical:

Power is fed from another location and was not noted. Lighting is T-8 florescent using motion switches.

Hazmat.

None noted.

Deficiencies:**Current Repair Cost:** \$8,966.48**Replacement Cost:** \$6,578.88**FCI:** 136.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0025 AERO TECH BLDG B

Barney McClung, 20-Sep-2016

Facility Description:

0025. Aero Tech Building B:

The Aero Tech Building B is located on Harbor Bay Parkway, which is near the Oakland Airport. This one story building contains various classrooms, staff offices and a large exhibition hall, for a total of 17,130 GSF. The building was originally constructed in 1979 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system is based on a concrete slab on grade using metal framing with a corrugated siding and roofing. Exterior doors are painted metal in metal jambs using lever hardware. There are the large metal framed, skinned sliding doors at the back of the building for plane access. Exterior windows are single pane metal framed fixed and operational units that appear original to construction.

Interior:

Interior partitions are typically plywood over metal and or wood framing. Interior flooring is mostly concrete with wood at the second level. Interior doors are a combination of painted, wood and or metal doors in metal jambs using pull and lever type hardware. The rest rooms have concrete floors with plywood walls. The ceilings are exposed to metal framing. The toilet partitions are metal type.

Mechanical/Plumbing:

Heating for the building is provided by a Parker, gas fired 395,000, BTU hot water boiler using two pipe, ceiling hung fan coils. Cooling is DX only provided for the MDF room. Plumbing fixtures are of original type, gang sinks, toilets, sinks and urinals with up grades as needed for maintenance needs using the building copper piping that is original. Upgrades consists of auto operation 1.6 GPF toilets. Urinals being up graded during the 2016 assessment. Domestic hot water is provided by a 40 gallon, 40,000 BTU gas fired water heater using a 1/6 HP circulation pump. The building has a eye wash safety shower station.

Electrical:

The mostly original electrical system is fed at 480 volts to a pad-mounted 40 KVA transformer that delivers 120/240 volts and a 150 KVA transformer that provides 400 amps of 120/208 V, 3-phase, 4-wire power to the original local distribution. LCS lighting is fluorescent T-8s with some T-12s using motion sensor switches and typical switches and outlets. Emergency exit sign were noted. Emergency lighting was not noted. The lighting and electrical systems are mostly original.

Fire Protection/Life Safety Systems:

The Alert, fire alarm system consists of audible and visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by pull stations and smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has fire extinguishers. The building has a video monitoring and security alarm system. Emergency phones and or pull stations are present for police notification. (Not in service at this time)

Hazmat.

Flammables stored in metal cabinets.

Deficiencies:

- 1 Replace emergency phones.
- 2 Replace metal toilet partitions.
- 3 Replace boiler.
- 4 Replace gang sink.

Current Repair Cost: \$2,969,950.25**Replacement Cost:** \$4,913,055.30**FCI:** 60.45%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0026 DIESEL MECHANICS - E

Address:

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0026. Diesel Mechanics, E.

The Diesel Mechanics E Building is located on the northeast corner of the campus. This one story facility houses the Diesel Mechanics Division, and contains areas including classrooms, classroom labs, faculty offices, a locker room, tool rooms as well as a second level storage area, for a total of 11,850 GSF. The building was originally constructed in 1989 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system is based on a concrete slab on grade using tilt up concrete walls and corrugated decking. Exterior doors are painted metal in metal jambs using panic and pull type hardware. There are the large metal roll ups for Diesel truck access. The windows/infills are fixed and operational metal framed single pane units with wire glass.

Interior:

Interior partitions are typically gypsum board. Interior floors are concrete. Ceilings are full height exposed to metal framing. Interior doors are painted, flush-faced wood with metal jambs using lever hardware. The restrooms have grab bars concrete floors with a tile wainscot using painted gypsum ceilings. There is a interior office/tool room that is wood framed.

Mechanical/Plumbing:

Delta EMS monitored, Heating for the building (no shop cooling noted) is provided by a Rite gas fired 1.0500 BTU hot water boiler, Model # 105 using a 3/4 HP circulation pump. The heating distribution system is a 2-pipe system using ceiling hung fan coils and re-heats with Pace air handlers. The HVAC system is original 1989 construction. Cooling for for server/electrical room is provided by a 2003 vintage Sanyo DX split system using R-22 Freon. Building/rest room ventilation is provided by Car-Mon, model 367-207 and Pace exhaust fans, model USFSTD, 4780CP and GreenHeck GWB-187X. Plumbing fixtures are of original type with up-grades as needed for maintenance needs using the buildings copper piping that is original. The upgrades consists of auto operation low flow sinks and 1.6 GPF toilets. The building has gang sinks, a eye/wash shower station as well as drinking/bottle fill fountains. Domestic hot water is provided by a AOSmith electric water, model SC89-27949-X3. Janitor sink is floor mounted concrete.

Electrical:

The electrical system is fed at 480 volts to a pad-mounted 112.5 KVA transformer that delivers 225 amps of 480/277 Volt power and 400 amps of 120/208 Volt, 3-phase, 4-wire power to local distribution. Lighting is mixed T-8 fluorescent and Hi Bay T-5s using a LCS with motion sensors, switches and typical switches and outlets. The emergency lighting is provided by a battery system. Emergency exit signs are present and typically illuminated. The electrical systems are mostly original to construction.

Fire Protection/Life Safety Systems:

The alert, fire alarm system consists of audible and visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by staff, pull stations and smoke detectors and is centrally monitored by a Simplex 4020 panel. The building does not have a fire sprinkler system. The building has fire extinguishers. The building has emergency pull stations /phones for police calling.

Hazmat.

Flammables stored in metal cabinets. Auto chemicals are present.

Deficiencies:

- 1 Replace emergency lighting battery's.
- 2 Replace roof hatch.

Facility Executive Summary

3 Replace electric water heater.
4 CK footings, erosion.

Current Repair Cost: \$1,105,490.55

Replacement Cost: \$6,519,514.50

FCI: 16.96%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0027 PRESSBOX

Address:

555 Atlantic Ave, Alameda, CA 94501



Barney McClung, 20-Sep-2016

Facility Description:

0027:

The Alameda College press box building is located near the south east corner of the campus. This building consists of press sitting and an announcer areas, with a total of 192 GSF. The building was originally constructed in 2004 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building sits atop of the aluminum bleachers with a combination of aluminum and galvanized metal framing. The building has galvanized framing with metal siding. The roof is metal. Exterior doors are metal set in metal jambs using lever type hardware. The windows are single pane aluminum framed units that are operational.

Interior:

Interior partitions are hard board with a vinyl wall covering. Interior flooring is aluminum planking.. The ceilings are 2'x2' T-bar type acoustic tiles in metal grids. Interior doors are not present. There are no restrooms in this building.

Mechanical/Plumbing:

None noted.

Electrical:

Power is provided from another building for lighting and a PA system. Lighting is mostly T-8 florescent using typical switches and outlets. Emergency lighting was noted.

Fire protection/Life Safety Systems:

The building has fire extinguishers in cabinets.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$0.00

Replacement Cost: \$16,070.40

FCI: 0.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0028 BB CONCESSIONS/RR



Barney McClung, 20-Sep-2016

Facility Description:

0028. Baseball Concessions and restrooms.

The Baseball Concession, Rest rooms are located on the south quadrant of the college campus. This two story building contains a total of 1,228 GSF. The building was originally constructed in 2000 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on grade with CMU concrete exterior walls. The roof is wood framed. The roof is asphalt shingles and appears original to construction. Exterior doors are metal in metal jambs using lever type hardware. Second floor windows are aluminum framed single pane fixed and operational units. The first floor windows uses metal framed single pane wire glass and metal roll ups for food service.

Interiors:

Interior floors are exposed to concrete slab on the first floor and carpet over a wood sub floor on the second level.. Walls are exposed to CMU. Ceilings are exposed to wood framing. The restrooms have grab bar's with concrete floors with CMU walls with wood framed ceilings using metal toilet partitions.

Mechanical/Plumbing:

Heating and cooling was not noted. Ventilation is provided by wall vents and wall mechanical power vents. Plumbing fixtures are of original type with upgrades as needed for maintenance needs. The upgrades consists of 1.6 GPF typical toilets with waterless urinals. Domestic hot water is provided by a 2013 vintage, 7 gallon electric water heater and a original 30 gallon electric unit. Plumbing piping, copper and cast iron is present and original.

Electrical:

The mostly original electrical system is fed at 480 volts to a 45 KVA transformer providing 400 amps of 480/477 volt power and 225 amps of 120/208 volt 3-phase 4-wire power to local distribution. Exterior lighting is metal halid.

Fire Protection/Life Safety Systems:

Fire extinguishers are present. None noted.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$19,282.78

Replacement Cost: \$809,006.40

FCI: 2.38%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0029 BB DUGOUT 1



Barney McClung, 20-Sep-2016

Facility Description:

0029. Baseball dugout, #1

The Dugout is located on the south quadrant of the college campus. This one story building contains a total of 440 GSF. The building was originally constructed in 2000 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on grade with CMU concrete exterior walls. The roof is wood framed supported by metal post. The roof is asphalt shingles and appears to be original to construction.

Interiors:

Interior floor is exposed to concrete, Walls are exposed to CMU. Ceilings are exposed to wood framing.

Mechanical/Plumbing:

None noted.

Electrical:

None noted.

Fire Protection/Life Safety Systems:

None noted.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$0.00

Replacement Cost: \$71,676.00

FCI: 0.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0030 BB DUGOUT 2



Barney McClung, 20-Sep-2016

Facility Description:

0029. Baseball dugout, #2

The Dugout is located on the south quadrant of the college campus. This one story building contains a total of 440 GSF. The building was originally constructed in 2000 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on grade with CMU concrete exterior walls. The roof is wood framed supported by metal post. The roof is asphalt shingles and appears original to construction.

Interiors:

Interior floor is exposed to concrete, Walls are exposed to CMU. Ceilings are exposed to wood framing.

Mechanical/Plumbing:

None noted.

Electrical:

None noted.

Fire Protection/Life Safety Systems:

None noted.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$0.00

Replacement Cost: \$71,676.00

FCI: 0.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0031 SOCCER FIELD RESTROOMS

Barney McClung, 20-Sep-2016

Facility Description:

0031. Soccer Field Restrooms.

The Restroom Building is located on the south quadrant of the college campus. This one story building contains a total of 820 GSF. The building was originally constructed in 1994 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on grade with wood framing and siding. The roof has a asphalt shingle system believed to be original to construction. Exterior windows were not noted, only large vents. Exterior doors are metal in metal jambs using lever type hardware.

Interiors:

Interior partitions are typically gypsum board with FRP wall coverings. The interior floor finishes include Trazzo. The ceilings are exposed to wood framing and painted gypsum. Interior doors are wood with metal jambs using lever hardware. The rest rooms have Trazzo floors with FRP covered walls. Ceilings are exposed to wood framing. Toilet partitions are original metal type.

Mechanical/Plumbing:

There is no mechanical noted in this building. Ventilation is provided by large wall vents/infiltration. Plumbing fixtures are of original type with up grades as needed for maintenance needs. Domestic hot water was not noted. Piping consists of copper and cast iron and appears original to construction with up grades as needed for maintenance needs. Each end of the building has a three bubbler drinking fountain present.

Electrical:

The mostly original electrical system is fed from another location that delivers 120/240 1-phase 3- wire 100 amp power. Lighting is incandescent using motion switches and typical switches and outlets. Emergency lighting and emergency exit lighting was not noted.

Fire Protection/Life Safety Systems:

The fire alarm system consists of audible,visual strobe annunciators in public spaces. The system is activated by staff, pull stations and is centrally monitored. The building does not have a fire sprinkler system. Fire extinguishers were not noted.

Hazmat.

None noted.

Deficiencies:**Current Repair Cost:** \$73,564.67**Replacement Cost:** \$449,392.80**FCI:** 16.37%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0032 AEROTECH SHED C



Barney McClung, 20-Sep-2016

Facility Description:

0032, Aerotech shed C.

The Aerotech shed C Building is located on Harbor Bay Parkway which is near the Oakland Airport. This one story building contains a total of 400 GSF. The building was originally constructed in 1969 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on grade with CMU concrete exterior walls using metal siding and framing. The roof has wood framing with wood decking with a built up roof of unknown vintage. Exterior doors are metal in metal jambs using lever type hardware.

Interiors:

Interior partitions are typically painted hard board and or exposed to CMU. The interior floor finishes are concrete. The ceilings are exposed to wood framing.

Mechanical/Plumbing:

None noted.

Electrical:

The original electrical system is fed from another building providing 120 volt power for explosion proof incandescent lighting using sealed switches. Additional lighting is provided by T-12 fixtures

Fire Protection/Life Safety Systems:

The fire alarm system consists of heat detectors only and is centrally monitored. Fire extinguishers are present. Portable eye wash is present.

Hazmat.

Flammables stored in metal cabinets.

Deficiencies:

Current Repair Cost: \$46,579.10

Replacement Cost: \$34,176.00

FCI: 136.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\College Of Alameda\0033 860 ATLANTIC - COA



Barney McClung, 20-Sep-2016

Facility Description:

0033. 860 Atlantic-COA:

The Building is located at 860 Atlantic street. This one story building contains various classrooms, staff offices for a total of 26,050 GSF. The building was originally constructed in 1989 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud major remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade using tilt up type concrete construction with metal framing. Exterior walls have red brick vinner. The exterior doors are aluminum framed store front type set in aluminums using electric access control with panic type hardware. The service doors are painted metal in metal jambs using lever hardware. Exterior windows are single pane aluminum framed fixed units that appear original to construction.

Interior:

Interior partitions are typically painted gypsum Interior flooring is a combination of concrete, carpet and VCT depending on location. Interior doors are a combination of wood in aluminum jambs and or wood in metal jambs using electric access control and lever type hardware. The rest rooms have grab bars with tile floors and walls. The ceilings are mostly 2'x4' T-bar type acoustic tiles in metal grids with lighting and A/C vents. The toilet partitions are vinyl and metal type.

Mechanical/Plumbing:

EMS monitored Heating for the building is provided by a Larrs, gas fired 999,000, BTU hot water boiler, model PNCH1000NACN2CXN. Cooling is provided by Air cooled Chiller, model 30RAP0456FA08F10 using R-410A Freon. The heating/cooling distribution is provided by a 4 pipe system using Mc Quay air handler, model, 0AH025GDAC 0AH012GDAC, 0AH014GDAC, 50TC-E08B2C6A2A0C0 using circulation pumps. Additional heating/cooling is provided by Carrier gas packs, model, 48TCDA05A2A6A2A0C0, 59,000 BTUs 48ESNA3606050, 48,000 BTUs, 50TC-E08B2C6A2A0C0, 50TC-A04A2C6A2A0C0, 38AUDA14A0C6A0A0A0 using R-410 Freon. Additional cooling is provided by Carrier/York, condenser model 1FD036S250 split systems using R-22 Freon. Fresh air is provided by air handlers. Roof mounted exhaust fans are present providing ventilation to rest rooms and the rest of the building, GreenHeck model, 12-B1-CW-21-X-10-1, 16-EF-SW-21-X-10-1, 0AH010GDAC, GB-101-3-X, SB-101HP-4-XFGI-30X30-A-IS. The cadaver room is under negitave presser. Fume hoods use Vecktor/GreenHeck model VK-H-9-A7-X. Plumbing fixtures are of original type toilets, sinks and urinals with up grades as needed for maintenance needs using the building copper piping that is original. Domestic hot water is provided by three 74 gallon AOSmith gas fired 76,000 BTU water heaters, model BT80110 using a 1/6 HP circulation pump. The building has a eye wash safety shower station. There is a air, gas and vac distribution system present. There is a DI water treatment system present. The two janitor sinks are floor mounted fiber glass.

Electrical:

The mostly original electrical system is fed providing 1200 amps of 480 volts to a combination pad-mounted 150,112.5, 75 and 15 KVA transformers that delivers 120/208 volts providing 3-phase, 4-wire power to the original local distribution. LCS lighting is fluorescent T-8s and CFLs using motion switches and typical switches and outlets. Emergency exit sign are present. Emergency lighting is present. The lighting and electrical systems are mostly original.

Fire Protection/Life Safety Systems:

The fire alarm, air quality system consists of audible and visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by monitors, flow switch, pull stations, smoke detectors and is centrally monitored by a Simplex 4100 ES panel. The building has fire extinguishers. The building has a video monitoring and security alarm system. The building has a ÆED device present.

Hazmat.

Lab chemicals, Flammables stored in metal cabinets.

Deficiencies:

1 Repair replace exhaust fan 20.

Facility Executive Summary

2 Clean roof.

Current Repair Cost: \$1,806,769.90

Replacement Cost: \$10,545,290.01

FCI: 17.13%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0001 ADMINISTRATION TOWER
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

Building. 0001. Administration Tower:

The Administration Tower at Laney College is located on the northwest quadrant of the campus. This nine story building totals 53,988 GSF. The building was originally constructed in 1971, with what appears to be a extensive cosmetic remodel in 2012/13 with no major remodels to date 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system consists of a concrete slab below grade using tilt up concrete structure, and cast in place walls and columns, using metal framing and pandeck. The roof is rolled asphalt of unknown vintage. Exterior windows are original, single pane fixed units set in aluminum frames. The exterior doors are auto operation aluminum framed store front type set in aluminum jamb using panic type hardware. The service doors are metal in metal jambs using lever and panic type hardware.

Interior:

Interior partitions are typically painted gypsum board and or cast in place concrete with areas using metal framed single pane fixed window walls. Flooring finishes include carpet, 12"x12" vinyl tiles, 9"x9" vinyl tiles (RM, 905 and 105) and red brick. The ceilings are a combination of 2'x4' T-bar type acoustic ceiling tile in metal grids as well as painted gypsum and or exposed to concrete. Interior doors are a combination of painted, flush-face wood and or metal in metal jambs using lever type hardware. The building's two Armor elevators SER # 1429 that use 25 HP motors that appear to be original to construction. The restrooms have tile floors and walls using painted gypsum ceilings with a combination of wood and metal toilet partitions through out the building.

Mechanical/Plumbing:

Delta EMS monitored. Heating is provided by gas-fired boilers from the central plant using 10 HP 88.5% EFF circulation pumps. Cooling is supplied by the water cooled chillers from the central plant. The heating/cooling distribution system is a 4-pipe system using factory built two and four pipe air handling units with VAVs with re-heat coils. The cooling system uses, two 7.5 HP 88.5% EFF and two 1.5 HP 78% EFF circulation pumps. The original air handlers supply fans are 10 HP 91% EFF and the exhaust fans are a combination of 5 HP, 1 HP and 7.5 91% EFF motors. The system uses VFDs. Additional cooling is provided, Mitsubshi, condenser model PUY-A36NHA4, evaporator model PKA-A36KA4 using R-410A Freon and Sanyo, condenser model C3632A using R-22 Freon DX units in MDF/IDF rooms. Fresh air is supplied by air handling units. Ceiling/roof/mech room mounted exhaust fans are installed for bathrooms and building ventilation, 7.5 HP 91.7% EFF and Westinghouse fans, size 1122F1. Plumbing fixtures are typically of original type with up grades as needed for maintenance/remodel needs. The upgrades consists of auto operation, 1.6 GPF toilets, sinks and urinals. The building uses the mostly original copper and or galvanized and cast iron piping with up grades as needed for maintenance/remodel needs. Domestic hot water is provided by a AOSmith 50 gallon electric water heater, model EES50 using a 1/4 circulation pump. The domestic cold water uses two, 7.5 HP 87.5% EFF booster pumps with two roof top storage tanks consisting of a 5000 and a 1000 gallons.

Electrical:

Facility Executive Summary

The mostly original electrical system is fed at 15,000 Volts at 600 amps providing 12,000 Volts to a pad mounted 1500 KVA transformer that delivers 2,500 amps of 277/480 V, power to a combination of 225, 112.5 and 30 KVA transformers providing 1,200 amps of 120/208 3-phase, 4-wire power to the facility mostly original distribution. LCS lighting is mostly fluorescent T-8s and T-5s with some LEDs throughout the building using a EMS system using a combination of motion sensors, switches and typical switches and outlets. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building has a 2009 vintage, back up generator by Onan providing using a 100 KVA transformer providing 120/208 volts at 451 amps to emergency circuits..

Fire Protection/Life Safety Systems:

The Alert and Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by a flow switch, staff, pull stations and smoke detectors and is centrally monitored by a Simplex 4100/4120 panels. The building has a fire sprinkler system using a 20 HP 91% EFF booster pump. The building has fire hose reels with fire extinguishers in cabinets. The building has a security alarm and video monitoring system. The HVAC system has smoke detectors and fire dampers.

Hazmat.

Due to age of building. Asbestos/led paint may, could be present. 9"x9" vinyl tiles are present.

Deficiencies:

- 1 Replace split system Elevator room.
- 2 Replace circulation pumps.

Current Repair Cost: \$15,751,183.01**Replacement Cost:** \$27,645,095.28**FCI:** 56.98%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0002 BUILDING A
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0002. Building, A.

The A Complex is located on the northwest quadrant of the college campus. This two story building consists of the Career Guidance Center, the Arts, Graphic Arts and Photography Departments, as well as the Chemistry and Physics Departments, with a total of 66,980 GSF. The building was originally constructed in 1971, with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on grade that consists of a reinforced concrete structure with a brick veneers, with cast in place columns. The roof is a aggregate surfaced, Single ply roofing system with skylites of unknown vintage. Exterior doors are auto operation aluminum doors in aluminum jambs using panic type hardware as well as auto operation aluminum framed sliding units. The service doors consists of metal doors in metal jambs using panic and lever type hardware. Exterior windows and infills are single paned, aluminum framed units that are fixed and operational.

Interior:

Interior partitions are a combination of painted gypsum and cast in place concrete with brick veneers. Interior floor finishes include, carpet, VCT vinyl flooring, finished, stained concrete and areas with sheet vinyl. The ceilings are a combination of T-bar type 2'x4' acoustic ceiling in metal grids with lighting and A/C vents and exposed to concrete. Interior doors are a combination of painted metal and or wood in metal jambs using lever type hardware with some using auto operation. The rest rooms have grab bars with tile floors and walls with painted gypsum ceilings using wood laminate toilet partitions.

Mechanical/Plumbing:

Delta EMS monitored, Heating is provided by gas-fired boilers from the central plant. The heating distribution system is a 2-pipe system using VAVs with zone controls. Fresh air is supplied by air handling unit supply fans, SF-4 5HP unidentified, SF-3A 2HP 88.7% EFF, SF-5A unidentified, SF-1A unidentified, SF-2A unidentified. Ceiling/roof mounted exhaust fans are installed for bathrooms and building ventilation. EF-10A unidentified, EFF-11 15 HP 87.5% EFF, Westinghouse, EF-9A 88.5% EFF, 7A 20 HP 91% EFF, EF-4A 7.5 HP unidentified, EF-12A unidentified, EF-5A 7.5 unidentified, EF-2A unidentified on VFDs. Plumbing fixtures are mostly of upgraded type with other up grades as needed for maintenance needs using the buildings mostly original copper,galvanized and cast iron piping. The upgrades consists of auto operation type sinks and toilets. Domestic hot water is provided by an electric 80 gallon AOSmith water heater, model DRE-80100 using a 1/4 HP circulation pump. Mostly original gang sinks, photo type sinks, (with mixing valves) lab sinks are present. A DI water system is present. There is an air, gas and VAC distribution system present. There are eye wash, shower stations present.

Electrical:

The mostly original electrical system is fed at 15000 volts providing 12000 volts to a 1500 KVA pad mounted transformer that delivers 800 and 600 amps of 277/480 V, to a combination of 225, 112.5 and 45 KVA transformers providing 800 and 600 amps of 120/208 volt 3-phase, 4-wire power to the facility mostly original distribution. There is a 1970 vintage 480 volt, 600 amp MCC present. LCS lighting is mostly fluorescent T-8 with some T-12s using motion sensors and typical switches and outlets in common places throughout the building. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building has a night light circuit.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations and smoke detectors and is centrally monitored by a Simplex panel. The building has a fire sprinkler system and fire extinguishers. The lab areas have fire blankets. The building has a video monitoring and alarm security system.

Facility Executive Summary

Hazmat.

Due to age of building, Asbestos, lead paint may be present. Flammables and lab chemicals are stored in metal cabinets, some vented.

Deficiencies:

- 1 Replace circulation pumps.
- 2 Replace pneumatic controls.
- 3 Replace cast iron waste piping.
- 4 Replace exhaust fan 1-A.
- 5 Replace ceiling tiles.
- 6 Replace air, gas and vac distribution.
- 7 Replace drinking fountain.
- 8 Replace HVAC piping.
- 9 Change filters AHUs.

Current Repair Cost: \$21,605,227.96

Replacement Cost: \$32,964,876.80

FCI: 65.54%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0003 BUILDING B
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0003. Building B.

The B Complex is located on the northeast end of the college campus just across from the Forum and C Building. The facility consists of the English, Life Science and Cosmetology Departments, with a total of 43,002 GSF. The building was originally constructed in 1971, with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's rest on a concrete slab on grade that consists of a reinforced concrete structure with a red brick veneers with cast in place concrete columns. The roof is a aggregate surfaced, Single ply roofing system of unknown vintage. Exterior service doors consists of metal doors in metal jambs using panic and lever type hardware. Exterior windows and in fills are single paned, aluminum framed units that are fixed and operational.

Interior:

Interior partitions are a combination of painted gypsum board and cast in place concrete with brick veneers. Interior floor finishes include, VCT vinyl flooring, and sheet vinyl with 9"x9" vinyl tiles in the server room. The ceilings are a combination of T-bar 2'x4' acoustic ceiling tiles in metal grids and or exposed to concrete and or painted hard lids. Interior doors are mostly painted, metal in metal jambs using lever type hardware. The restrooms have grab bars with tile floors and walls with painted gypsum ceilings using wood laminate toilet partitions.

Mechanical/Plumbing:

Delta EMS monitored, Heating is provided by gas-fired boilers from the central plant using two 5 HP 87.5 EFF circulation pumps. The heating distribution system is a 2-pipe system using factory built Westinghouse air handlers, size G14811 with VAVs with reheat coils on zone pneumatic controls on VFD's. Additional cooling is provided by Mitsubshi split systems, evaporator model PKFY-P12NHMU-E2 using R-410A Freon. Fresh air is supplied by air handling unit supply fans, 1, 7.5 HP and 2 unidentified with no EFF info. Ceiling/roof mounted exhaust fans are installed for bathroom and building ventilation using Westinghouse EF-4. 7.5 HP, 5, EFF unidentified. EF-2, 10 HP 87.5% EFF. EF-6, 5HP unidentified. EF-3 unidentified. EF-1, 10 HP 89.5% EFF on VFD's. Plumbing fixtures are mostly of original type with up grades as needed for maintenance needs using the buildings mostly original copper, galvanized and cast iron piping. The upgrades consists of auto operation type lo flow sinks and 1 GPF toilets and 1 GPF urinals. Domestic hot water is provided the central plant and under sink insta hots, model SST. The mostly original gang sinks, photo type sinks/hair wash sinks are present using a mixing valve. Stand alone fiber glass sink is present, There is a AIR, GAS and VAC distribution system present. There are eye wash shower stations present.

Electrical:

The mostly original electrical system is fed from a 15 KV switch providing 12000 volts to a 1500 KVA pad mounted transformer that delivers 1200 amps of 277/480 V, to a combination of 225, 112.5 and 75 KVA transformers providing 400, 150 and 100 amps of 120/208 volt 3-phase, 4-wire power to the facility mostly original distribution. There is a 1970 vintage 480 volt, 600 amp MCC present. Some distribution up grades took place in 1995. LCS lighting is mostly fluorescent T-8 with some T-12s using electric switching, motion sensors, typical switches and outlets in common places throughout the building. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The building has a night light circuit. The roof of this building has a Photovoltaic system providing 480 volts at 300 amps, per label.

Fire protection/Life Safety Systems:

Facility Executive Summary

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by a flow switch, staff, pull stations and smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has a fire sprinkler system and fire extinguishers. The building has a video monitoring alarm security system.

Hazmat.

Due to age of building, Asbestos, led paint may be present. Flammables and hair chemicals are stored in metal cabinets. 9"x9" tiles were noted in server

Deficiencies:

- 1 Replace/repair wiring/panels.
- 2 Replace exterior metal door jamb.
- 3 Replace air, gas and vac distribution system.
- 4 Replace 9"x 9" floor tiles.
- 5 Replace air handler.

Current Repair Cost: \$13,218,242.09

Replacement Cost: \$21,163,864.32

FCI: 62.46%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0004 BUILDING C
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:**0004.Building C:**

The C Building is located on the northeast quadrant of the college campus. The facility consists of the Physical Education Department, including wrestling gyms and weight rooms, with a total of 7,491 GSF. The building was originally constructed in 1971, with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on grade using cast in place tilt up concrete walls with red brick veneers, and cast in place columns. The roof is an aggregate surfaced, Single ply roofing system of unknown vintage. Exterior service doors are metal in metal jambs using lever and panic type hardware. Exterior original windows/infills are single pane aluminum framed units that are fixed and operational.

Interior:

Interior partitions are painted gypsum board, cast in place concrete and plaster with red brick veneers. Interior floor finishes include wood laminate, athletic mat and or exposed to concrete. The ceiling finishes consist of 18'x18' glue on acoustic ceiling tile. Interior doors are painted, flush-faced metal set in metal jambs using lever type hardware. The restrooms have grab bars with tile floors and walls with painted gypsum ceilings using wood laminate toilet partitions. A commercial type Washer and dryer is present.

Mechanical/Plumbing:

Delta EMS monitored, Heating is provided by gas-fired boilers from the central plant using a 1.5 and 2 HP circulation pump. Cooling was not noted. The heating distribution system is a 2-pipe system using Westinghouse air handlers with pneumatic controls with re-heat coils. Fresh air is supplied by Westinghouse air handling units, supply fans 10-4 unidentified and return fans, One 5 HP 87.5% EFF and EF-2 unidentified. Ceiling mounted exhaust fans are installed for bathroom/building ventilation. Plumbing fixtures are of original type with up-grades as needed for maintenance needs. The up grades consist of auto operation 1.6 GPF type toilets, low flow sinks and 1 GPF urinals of 2008 vintage. The building uses the original copper and galvanized piping with up grades as needed for maintenance needs. The building has drinking fountains in common places.

Electrical:

The mostly original electrical system is fed at 480 volts to a 30 KVA pad mounted transformer that delivers 120/208 V, 3-phase, 4-wire power to the facility mostly original distribution. LCS lighting is typically fluorescent Hi bay T-5, with T-8s and some T-12 using a delta EMS system with typical switches and outlets. Emergency lights are present. Emergency exit signs are present and are typically illuminated.

Fire protection/Life Safety Systems:

The Alert, fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations, smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has a limited fire sprinkler system as well as fire extinguishers. Roof top photovoltaic system is present. A video monitoring system is present.

Hazmat.

None noted, Due to age of building Asbestos and or lead based paint may be present.

Deficiencies:

1 Replace plate cover.

Facility Executive Summary

- 2 Replace cracked toilet.
- 3 Replace drinking fountain,
- 4 Replace HVAC piping.

Current Repair Cost: \$2,116,827.62

Replacement Cost: \$3,686,770.56

FCI: 57.42%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0005 BUILDING D
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0005.

Building D: The D Building is located between the E Complex Building and the Gymnasium. This triangular two story structure consists of classrooms, dance rooms, offices, and storage/custodial areas, with a total of 9,592 SF. The building was originally constructed in 1971, with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade using cast in place tilt up concrete walls with brick veneer, and cast in place columns. The roof is aggregate surfaced Single ply roofing system of unknown vintage. Exterior doors are push plate, auto operation aluminum framed store front type set in aluminum jambs using panic type hardware. The service doors are metal in metal jambs using lever type hardware. Exterior windows are original single pane aluminum framed units that are fixed and operational.

Interior:

Interior partitions are typically painted gypsum/plaster and or cast in place concrete walls. Interior floor finishes include finished stained concrete, carpet and wood laminate. The ceilings are mostly 2'x4' T-8 type acoustic tiles in metal grids with lighting and A/C vents, others are exposed to plaster and or concrete. Interior doors are wood in metal jambs using lever handles. The rest rooms have grab bars with tile floors and walls using painted gypsum ceilings with wood laminate toilet partitions.

Mechanical/Plumbing:

Delta EMS monitored Heating is provided by gas-fired boiler. Cooling is supplied by chilled water. Both heating and cooling are supplied from another facility on campus, central plant. The heating/cooling distribution system is a 2 and 4-pipe system using original Westinghouse air handling units using 98 vintage 7.5 HP 91% EFF motors with re-heat coils with pneumatic control valves. Additional cooling is provided by Sanyo split system, evaporator model CL0951 using R-22 Freon. Fresh air is supplied by air handling units. Ceiling/attic/roof mounted original Westinghouse exhaust fans are installed for bathroom/building ventilation using one 5 HP 87.5% EFF and one 1 HP exhaust fans. Plumbing fixtures are mostly of original type with up grades as needed for maintenance needs. The upgraded consists of auto operation type 1.6 GPF toilets, low flow sinks and 1 GPF urinals using the buildings mostly original copper and galvanized piping. Fiber glass sink is present using Ariston 2.5 Gallon electric water heater, model GL-2.5. The original elevator is 20 HP 72% EFF with a upgraded pump.

Electrical:

The mostly original electrical system is fed at 200 amps of 480/277 volt power to a pad mounted transformer that delivers 120/208 V, 3-phase, 4-wire power to the facility mostly original distribution. LCS lighting is typically fluorescent T-8 using motion sensors with typical switches and outlets using a Delta EMS system throughout the building. Emergency lights are present. Emergency exit signs are present and are typically illuminated. This campus has video and emergency phones and pull stations to police department.

Fire protection/Life Safety Systems:

The alert, fire alarm system consists of audible and strobe annunciators throughout the building. The system is activated by staff, pull stations and is centrally monitored by a Simplex 4020 panel. The building does not have a noted fire sprinkler system.

Hazmat.

None noted. Due to age of building Asbestos and or lead based paint may be present.

Facility Executive Summary

Deficiencies:

- 1 Repair/replace. Entry doors leaking.
- 2 Replace fan housing.
- 3 Replace/repair plaster walls, janitor closet.
- 4 Replace galvanized piping.
- 5 Replace 2'x4' acoustic ceilings.
- 6 Replace electrical
- 7 Replace control valves.
- 8 Replace HVAC piping.

Current Repair Cost: \$3,510,908.23

Replacement Cost: \$4,720,798.72

FCI: 74.37%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0006 BUILDING E
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0006, Building E:

The E Complex at Laney College is located across from the Baseball and Softball fields and the Faculty and Student Parking on 8th, Street. This two story facility contains spaces such as classrooms, classroom labs, offices, storage areas as well as complete culinary school headquarters including large kitchen spaces and Laney Bistro, with a total of 38,856 SF. The building was originally constructed in 1971, with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade using cast in place tilt up concrete walls with metal framing with a red brick veneer, and cast in place columns. The roof is aggregate surfaced single ply roofing system of unknown vintage. Exterior doors are aluminum framed store front type set in aluminum jambs using panic type hardware and auto operation sliding doors set in aluminum jambs, some using push plate auto operation. The service doors are metal in metal and or aluminum jambs using lever and panic type hardware. Exterior windows/infills are original single pane aluminum framed units that are fixed and operational.

Interior:

Interior wall partitions are typically painted gypsum board with areas using cast in place concrete with red brick veneer with aluminum single pane office partitions. Interior floor finishes include carpet, ceramic tile, and VCT vinyl flooring. Ceilings are a combination of 2'x4' T-bar type in metal grids with areas exposed pre stressed concrete. Interior doors are painted, wood in some areas and aluminum in others, both set in aluminum jambs using lever and panic type hardware. The rest rooms have grab bars, (student location) tile floors with tile walls using painted hard lids with wood laminate toilet partitions. There is a stainless steel commercial type kitchen present.

Mechanical/Plumbing:

Delta EMS monitored, Heating is provided by gas fired boilers. This building is also the central plant housing three Cleaver brooks gas fired boilers providing 9 MBTUs each, Model # BT6H29 using six 7.5 HP 91% EFF circulation pumps, on VFDs. Additional hot water is provided by a Lochinvar 1.2 MBTU gas fired boiler, Model # CFN1261 using a 2500 gallon storage tank. Additional hot water (domestic) is provided by a Ray Pack gas fired boiler providing 726,000 BTUs, Model # 9809152734 using a 500 gallon storage tank. The system uses two 1/3 Booster pumps. Additional hot water is provided by a Ajax gas fired boiler, 1,119,200 BTUs Cooling is supplied by chilled water. This building also houses three Carrier chillers, Model # 19XR-1212231BEH64 using using R-134A freon with two 60 HP 94.5% EFF and two 30 HP 87.5 EFF circulation pumps on VFDs. The cooling tower is a BAC unit model 15219. Water treatment is provided by a Chem-Aqua system. Additional cooling is provided by 03 vintage Sanyo DX units using R-22 Freon in the MDF/IDF rooms, condenser model CL0951. There is no cooling in the shop areas. Shop office area cooling is provided by window type A/C unit The heating/cooling distribution system is a 4 pipe system using up graded Dairtech air handlers, Model # DAHU-16 and a original Westing house air handler, Model # ECA-0099-44. Fresh air is supplied by air handling units. Ceiling/attic/floor mounted exhaust fans original Westinghouse are installed for bathroom and building ventilation using two 1 HP, EFF, unidentified and one 10 HP 91% EFF and three 5 HP fans, EFF unidentified. Additional ventilation is provided by Breidert exhaust fans model VPDI.222.8.5, 122BCVC2. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs. The up grades consists of auto operation type, 1.6 GPF toilets, low flow sinks and 1 GPF urinals using the buildings copper and galvanized piping that is mostly original with up grades as needed for maintenance needs. The shop area uses the original type gang sinks. The shop areas have eye/shower wash safety systems. Drinking fountains, original and upgraded are present. Two sump pumps are present, no info available.

Electrical:

Facility Executive Summary

The mostly original electrical system is fed from the student centers 15 KV switch providing 12000 volt, 1969 vintage switch to a 1500 KVA transformer that provides 2500 amps of 480/277 volt power to a combination of pad mounted, original and up graded 150 KVA transformers that delivers 120/208 volt, 3-phase 4-wire, power to the facility mostly original distribution. LCS (watt stopper) lighting is typically fluorescent T-8 and T-12 using a Delta EMS system using motion sensors and typical switches and outlets. Emergency lights are present. Emergency exit signs are present and are typically illuminated. The 1970 vintage MCC is in use providing 480 volts at 600 amps. The roof top Photovoltaic system provides 600 volts at 11.0 amps.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations and smoke detectors and is centrally monitored by a Simplex 4120 panel. The building has a limited fire sprinkler system. The building has a video monitoring/security alarm system as well as emergency phones. The HVAC system has smoke detectors and fire dampers.

Hazmat.

None noted. Due to age of building Asbestos and or led based paints may be present.

Deficiencies:**Current Repair Cost:** \$11,417,705.49**Replacement Cost:** \$19,123,368.96**FCI:** 59.71%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0007 BUILDING F
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0007. Building F.

Building F is located in the south quadrant of the campus between Buildings E and G, and just across from the Student Center. This two story facility contains offices, classrooms and labs with a total area of 38,090 sf. The building was originally constructed in 1971 with a cosmetic remodel in 1979 with no other major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade with tilt up type concrete walls with metal framing with a brick veneer and cast in place columns. The roof is a aggregate surfaced single ply roofing system of unknown vintage. Exterior doors are aluminum store front type with aluminum frames using panic type hardware. The service doors are metal in metal jambs using lever type hardware. Metal roll up doors are present. Exterior windows/infills are single pane aluminum framed units that are fixed and operational.

Interiors:

Interior partitions are typically painted gypsum board with areas using cast in place concrete with red brick veneers. The offices areas are using aluminum single pane glass partitions/window walls. Flooring is a combination of stained concrete, carpet and sheet vinyl with areas using truncated type flooring. The ceilings are a combination of T-bar type 2'x4' acoustical ceiling tiles in metal grids with lighting and A/C vents with areas open to pre stressed concrete. Interior doors are painted, flush-faced wood and or metal set in a combination of metal and or aluminum jambs using mostly lever type hardware. The rest rooms have grab bars with tile floors with tile walls using painted hard lid with wood laminate toilet partitions.

Mechanical/Plumbing:

Delta, EMS monitoring Heating is provided by gas-fired boiler using a 5 HP 92% EFF and 3 HP 82% EFF circulation pump. Cooling is supplied by chilled water. Both heating and cooling are supplied from another facility on campus. The heating/cooling distribution system is a 2 pipe, 4-pipe system using upgraded York air handlers, Model # XIT096X120-JANA046A using Thermal reheat coils. Additional cooling is provided by DX units in the MDF and IDF rooms. Fresh air is supplied by air handling units and Westing house 7.5 HP fans. Ceiling/attic/roof mounted exhaust fans (eight noted) are installed for bathroom, building ventilation using three each, 7 HP and five each 7.5 HP exhaust fans, (EFF unidentified) in support of the evac system.. Plumbing fixtures are typical of original type with up grades as needed for maintenance/use needs. The up graded consists of auto operation type 1.6 GPF toilets, low flow sinks and urinals using the mostly original copper and galvanized piping. An eye wash station is present. Gang sinks are present. Domestic hot water is provided the central plant using a mixing valve and storage tank.

Electrical:

The mostly original electrical system is fed from the student center main switch providing 800 and 400 amps of 480/277 volt power to a combination of 75, 45 KVA pad mounted transformer that delivers 120/208 V, 3-phase, 4-wire power to the facility mostly original distribution. There was some up grades in about 2000 in support of roof top photovoltaic system. LCS lighting is typically fluorescent CFLs, T-8s and or T-12s throughout the building using the Delta EMS system using motion sensors and typical switches and outlets. The original MCC is in use providing 480 volts at 600 amps. Emergency lights are present and emergency exit signs are present and are typically illuminated using a Dualite battery system.

Fire protection/Life Safety Systems:

Facility Executive Summary

The alert, fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations, smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has a limited fire sprinkler system. The HVAC has smoke detectors and fire dampers. The building has emergency phones as well as video monitoring and a security alarm system.

Hazmat.

None noted. Due to age of building Asbestos and or lead based paint may be present.

Deficiencies:

- 1 Replace 120/208 volt distribution.
- 2 Replace split system room F-206.
- 3 Replace 2'x4' ceiling tiles room F-160

Current Repair Cost: \$10,833,553.28

Replacement Cost: \$18,746,374.40

FCI: 57.79%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0008 BUILDING G
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:**0008. Building G:**

The G Complex is located at the Main Entrance of the college campus just across from the Theatre. This two story building consists of the Carpentry, Machine Shop, Wood Technology, and Music Departments on the lower level, and the Journalism, CIS, Engineering Technology and Architecture on the upper level, with a total of 60,754 GSF. The building was constructed in 1971, with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system is based on a concrete slab on grade, cast in place tilt up concrete structure with metal framing with brick veneer, and cast in place columns and a aggregate surfaced Single ply roofing system of unknown vintage. Exterior doors are metal in metal jambs using panic and or lever type hardware. The service doors are metal in metal jambs using lever type hardware. Exterior windows/infills are single pane aluminum framed units that are fixed and operational.

Interiors:

Interior partitions are typically painted gypsum board with areas using cast in place concrete with red brick veneers. Flooring is a combination of stained concrete, carpet and sheet vinyl with areas using VCT type flooring, depending on use. The ceilings are a combination of T-bar type 2'x4' acoustic tiles in metal grids and or 12"x12" glue on acoustical ceilings tiles and areas that are open to pre stressed concrete. Interior doors are painted, metal in metal jambs using lever type hardware. Some doors are auto operation and or electric access control. The rest rooms have grab bars with tile floors with tile walls using painted hard lids with wood laminate toilet partitions. The original elevator is a 40 HP 78.5% EFF unit.

Mechanical/Plumbing:

Delta EMS monitored, Heating is provided by gas-fired boiler. Cooling is supplied by chilled water. Both heating and cooling are supplied from another facility on campus, central plant. The heating/cooling distribution system is a 2 and 4-pipe system using factory built supply fan original Westinghouse, size A8128 and York air handlers, Two each, Model # COM29990 and one York Model # COM29993, one COM29991 using VAVs with reheat coils and VFDs using a Delta EMS system. Additional heating is provided by a original Westing house supply air handler, Model # A6128. Additional cooling is provided by Sanyo, Fujitsu DX units in the MDF and IDF rooms. The shop area has heating only. Fresh air is supplied by air handling units. Ceiling/attic mounted exhaust fans, Westinghouse, size 1009A1, 411M are installed for bathroom/building ventilation using two 3 HP 88.5% EFF and one 5 HP 87.5% EFF and one 2 HP 84% EFF and one 1/3 HP motors. All the motors appear to be on VFDs. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs. The up grades consists of auto operation type 1.6 GPF toilets, sinks and urinals using the buildings mostly original copper and or galvanized piping with up grades as needed for maintenance needs. An Eye wash station is present, Lab type sinks are present and gang wash sinks are present.

Electrical:

The mostly original electrical system is fed from the theater main 2,400 amp switch providing 600 amps of 480/277 volt power to a combination of pad/wall mounted, ceiling hung (upgraded) 150 and (original) 75 KVA transformers that delivers 120/208 V, 3-phase, 4-wire 1000 amp power to the facility mostly original distribution. LCS lighting is typically fluorescent T-8 and or T-12 throughout the building using a Delta EMS system with motion sensors, switches, electric switching and typical switches and outlets. Emergency lights are present. Emergency exit signs are present and are typically illuminated. There is a MCC of 1970 vintage providing 480 volts at 600 amps.

Fire protection/Life Safety Systems:

Facility Executive Summary

The alert, fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by a flow switch, staff, pull stations, smoke detectors and is centrally monitored by a Simplex 4020 panel. The building does have a limited fire sprinkler system. The HVAC has smoke detectors and fire dampers. The building has emergency phones and pull stations as well as a video monitoring and security alarm system.

Hazmat.

None noted.

Deficiencies:

- 1 Replace windows.
- 2 Replace drinking fountains.
- 3 Replace ceiling tile.
- 4 Replace electrical switch.
- 5 Replace VCT, room G207, G240 250 SF.
- 6 Replace/repair DX unit

Current Repair Cost: \$16,901,676.39

Replacement Cost: \$29,900,688.64

FCI: 56.53%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0009 FORUM
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0009.Forum:

The Forum Building (B) is located between the A and BB Complex Buildings. This triangular two story structure consists of a large auditorium and several staff offices, with a total of 6,466 GSF. This building was originally constructed in 1971 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system is based on a concrete slab on grade tilt up concrete structure with metal framing with brick veneer, and cast in place columns and an aggregate surfaced Single ply roofing system of unknown vintage. Exterior doors are auto operation aluminum store front type sliders with aluminum frames. The service doors are metal in metal jambs using lever/panic type hardware. Exterior windows are single pane aluminum framed units that are fixed and operational.

Interiors:

Interior partitions are typically painted gypsum board with areas using cast in place concrete with red brick veneers and wood planking. The offices areas are using aluminum framed single pane glass partitions. Flooring is a combination of carpet, sheet vinyl and exposed to concrete. The ceilings are a combination of blown acoustical type, 12"x12" glue on type and or exposed to concrete. Interior doors are a combination of wood and or metal in wood and metal jambs using panic and or lever type hardware. The rest rooms have grab bars with tile floors, tile walls using a combination of wood and metal toilet partitions. The rest rooms have push plate, auto operation entry doors. The elevator is of original type 20 HP 75% EFF.

Mechanical/Plumbing:

EMS Delta monitored, Heating is provided by gas-fired boiler using 1 HP circulation pump. Cooling is supplied by chilled water. Both heating and cooling are supplied from another facility on campus, central plant. The heating/cooling distribution system is a 4-pipe system using original air handlers with two 5 HP 89.5 EFF motors with VAVs and re-heat coils using a Delta DDC system. Additional cooling is provided by Sanyo DX units in the MDF/ IDF rooms. Fresh air is supplied by the Westinghouse original air handling units. Ceiling/attic mounted exhaust fans are installed for bathroom/building ventilation using two 3/4 HP, EFF unidentified and one 5 HP 89.5 EFF all on VFDs. Plumbing fixtures are typical of original type, lab sinks ect with up grades as needed for maintenance needs. The up grades consists of auto operation type toilets, sinks and urinals using the buildings mostly original galvanized/copper piping. The building has a eye wash/shower safety station. Drinking/bottle fill fountains are present. Domestic hot water is provided the central plant. Janitor sink is wall mounted porcelain.

Electrical:

The mostly electrical system is fed from the student center main 1600 amp switch providing 480/277 volt power to a pad mounted, upgraded 30 KVA transformer that delivers 120/208 volt, 3-phase, 4-wire power to the facility mostly original (some upgrades) distribution. LCS lighting is typically fluorescent T-8 and or T-12 throughout the building using a few incandescent using typical switches and outlets. There are a few incandescent present. Emergency lights are present and emergency exit signs are present and are typically illuminated.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations, smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has a limited fire sprinkler system. The HVAC system has smoke detectors and fire dampers. The building/campus has emergency phones and pull station for Police notification. The building has fire hose reels as well as fire extinguishers in cabinets.

Facility Executive Summary

Hazmat.

None noted. Due to age of the building Asbestos and or lead based paints may be present.

Deficiencies:

1 Replace/repair split system server room, 105-A.

2 Replace circulation pumps.

Current Repair Cost: \$1,768,728.03

Replacement Cost: \$3,182,306.56

FCI: 55.58%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0010 GYMNASIUM
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0010. Gymnasium:

The Laney College Gymnasium is located on the east side of the college campus just between the C and D buildings. This facility consists of the main gym, faculty offices, showers and locker rooms, and storage/custodial areas, with a total of 16,570 GSF. The building was originally constructed in 1971 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

This building's construction system is based on a concrete slab below grade using cast in place concrete walls with a tilt up concrete structure and cast in place columns and an aggregate covered Single ply type roofing system of unknown vintage. Exterior doors in the lower level of the building are aluminum framed units set in aluminum jambs using panic type hardware. The service doors are metal in metal jambs using panic type hardware. Exterior windows/infills are single pane aluminum framed units.

Interior:

Interior partitions are typically plaster/painted gypsum board. Flooring, is a combination of wood strip, ceramic tile with VCT vinyl tiles and concrete and sheet vinyl. Ceilings are a combination 12"x12" glue on acoustic tiles and or painted gypsum and pre stressed concrete. Interior doors are metal in metal jambs using panic type hardware. The rest rooms (student) have grab bars with tile floors and tile walls with concrete/plaster ceilings. The toilet partitions are wood laminate. This building houses the pools.

Mechanical/Plumbing:

Delta EMS monitored Heating is provided by gas-fired boiler. Cooling was not noted. Heating is supplied from another facility on campus, central plant. The heating distribution system is a 2-pipe system using two factory built Westinghouse air handlers with 10 HP 89.5 % EFF motors. Fresh air is supplied by original air handling units. Ceiling/attic/floor mounted exhaust fans, Westinghouse are installed for bathroom/building ventilation along with roof mounted fans for the building using, One, 10 HP 89.5% EFF, One EFF unidentified, Two 15 HP EFF unidentified and one unidentified unit. Additional ventilation is provided by Dayton model 2X7B. Plumbing fixtures, including showers are of original type with up grades as needed for maintenance needs. The up grades consists of auto operation, 1.6 GPF toilets, low flow sinks and 1 GPF urinals. The buildings copper and galvanized piping is mostly original. Domestic hot water is provided the central plant using a mixing valve and insta hots. Pool heating is provided by six gas fired Pentair 400 HD boilers of 2013-2015 vintage, five main pool and one for training pool. The system uses sand filters using a 20 HP 91.7% EFF circulation pump. Pool chlorination is provided by a ClorTec system.

Electrical:

The mostly original electrical system is fed at 480 volts to a original pad mounted 45 KVA transformer that delivers 277/480, 120/208 V, 3-phase, 4-wire power to the facility original distribution. LCS lighting is typically fluorescent T-8s and metal halid throughout the building using the Delta EMS system. Hibay T-5 lighting was noted in the gym area. There are some T-12s and a few incandescent present using magnetic and typical switches and outlets. Emergency lights are present. Emergency exit signs are present and are typically illuminated.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations, smoke detectors and is centrally monitored. The building does not have a noted fire sprinkler system. Fire extinguishers along with fire hose reels are present in cabinets. There is a security alarm and video monitoring system present.

Facility Executive Summary

Hazmat.

None noted. Due to age of building Asbestos and or led based paints may be present.

Deficiencies:

- 1 Replace split system, IDF.
- 2 Replace drinking fountain.
- 3 Repair/replace urinal.
- 4 Replace pool 20 HP pump.

Current Repair Cost: \$5,685,606.96

Replacement Cost: \$10,179,613.80

FCI: 55.85%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0011 LIBRARY
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0011. Library:

The Laney College Library is located near the center of the campus between the C Building and the Administration building. This four level building consists of the main library and the Tutoring Center with a total of 46,749 GSF. The building was originally constructed in 1971 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab below grade, with cast in place concrete walls with brick veneer and cast in place columns with metal framing. The roof is a aggregate surfaced Single ply roofing system. Exterior doors are aluminum store front type with aluminum framing and auto operation sliders. The service doors are metal in metal jambs using lever type hardware. The exterior windows and in fills are single pane glass with aluminum framing that are a combination of fixed and operational units. The building has concrete ramps for access. The building has skylites.

Interior:

Interior partitions are mostly painted gypsum board and cast in place concrete with a red brick veneer. Interior floor finishes include carpet, VCT vinyl tiles with some 9"x9" vinyl flooring with areas exposed to concrete, depending on use. The ceilings are a combination of 12"x12" glue on acoustic ceiling tiles and or exposed to pre stressed concrete and painted hardlids. Interior doors are painted, flush-faced wood/metal in metal jambs using lever handles. The elevators are original to construction using 30 HP 74% EFF motor. The rest rooms have push plate auto operation entry doors with grab bars tile floors, tile walls using painted gypsum ceilings with wood laminate toilet partitions. The elevator is original 30 HP 74% EFF motor

Mechanical/Plumbing:

Delta, EMS monitored. Heating is provided by gas-fired boiler. Cooling is supplied by chilled water. Both heating and cooling are supplied from another facility on campus, central plant. The heating/cooling distribution system is a 4-pipe system using original Westing house 15 HP supply fan air handlers with re heat coils with puematic controls using VFDs.. Two, 3 HP circulation pumps are present. Additional cooling is provided by Sanyo DX cooling, condenser model CL0951, using R-22 Freon in the MDF and IDF rooms. Fresh air is supplied by air handling units and infiltration. Ceiling/attic mounted exhaust fans are installed for bathroom/building ventilation using two 15 HP, 92 and 93 % EFF motors. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs. The up grades consists of auto operation type 1.6 GPF toilets, sinks and 1 GPF urinals in the rest rooms. The building uses copper piping that is mostly original. Domestic hot water is provided by the central plant. The building has drinking/bottle fill fountains in common places. Janitor sink is wall mounted porcelain.

Electrical:

The mostly original electrical system is fed at 600 amps of 480/277 volt power to a combination of pad mounted 75 and 30 KVA transformer that delivers 120/208 V, 3-phase, 4-wire power to the facility mostly original distribution. LCS lighting is mostly fluorescent T-8 using original type fixtures throughout the building using motion sensors and typical switches and outlets. There are some T-12s present. Emergency lights are present. Emergency exit signs and illuminated exit sanage is present. During the 2016 assessment, this building was undergoing a LED lighting upgrade.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations and or smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has fire extinguishers and fire hoses (1970 vintage) in cabinets. The building/campus has emergency pull stations and phones for police notification. The HVAC system has fire dampers and smoke detectors.

Facility Executive Summary

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Due to age of building Asbestos and or led based paints may be present. 9"x9" vinyl tiles are present.

Deficiencies:

- 1 Replace two exhaust fans.
- 2 Replace two circulation pumps.
- 3 Replace HVAC piping.
- 4 Replace cast iron waste piping.
- 5 Replace two drinking fountains.
- 6 Replace elevator.
- 7 Replace 12"x12" glue on ceiling tiles.
- 8 Replace/repair carpet at stairs.
- 9 Replace metal toilet partitions.

Current Repair Cost: \$17,752,645.89

Replacement Cost: \$26,362,228.59

FCI: 67.34%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0012 STUDENT CENTER
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0012.

Student Center:

The Student Center at Laney College is located in the center of the campus between the G and D Complex buildings. This building consists of a kitchen area, a dining area, assembly areas, staff offices, a bookstore and the Student Services Center, with a total of 49,935 SF. The building was originally constructed in 1971 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab below grade using a reinforced concrete structure with brick veneer and cast in place concrete columns with metal framing. The roof is an aggregate surfaced Single ply roofing system of unknown vintage. Exterior main entry's doors are aluminum store front type using panic type hardware set in an aluminum framed window wall. The service doors are metal in metal jambs using lever type hardware. Exterior windows and in fills are single pane glass with aluminum framing that are a combination of fixed and operational units that appear original to construction. The building has concrete ramps for access.

Interior:

Interior partitions are mostly painted gypsum board with cast in place concrete with areas using a red brick veneer and or plaster. Interior flooring is a combination of VCT vinyl tiles, 9"x9" vinyl tiles, concrete, carpet and sheet vinyl, depending on use. The ceilings are also a combination T-bar type 2'x4' acoustic tiles in metal grids with lighting and A/C vents with areas using 12"x12" glue on acoustic ceiling tile and or exposed to pre-stressed concrete. Interior doors are a combination of painted, metal and wood in metal jambs using lever type hardware. The building has two elevators, using 40 HP 78% EFF motors and stairs for multi floor access. The building has a commercial type stainless steel kitchen for food service. The rest rooms have auto operation doors with tile and sheet vinyl floors, tiled and or painted gypsum walls using painted hard lid and T-bar type ceilings. Toilet partitions are wood laminate type.

Mechanical/Plumbing:

Delta EMS monitored, Heating is provided by gas-fired boiler. Cooling is supplied by chilled water. Both heating and cooling are supplied from the central plant facility on campus. The heating/cooling distribution system uses three original 4-pipe air handlers using pneumatic controls with VAVs and reheat coils. The building has two supply fans 5 HP 82% EFF and 84% EFF motors. Fresh air is supplied by air handling units and infiltration. Ceiling/attic mounted exhaust fans are installed for bathroom/kitchen/building ventilation using EF-4, 5 HP 89.5 EFF, EF- 1-5-6 EFF unidentified, EF-2, 10 HP, EFF unidentified, EF-3, 10 HP 92.5 EFF, and two, 2 HP EFF unidentified. All on VFDs. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs. The up grades consists of auto operation type toilets and sinks and waterless urinals in the rest rooms using the buildings copper piping that is mostly original with up grades as needed for maintenance needs. Stainless steel sinks are present in some classroom areas. The building has bottle fill/drinking fountains located in common places.

Electrical:

The mostly original electrical system is fed at from a 15 KV switch providing 12000 volts at 600 amps to a 1500 KVA pad mounted transformer that delivers 2500 amps of 277/480 V, power to 150 KVA transformer providing 120/208 V 3-phase, 4-wire power to the facility mostly original local distribution. Additional power is provided at 480 volt, to a 25 KVA transformer providing 3-phase 4-wire power. LCS lighting is mostly fluorescent T-8s with some T-12s throughout the building. Emergency lights are present. Emergency exit signs are present and are typically illuminated.

Fire protection/Life Safety Systems:

Facility Executive Summary

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by a flow switch, staff, pull stations, smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has a fire sprinkler system. Fire hose reels and fire extinguishers are present in cabinets. The kitchen exhaust hoods have a fire suppression system. The building has a video monitoring and security alarm system. The building and campus has pull stations and emergency phones for police notification.

Hazmat.

Due to age of building Asbestos and or led based paints may be present. 9"x9" vinyl tiles are present.

Deficiencies:

- 1 Replace HVAC piping.
- 2 Replace three drinking fountains.
- 3 Replace sink rest rooms.

Current Repair Cost: \$17,646,164.95

Replacement Cost: \$30,624,636.15

FCI: 57.62%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0013 LOCKER
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0013.Lockers,

The Men's and Women's locker facilities are located in the center of the Laney College campus on the lower level of the Central Plaza. This facility consists of showers, restrooms, team rooms, faculty and staff offices, with a total of 18,100 SF. The building was originally constructed in 1971 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade with cast in place/tilt up concrete walls with cast in place columns. The roof is a built-up roofing system of unknown vintage. Exterior service doors are metal in metal jambs using a combination of panic and lever type hardware. There are no noted windows in this area of the building.

Interior:

Interior wall partitions are typically painted concrete/plaster and or gypsum board. Interior floor finishes include stained concrete, with areas using ceramic tile, and VCT vinyl tiles. The ceilings are a combination of 2'x2' T-bar type acoustic tiles set in metal grids and 12"x12" acoustic glue on ceiling tile as well as concrete. Interior doors are metal in metal jambs using a combination of panic and or lever type handles. The rest rooms have grab bars with tile floors, tile walls, painted gypsum ceilings with wood toilet partitions. Metal lockers are present.

Mechanical/Plumbing:

EMS Delta monitored Heating is provided by the central plant gas-fired boilers using two 1 HP and two 2 HP 78.5% EFF circulation pumps. Cooling was not noted. The heating distribution system is a 2 pipe system using the original 2-pipe air handlers, Westinghouse 15 HP EFF unidentified supply fans with zone, pneumatic controls with reheat coils. Additional cooling in server rooms is provided by 03 vintage Sanyo split systems, evaporator model CL0951 using R-22 Freon. Fresh air is supplied by the air handling units. Restroom, showers and building ventilation is provided using seven 15 HP, (EFF unidentified) original Westinghouse exhaust fans. Plumbing fixtures in the rest rooms are upgraded to auto operation type, 1.6 GPF toilets, low flow sinks and urinals. Other fixtures, (mostly showers) are typical of original type in the rest of the building using the buildings copper/galvanized piping that is also mostly original. Domestic hot water is provided by the central plant using mixing valves. Janitor sink is wall mounted porcelain.

Electrical:

The electrical system is fed at 480/277 volt power to a pad mounted 30 KVA transformer that delivers 120/208 V, 3-phase, 4-wire power to the facility. LCS lighting is typically fluorescent T-8 with some T-12s throughout the building. Emergency lights are present. Emergency exit signs are present and are typically illuminated.

Fire protection/Life safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations and is centrally monitored by a Simplex 4020 panel. The building has a limited fire sprinkler system. The campus and the building has emergency phones and pulls stations for police notification.

Hazmat.

Due to age of building Asbestos and or Led based paints may be present.

Deficiencies:

- 1 Replace heat piping/valves.
- 2 Replace sinks.
- 3 Replace urinal.
- 4 Replace cast iron pipe.
- 5 Replace showers.

Facility Executive Summary

6 Replace tile, showres ect..
7 Replace wireing.

Current Repair Cost: \$10,280,984.68

Replacement Cost: \$11,119,554.00

FCI: 92.46%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0015 THEATER
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0015, Theater.

The Laney College Theater is located near the center of the campus between the G Complex building and the Student Center. This building consists of classrooms, staff offices, storage areas, dressing rooms, theater seating, control rooms and the stage, with a total of 36,134 GSF. The building was originally constructed in 1975 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building is a concrete slab below grade using cast in place concrete walls with a construction system that is based on a reinforced concrete structure with brick veneer and cast in place columns, with metal framing. The roof is a aggregate surfaced single ply roofing type of unknown vintage. Doors in the Theater's main entrance are aluminum store front type and the service doors are metal in metal jambs both using panic and lever type hardware. The windows are single pane glass with aluminum framing.

Interior:

Interior partitions are typically gypsum board with areas exposed to cast in place concrete and or CMUs. Interior floor finishes include carpet, finished stained concrete, ceramic tile, VCT flooring and the wood stage. The ceilings are a combination of 12"x12" glue on and 2'x4' T-bar type acoustic tile in metal grids with areas that are open to framing. Interior doors are a combination of painted, flush-faced wood and or metal in metal jambs using lever and panic type hardware. There is a elevator, 40 HP hydraulic and wheel chair lift present. The rest rooms have tile floors and tile walls using painted gypsum ceilings and a combination of wood and metal toilet partitions.

Mechanical/Plumbing:

Delta EMS monitored Heating is provided by gas-fired boiler. Cooling is supplied by chilled water. Both heating and cooling are supplied from another facility on campus, central plant. The heating/cooling distribution system is a 4-pipe system using a Trane climate changer, type 41, 35, using 15 HP 92.4 EFF supply fan one and two with two pipe fan coil units with two 1 HP and two 2 HP circulation pumps using VFDs with zone stats with pneumatic controls using VAV and reheat coils. Fresh air is supplied by air handling units. Ceiling/attic mounted exhaust fans are installed for bathroom and building ventilation. EF-1 unidentified, EF-2 5 HP 87.5% EFF, Relief fan 1, 15 HP 87.5% EFF. Plumbing fixtures are typical of original type with up grades as needed for maintenance remodel/needs. The upgrades consists of auto operation type toilets, sinks and urinals using the buildings mostly original copper piping piping.

Electrical:

The mostly original electrical system is fed a photovoltaic 480 volt 500 amp system and a original 15 KV switch providing 12000 volts at 600 amps to a 1500 KVA transformer providing 480/277 volt power to a combination of, 225, 112.5, 45 and 30 KVA pad mounted transformers that deliver 120/208 V, 3-phase, 4-wire power to the facility. LCS lighting is typically fluorescent T-8 and T-12 with typical theater lighting using a dimmer system, motion sensors, switches and typical switches and outlets throughout the building. The theater is using the original dimmer system. Emergency lights are present. Emergency exit signs are present and are typically illuminated.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by pull stations and smoke detectors and is centrally monitored. The building has a fire sprinkler system. The building has fire hose reels with fire extinguishers in cabinets. The fire curtain at the stage is original to construction, per staff. The campus and building has emergency pulls and phones for police notification.

Hazmat.

Facility Executive Summary

None noted.

Deficiencies:

- 1 Replace janitor sink.
- 2 Replace drinking fountain.
- 3 Replace VCT vinyl flooring.
- 4 Replace 12"x12" glue on tiles.
- 5 Replace metal toilet partitions, 4th floor rest room

Current Repair Cost: \$10,745,288.47

Replacement Cost: \$20,384,996.10

FCI: 52.71%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0016 CHILDRENS CENTER
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0016. Children's Center:

The Children's Center is located on the East corner of the Laney College campus. This one story modular type building that consists of classrooms, a dinning room, kitchen, restroom training area, staff offices, a staff lounge, storage/custodial areas, and a covered play area, with a total of 8,569 GSF. The building was originally placed at the site in 1976 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The modular type building rest on a perimeter concrete footing using a metal framing construction system that consists of a steel/wood frame and wood board and batt siding with a wood frame and underlayment roof system. Exterior doors are painted wood set in metal jambs using lever type hardware. Exterior windows are single pane fixed and operational units with metal framing which seem to be original to construction. The roof is rolled asphalt with a gravel cover that appears to be original to construction.

Interior:

Interior wall partitions are typically gypsum board with vinyl wall coverings. Interior floor finishes include, VCT vinyl flooring and carpet. The ceilings are 2'x4' T-bar type acoustic tiles set in metal grids. Interior doors are painted, flush-faced wood in metal jambs using lever hardware. The rest rooms have tile floors with a tile walls using painted gypsum ceilings with limited metal toilet partitions.

Mechanical/Plumbing:

EMS not noted, Heating and cooling is provided by 8 roof top gas-fired package units. One model # 48GS-030060501, 60,000 BTUs. Two, 48GS-024060301, 60,000 BTU unit. Units 3-4-5-6-7-8, Model # 48HJE004-531, 72,000 BTUs. The heating/cooling distribution system is a ducted system. Fresh air is supplied by air handling units and infiltration. Ceiling/roof mounted exhaust fans are installed for bathroom/building ventilation. Plumbing fixtures are typically of original type in the building with up grades as needed for maintenance needs. The up grades consists of auto operation type toilets and sinks in the rest rooms. Mini toilets are present. The buildings copper/galvanized piping is mostly original. Domestic hot water is provided by a AOSmith 100 gallon, 100,000 BTU gas fired water heater. The kitchen area has fly fans at the exit doors.

Electrical:

The mostly original electrical system is fed from a pad mounted transformer that delivers two section 400 amp 120/208 V, 3-phase, 4-wire power to the facility that is original. Lighting is typically fluorescent T-8 and T-12 throughout the building using a EMS system with motion sensors and typical switches and outlets. Emergency lights are present. Emergency exit signs are present and are typically illuminated.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible, strobe annunciators throughout the building. The system is activated by pull stations and smoke detectors and is centrally monitored. The building does not have a fire sprinkler system. The commercial kitchen exhaust hood has a fire suppression system. A security alarm is present.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$3,011,440.82

Replacement Cost: \$5,120,405.95

FCI: 58.81%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0017 ART BUILDING
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0017, Art Building:

The Laney College Art Center building is located near the center of the campus between the G Complex building and the Student Center. This building consists of classrooms, staff offices, storage areas, ect with a total of 21,561 GSF. The building was originally constructed in 2006 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade using concrete with metal framing with a stucco finish. The roof is a combination of metal standing seam and rolled asphalt that appears original to construction. Exterior doors are store front type aluminum set in aluminum jambs using panic type hardware. The service doors are metal in metal jambs using lever type hardware. Exterior windows/infills are dual pane, aluminum framed fixed and operational units. Metal coil roll up doors are present.

Interior:

Interior partitions are typically gypsum board with FRP and Vinyl wall coverings, depending on use. Interior finishes include finished stained concrete and VCT vinyl flooring. The ceilings are 2'x4' T-bar type acoustic tile set in metal grids with areas that are open to metal framing. Interior doors are mostly painted metal in metal jambs using lever and panic type hardware. The restrooms have grab bars with auto operation entry doors with tile floors and walls using painted gypsum ceilings with plastic type toilet partitions.

Mechanical/Plumbing:

Delta EMS monitored, Heating and cooling is provided by a total of seven roof top gas fired package units. Two units, Trane Model # GRAA75PDKN8CQ305U0, providing 280,000 BTUs. One Trane gas pack, Model # GRAA50PDLN9JT105U0, providing 320,000 BTUs. two Trane gas packs, Model # YHCO72A3EMA1VD0B200, providing 120,000 BTUs. Two Trane gas packs Model # YHC063A3ELAOGD0B200, providing 60,000 BTUs. The heating/cooling distribution system is a ducted system with zone controls. Additional cooling is provided by 2004 vintage DX units in the class room, MDF/IDF rooms, condenser model CL2432, CL0951 using R-22 Freon. Fresh air is supplied by air handling units. Roof mounted exhaust fans are present for bathroom and building ventilation, 2005 vintage Carnes, model, VEBK15L1A1NA20SPC1 VUBK12L1A5NA20SPC1, VUBK08M1A5NA20SPC1, original vintage Central Blower. Plumbing fixtures are typically of original type with upgrades as needed for maintenance needs using the buildings copper piping that is mostly original. The upgrades consists of auto operation 1.6 GPF toilets and 1 GPF urinals. Stainless steel sinks and drinking fountains are present. The buildings domestic hot water is provided by a State 81 gallon, 180,000 BTU gas fired water heater using a 1/6 HP circulation pump. There is an eye wash and shower stations present. Sewer lift pumps are present.

Electrical:

The mostly original electrical system is fed from a two section 480/277 volt main switch to a combination of pad mounted transformer that delivers 120/208- V, 3-phase, 4-wire 2000 amp power to the facility. LCS lighting is fluorescent T-8s, T-5s and CFLs using motion sensors and typical switches and outlets using a EMS system by Delta, throughout the building. Emergency lights are present. Emergency exit signs are present and are typically illuminated. Exterior lighting is CFLs.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by a flow switch, staff, pull stations, smoke detectors and is centrally monitored by a Simplex 4100 panel. The building has a fire sprinkler system. The building has fire extinguishers in cabinets. The campus and building has emergency pulls and phones for police notification.

Facility Executive Summary

Hazmat.

Flammables stored in metal cabinets.

Deficiencies:

1 Replace two DX units.

2 Clean roof.

3 Replace exhaust fan belts.

Current Repair Cost: \$107,252.08

Replacement Cost: \$12,851,434.05

FCI: 0.83%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0018 CONCESSION STAND
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0018. Concession Stand:

The Laney College concession stand building is located near the south west corner of the campus. This building consists of food service areas, with a total of 356 GSF. The building,? was originally constructed in 1971 with a remodel in 2004, with no major remodel to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building is a concrete slab on grade using CMU walls. The roof is rolled asphalt. Exterior doors are metal set in metal jambs using lever type hardware. There no windows in this building only aluminum roll ups for food service.

Interior:

Interior partitions are CMUs and FRP. Interior finishes include finished stained concrete flooring. The ceilings are T-bar type acoustic tiles. Interior door are not present. There are no restrooms in this building.

Mechanical/Plumbing:

Heating and cooling is not provided. Roof mounted exhaust fan provides building ventilation. Plumbing fixtures are typical of original type, auto operation type using the buildings copper piping that is original. The buildings domestic hot water is provided by a 20 gallon AOSmith gallon electric water heater. Stainless steel sinks in the food service area are present.

Electrical:

The original electrical system is fed from another buildings transformer that deliver 120/208 V, 3-phase, 4-wire 225 amp power to the facility. Lighting is typically fluorescent T-8 using motion sensors and typical switches and outlets throughout the building. Emergency lights are present and emergency exit signs are present.

Fire protection/Life Safety Systems:

The building has fire extinguishers in cabinets. The exhaust hood has a fire suppression system. The building has a security alarm.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$19,781.36

Replacement Cost: \$99,729.84

FCI: 19.83%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0020 FOOTBALL PRESS BOX
Address:

900 Fallon Street, Oakland, CA 94607



Barney McClung, 20-Sep-2016

Facility Description:

0020. Foot Ball Press Box:

The Laney College Foot ball press box building is located near the west corner of the campus. This building consists of seating viewing areas, with a total of 2,750 GSF. The three story building was originally constructed in 1971 with a remodel in 2004 with no other major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade using concrete walls with a combination of metal framing and pandeck. The roof is metal. Exterior doors are metal set in metal jambs using lever type hardware. The windows in this building are aluminum framed single pane, fixed and operational units.

Interior:

Interior partitions are mostly painted gypsum. Flooring is a combination of concrete and VCT vinyl tiles. The ceilings are a combination of T-bar 2'x4' acoustic type in metal grids and exposed to metal frame and pandeck. Interior door are wood in metal jambs using lever type hardware. The restrooms in this building have concrete floors with FRP over cast in place concrete walls using plastic toilet partitions. The building has a three stop, 15 HP elevator for multi floor access.

Mechanical/Plumbing:

The mostly original Heating in this building is provided by electric base board heaters. Cooling was not noted. Wall mounted exhaust fans provide building and restroom ventilation. Plumbing fixtures are typically of original type, manual operation type 1.6 GPF toilets, gang and typical sinks using the buildings copper piping that is original. The buildings domestic hot water is provided by a 19.9 gallon AOSmith electric water heater. The restrooms have gang type wash sinks.

Electrical:

The mostly original electrical system is fed at 480 volts at 225 amps to a 112.5 KVA pad mounted transformer that deliver 400 amps of 120/208 V, 3-phase, 4-wire power to the facility distribution. Lighting is typically fluorescent T-8 and CFLs using motion sensors, switches and typical switches and outlets throughout the building. Emergency lights are present T-8s. Emergency exit signs are present.

Fire protection/Life Safety Systems:

The fire alarm system consists of audible, strobe annunciators throughout the building. The system is activated by, staff, pull stations and smoke detectors and is centrally monitored by a Simplex 4100 panel. The building does not have a fire sprinkler system. The campus and building has emergency pulls and phones for police notification. The building has a video system.

Hazmat.

None noted. Due to vintage of construction asbestos and or lead based paints may be present.

Deficiencies:

Current Repair Cost: \$250,136.08

Replacement Cost: \$230,175.00

FCI: 108.67%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0021 ATHLETIC FIELD HOUSE

Barney McClung, 20-Sep-2016

Facility Description:

Building, 0021.

The Athletic field house is located on the South quadrant of the college campus. This two story building consists of team rooms, locker rooms, classrooms, rest rooms and others in support of sports, with a total of 17,623 GSF. The building was originally constructed in 2011, with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade. The building uses CMU with metal framing and pandeck with concrete and metal columns. The service doors are metal doors in metal jambs using lever/panic type hardware. Additional entry's are auto operation aluminum store front type sliders. Exterior windows/infills are aluminum framed dual pane fixed and operational units.

Interior:

Interior partitions are a combination painted gypsum and exposed to CMUs. Ceilings are a combination of painted gypsum, wood strip, and exposed to wood beams. Flooring is a combination of concrete, VCT vinyl tiles and carpet, depending on use. Restrooms and showers are a combination of tile floors, walls and wainscot using painted hard lids. Toilet partitions are wood laminate. The building has a two stop elevator using a 25 HP 75% EFF electric motor.

Mechanical/Plumbing:

Delta EMS monitored. Heating and or cooling is provided by four Carrier gas packs, Model # 48TCRD17A7K6AOAOAO, providing 248,000 BTUs. 48TCSD092A6A1B0A0, providing 125,000 BTUS. 48TCSD091A6A1A0A0, providing 125,000 BTUs. 48TCSD14A1B6A1B0A0, providing 180,000 BTUs using zone controls. Ventilation for building, restrooms, lockers and showers is provided by roof mounted exhaust fans. Plumbing fixtures, auto operation type 1.6 GPF toilets, low flow sinks, auto operation 1 GPF urinals are of original type with up grades as needed for maintenance needs using the buildings mostly original piping. There are 14 showers present. Domestic hot water is provided by a Lochinvar 399,000 BTU gas fired boiler using a 1/6 and a 1/4 HP circulation pumps with a 1000 gallon storage tank with a mixing valve distribution system.

Electrical:

The mostly original 2011 vintage electrical system is fed using a main switch providing 480 volts at 800 amps to a pad mounted 112.5 KVA transformer providing 800 amps of 120/208 volt 3 phase 4 wire power to local distribution panels. LCS Lighting is a combination of CFLs, T-5s and T-8s using motion sensors, switches and typical switches and outlets.

Fire protection/Life Safety Systems:

The fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by a flow switch staff, pull stations and is centrally monitored by a Simplex 4100 panel. The building has a fire sprinkler system and fire extinguishers. Emergency lighting is present. Emergency exit sings are present and typically illuminated. The building has a video system. The building has a security alarm system. An assisitive listening system is present.

Hazmat.

None noted.

Deficiencies:**Current Repair Cost:** \$0.00**Replacement Cost:** \$9,113,205.76**FCI:** 0.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\Laney College\0022 ATHLETIC FIELD RESTROOMS

Barney McClung, 03-Dec-2013

Facility Description:

Building, 0022.

The Athletic field rest rooms are located on the South quadrant of the college campus. This one story building consists of restrooms, with a total of 800 GSF. The building was originally constructed in 2004, with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's rest on a concrete slab on grade. The building is complete concrete, including the roof. The service doors are metal doors in metal jambs using lever type hardware. Exterior windows were not note.

Interior:

Interior partitions are concrete. Floors, walls and ceilings. The restrooms have epoxy coated flooring.

Mechanical/Plumbing:

Heating and or cooling was not noted. Ventilation is provided by wall exhaust fans. Plumbing fixtures are of original type, sinks toilets and urinals with up grades as needed for maintenance needs using the buildings mostly original piping. Drinking fountains are present.

Electrical:

The mostly original electrical system is fed at 480 volts at 600 amps to a pad mounted 45 and 15 KVA transformer providing 250 and 40 amps of 120/208 volt, 3 phase 4 wire power to the original distribution panels. Lighting is T-8 and incandescent using motion switches and typical switches and outlets.

Fire protection/Life Safety Systems:

The fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by pull stations and is centrally monitored. The building does not have a fire sprinkler system or noted fire extinguishers.

Hazmat.

None noted.

Deficiencies:

- 1 Replace drinking fountain.
- 2 Replace incandescent lighting.
- 3 Replace sink W-RR.

Current Repair Cost: \$42,865.15**Replacement Cost:** \$438,432.00**FCI:** 9.78%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0001 BUILDING A

Address:

12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

0001.

Trade Technology; A.

The Trade Technology building is located near the center of the Merritt College campus. This two story facility houses the Art Department, Child Development Program, Fitness Center and the Music Program, with a total of 46,201 GSF. The building was originally constructed in 1971 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems. The building houses district offices.

Exterior Closure:

The building's construction system is based on a concrete slab on grade with cast in place tilt up concrete walls with metal frame and pandeck. The roof is a aggregate surfaced single ply roofing system of unknown vintage. Exterior doors are metal in metal jambs using lever handels with electric access control. The windows are single pane glass in metal frames that are fixed and operational and appear original to construction. The building had a elevator added around 1998.

Interior:

Interior partitions are typically painted gypsum board. Flooring consists of VCT, carpet and concrete, depending on use. The ceilings are 2'x4' T-bar type acoustical tile in metal grids and open to framing and pandeck. Interior doors are metal in metal jambs using lever type hardware. The restrooms have a combination of sheet vinyl and concrete floors with marlite wainscot. Toilet partitions are wood laminate.

Mechanical/Plumbing:

Delta EMS monitored, Heating for the building is provided by hot water boilers using two 3 HP 86.5% EFF circulation pumps. The heating distribution system is 2-pipe and air is supplied by galvanized metal duct work and unit heaters in the shop areas. The HVAC system is original 1971 vintage. Additional heating and cooling is provided Carrier roof top gas fired package units, Model # 49PGLMO9-JE50MT, 48PGLMO5-JE50MT, 48PGLMO4-JE50MT, 48PGLMO9-JE50MT, 48PGNMO3/EE30MT, 48GPLMO4-JE50MT providing 39 to 50,000 BTUs. Plumbing fixtures are mini manule operation type in the CDC and auto operation type in the restrooms using copper and galvanized piping that is mostly original. Hot water is provided by a Hubble electric water using a 500 gallon hot water storage tank.

Electrical:

The mostly original electrical system is fed from a pad-mounted transformer that delivers 120/208-265/460 V, 3-phase, 4-wire 2000 and 1800 amp power to mostly original distribution. LCS lighting is recessed fluorescent T-8 and high bay HPS fixtures with some motion sensors and typical switches and outlets. Emergency lighting is present and emergency exit signs are typically illuminated.

Fire protection/Life Safety Systems:

The Alert, fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations and smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has a fire sprinkler system. The building has emergency pull stations and phones for police notification.

Hazmat.

Do to age of building Asbestos and or lead based paints may be present.

Deficiencies:

Current Repair Cost: \$14,938,837.16

Replacement Cost: \$24,777,134.29

FCI: 60.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0002 BUILDING D

Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung,

Facility Description:

0002.

Life Science-D:

The Life Science building is located near the center of the Merritt College campus. This two story facility houses the Allied Health Programs, Academic Enhancement Center, the Math Lab and the Mail Room, with a total of 75,493 GSF. The building was originally built in 1971 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade with cast in place, tilt up concrete walls with metal framing using a plaster lid. The roof is a single ply system with an aggregate surface of unknown vintage. Exterior doors are aluminum in metal jambs using panic type hardware. The service doors are metal in metal jambs using lever type hardware. Exterior windows are single pane with aluminum framed fixed units. The building has wire glass single pane skylites.

Interior:

Interior partitions are typically gypsum board and or concrete with vinyl wall coverings. Interior finishes include VCT flooring, carpet, ceramic tile, paint, acoustic tile, and sheet vinyl covering. Interior doors are a combination of wood and metal set in metal jambs using a combination of lever, electric and panic type hardware. The rest rooms, most locations have grab bars with push plate, auto operation metal doors in metal jambs and walls using painted gypsum ceilings with wood toilet partitions. Kitchenet is present. The elevator is a 15 HP 70% EFF unit.

Mechanical/Plumbing:

Delta EMS monitored. Heating for the building is provided by hot water boiler from the central plant using to 10 HP 91.7% EFF circulation pumps with a 2000 and 100 gallon storage tank. The heating distribution is a two pipe system using 2 HP 78% EFF circulation pumps Trane supply and return fans with galvanized metal duct work located in the penthouses on the roof. The system uses ultra violet sanitising lighting. AHU's have been rebuilt. The Trane supply fans, Two, Model # U997357 using 30 HP, 93% EFF motors. One supply fan Trane Model # U997263 using a 20 HP 93.8% EFF motor. One Trane supply fan, Model # U997268 using a 30 HP 93.8% EFF motor. The Trane exhaust fans, Model # U997361 using 5 HP. One Trane exhaust fan, Model # U997358 using a 3 HP. One Trane exhaust fan, Model # U997359. Two Trane exhaust fans, Model # U997363 using 3 HP. One Trane exhaust fan, U997360 using a 7.5 HP, all on VFDs. Duct work is mostly original to construction. Additional cooling is provided 8 split systems, EMI evaporator model WHP300060AA000C, WHP30D060AA000C, Sanyo condenser model C3032A, KS3032 Mitsubshi condenser, model MUY-D36NA using R-22 Freon. Building/restroom ventilation is provided using Dayton units model 1WBW8, Greenheck model 6-B101-4X-QD-R4. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs using the buildings cooper and acid resistance glass piping that is mostly original with up grades as needed for maintenance needs. The up grades consists of auto operation 1.6 GPF toilets. Domestic hot water is provided by Insta Hots, model H-770-10 and a Hubblle 15 gallon electric unit, Model # 1512T-4 unit with a 1/6 HP circulation pump. The lab areas use an air, vac and a gas distribution system. The building has eye wash/shower safety station

Electrical:

The mostly original electrical system, 1971 vintage is fed from a pad-mounted 750 KVA transformer to a combination of 15 and 30 KVA transformer that delivers 120/208-277/480 V, 3-phase, 4-wire 2000 amp power to local distribution. LCS lighting is mostly recessed fluorescent T-8 using motion sensors with typical switches and outlets. Emergency lighting is present. Emergency exit signs are typically illuminated.

Fire protection/Life Safety Systems:

Facility Executive Summary

The Alert Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations and is centrally monitored. The building has a fire sprinkler system. The building has fire extinguishers in cabinets. The building has emergency pull stations and phones for police notification. A video monitoring monitoring system is present. Fire blankets are present in the lab areas.

Hazmat.

Flammables and lab chemicals stored in metal cabinets. Do to the age of the building, Asbestos and or lead based paints may be present.

Deficiencies:

- 1 Replace fan coil/air handler units.
- 2 Replace domestic/lab glass piping.
- 3 Replace eye wash shower station.
- 4 Replace lab sinks.
- 5 Replace DI water system.
- 6 Replace Insta hots.
- 7 Replace metal toilet partitions.
- 8 Replace ceiling, D-122.
- 9 Replace exhaust fan, F-6, belt.
- 10 Replace circulation pump.
- 11 Replace fire blanket.

Current Repair Cost: \$25,876,245.80

Replacement Cost: \$40,036,202.69

FCI: 64.63%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0003 GYMNASIUM - E
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

0003. Gymnasium - E:

The Gymnasium is located on the southwest part of the campus just across the Faculty Parking Lot G. The facility consists of several areas such as staff offices, team rooms, storage rooms, snack bars, walkways on the second level, all around the and the main court in the center, with a total of 24,617 GSF. The building was originally built in 1971 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction is based on a concrete slab on grade with tilt up/cast in place concrete walls with metal framing. The roof is aggregate surfaced built-up roofing system of unknown vintage. Exterior main entry doors aluminum framed store front type set in aluminum jambs. The service doors are painted metal and or wood in metal jambs using lever and or panic type hardware. The windows/infills are aluminum framed single pane fixed and wire glass units that appear original to construction.

Interior:

Interior partitions are a combination of painted gypsum with cast in place concrete with a wood paneling system. Flooring consists of concrete, and wood in the gym area. The ceilings consists of Blown type acoustic and or exposed to concrete. Interior doors are wood in metal jambs using lever type hardware. The restrooms have auto operation doors with tile flooring and a tile wainscot with painted gypsum ceilings and wood toilet partitions.

Mechanical/Plumbing:

Delta EMS monitored, Heating for the building is provided by the three hot water gas fired boiler from the central plant using two custom built air handlers with two, 10 HP 89.5% EFF motors on VFDs. Cooling in the MDF room is supplied by a split system. The heating distribution system is 2-pipe system using the mostly original galvanized metal duct work. All mechanical equipment appears original to construction. Plumbing fixtures are mostly or original type with upgrades as needed for maintenance needs. The upgrades consists of auto operation type toilets, sinks and urinals in the rest rooms using the buildings mostly original piping. Domestic hot water is provided by a National, 50 gallon electric water heater.

Electrical:

The mostly original electrical system is fed from a pad-mounted transformer that delivers 120/208- 277/480 V, 500 amp 3-phase, 4-wire power to the mostly original distribution. Lighting is a combination of Hi bay T-5, T-8s some T-12s with a few incandescent lights with areas using motion sensors switches and typical switches and outlets. Emergency lighting is in corridors and emergency exit signs are typically illuminated.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations and is centrally monitored by a Simplex 4020 panel. The building has a limited fire sprinkler system along with fire extinguishers and fire hose reels in cabinets. The building has listening system.

Hazmat.

None noted. Due to age of building Asbestos and or Lead based paints may be present.

Deficiencies:

- 1 Replace circulation pump.
- 2 Replace electric water heater.
- 3 Replace battery's emergency lighting.
- 4 Replace HVAC piping.
- 5 Replace EMS.

Facility Executive Summary

Current Repair Cost: \$9,682,117.43

Replacement Cost: \$15,123,207.78

FCI: 64.02%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0004 LOCKER - F
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:**0004.Locker Room-F:**

The Locker Room building is located near the Life Science Building D just across from Faculty Parking Lot G. This two story facility consists of locker rooms, shower rooms, storage areas, and staff offices, with a total of 29,585 GSF. The building was originally constructed in 1971 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction is based on a concrete slab on grade, using tilt up concrete walls. The roof consists of an aggregate surfaced built-up system of unknown vintage. Exterior windows are single pane, aluminum framed units that are fixed and operational. The exterior doors are metal in metal jambs using lever type hardware. The building has a 30 HP elevator of 1998 vintage.

Interior:

Interior partitions are typically painted gypsum board, cast in place concrete and or plaster. Flooring consists of mostly stained and or finished concrete. The rest rooms, locker and or shower rooms have a combination of concrete and or tile floors. Interior doors are mostly wood in metal jambs using a combination of lever and panic type hardware. The building has metal lockers. The rest rooms have a combination of finishes, concrete and VCT flooring with plaster and tile wainscot with plaster ceilings. The toilet partitions are metal and or wood laminate. The shower area has concrete floors with concrete walls.

Mechanical/Plumbing:

Delta EMS monitored. Heating for the building and campus is provided by three Cleaver brooks 3 MBTU hot water flexible tube gas fired boilers using two, 20 HP 88% EFF circulation pumps on VFDs with heat exchangers. Domestic hot water is provided by one of the Cleaver brooks 3 MBTU gas fired boiler. The heating distribution system is 2-pipe system with pneumatic controls using Trane supply fans, Model # U9-97673 using two 5 HP 89.5% EFF motors on VFDs. There is a abandoned Ray Pack 2.49,000 BTU gas fired boiler present. This boiler or one like could be used to heat gym only. The distribution system is galvanized metal duct work that appears original to construction. No Cooling was noted for gym. Limited cooling is provided by a split system in the shop office area. Plumbing fixtures are of original type with up grades as needed for maintenance needs using the mostly original copper piping. The rest rooms have been upgraded to auto operation type toilets, sinks and urinals. There is approximately 100 men's and women's showers.

Electrical:

The mostly electrical system is fed from a pad-mounted transformer that delivers 120/208- 277/480 V, 3-phase, 4-wire 1000 and 800 amp power to mostly original distribution. During this 2013 assessment the main electrical was being upgraded. Lighting is fluorescent T-8 using typical switches and outlets with a few motion sensors. There is a few incandescent present. Emergency lighting is in corridors and emergency exit signs are typically illuminated. Electrical is mostly original of 1971 vintage. The MCC is original providing 480 volts at 600 amps.

Fire protection/Life Safety Systems:

The fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations and is centrally monitored by a Simplex 4120 panel. The building has a limited fire sprinkler system that appears to be heads in the domestic water pipes. The building has emergency pull stations and phones for police notification, not in service at this time.

Hazmat.

None noted. Do to age of building, Asbestos and or lead based paints may be present.

Deficiencies:

Facility Executive Summary

- 1 Replace drinking fountains.
- 2 Replace 52 showers.
- 3 Replace metal toilet partitions.
- 4 Replace AHU.
- 5 Replace HVAC piping.
- 6 Replace EMS.

Current Repair Cost: \$10,844,782.21

Replacement Cost: \$18,175,248.90

FCI: 59.67%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0005 BUSINESS - P
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

0005,.Business - P.

The Business Building is located near the center of the campus just across from buildings Q and R. This three story building consists of classrooms and labs, with a total of 44,537 GSF. The building was originally constructed in 1971 with a cosmetic remodel in 2007 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system is based on a concrete slab on grade with tilt up/cast in place concrete walls and metal framing. The roof is a aggregate surfaced built-up roofing system of unknown vintage. Exterior doors are auto operation store front type, standard and sliding type aluminum set in aluminum jambs. Exterior in fills and windows are a combination of single and dual pane units with aluminum framing that are fixed and operational. The service doors are metal in metal jambs using lever type hardware. The building is accessed by concrete ramps and exterior metal stairs.

Interiors:

Interior partitions are typically painted gypsum board with areas exposed to cast in place concrete and or plaster. Flooring finishes include, ceramic tile, and carpet and VCT. The ceilings are a combination of 2'x4' T-bar type and 12"x12" glue on acoustical ceiling tiles and or exposed to pre stressed concrete. Interior doors are wood in metal and or aluminum jambs using levers and panic type hardware. The building had an elevator added in approximately the late 80s or early 90s. The restrooms have tile floors with a tile wainscot with painted gypsum ceilings using metal type toilet partitions.

Mechanical/Plumbing:

Delta EMS monitored. Heating for the building is provided by hot water boiler from the central plant. Cooling for the third floor only appears to use five local air cooled Carrier condensing units, one Model # 50HJQ006G-E521NB, one Model # 50HJQ007G-E521NB, and three Model # 50HJQ008G-E521NB. The heating distribution system is a 2-pipe system using two tower mounted Trane supply fans. The air is supplied by galvanized metal duct work via AHU's. Mechanical equipment, (other than roof top units) is mostly original. The MDF room has DX cooling. Domestic hot water is provided by a National 20 and a State 50 gallon electric water heaters using 1/6 HP and 1 HP circulation pumps. Plumbing fixtures are of original type, manual operation with upgrades as needed for maintenance/use needs using the buildings mostly original copper piping.

Electrical:

The mostly original electrical system is fed from a pad-mounted transformer that delivers 120/208, 277/480 V, 3-phase, 4-wire 1000 amp power to the buildings mostly original distribution panels. Interior lighting is recessed T-8 and CFL fluorescent using motion sensors and the buildings EMS system with typical switches and outlets. Emergency lighting is present and emergency exit signs are typically illuminated. Electrical system is mostly original 1971 vintage other than replacements for maintenance/use needs.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by pull stations and smoke detectors and is centrally monitored. The building has a limited fire sprinkler system as well as fire extinguishers. The building has emergency pull stations and phones for police notification. The building has a security alarm and video monitoring system. The building has magnetic door release at the elevator.

Hazmat.

None noted. Due to age of building, Asbestos and or lead based paint may be present.

Deficiencies:

1 Replace water heater.

Facility Executive Summary

- 2 Replace circulation pump.
- 3 Replace tile, m room P-207. 135 SF.
- 4 Replace emergency exit signage.
- 5 Replace HVAC piping.
- 6 Replace EMS.

Current Repair Cost: \$13,434,858.71

Replacement Cost: \$21,919,329.92

FCI: 61.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0006 CAMPUS CENTER Q
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

0006, Campus Center - Q:

Building Q lies near the center of the college campus, between the Library and the R Building. The building houses the Administration Department and the Merritt College Business Services and Cashier's Office, with a total of 14,326 GSF. The building was originally constructed in 1971 with a cosmetic remodel in 1995/2010 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade using cast in place concrete walls with metal frame and pandeck. The roof is built up asphalt gravel system of unknown vintage. Exterior doors are aluminum framed store front type units using panic type hardware set in aluminum/metal framed single/dual pane window wall in fills. The service doors are metal in metal jambs using panic and or lever type hardware.

Interiors:

Interior partitions in the building are typically gypsum board and cast in place concrete with areas using aluminum framed single pane window walls. Floor finishes include concrete, carpet, VCT and Tile flooring. The ceilings are a combination of painted gypsum and 2'x4' T-bar type acoustical type in metal grids with lighting and A/C vents along with painted hard lids. Interior doors are a combination of aluminum doors in aluminum jambs and or wood and metal in metal and aluminum jambs using lever type hardware. The rest rooms have push plate auto operation doors with sheet vinyl and or tile floors with tile and FRP covered walls using painted gypsum and the T-bar ceilings with a combination of wood laminate and metal toilet partitions.

Mechanical/Plumbing:

Delta EMS Monitored, Heating/cooling for the building is provided by the central plant. The heating/cooling distribution is 4-pipe system using upgraded Trane/McQuay air handlers, using a combination of two heat, 7.5 HP 88%5 EFF and one cool circulation pumps. Additional cooling is provided by split systems. Plumbing fixtures are of original type with up grades as needed for maintenance/use/remodel needs using the buildings mostly original copper piping. The up grades consists of auto operation toilets, sinks and urinals. Domestic hot water is provided by a 80 gallon AOSmith electric water using a 1/6 HP circulation pump. Drinking/bottle fill fountains are present.

Electrical:

The mostly original electrical system is fed from a pad-mounted transformer that delivers 225 amps of 120/208 V, 3-phase, 4-wire power. Additional power is provided by a 1991 vintage 240 volt 3-phase 3-wire switch and a 1998 vintage 120/208 volt 225 amp 3-phase 4-wire switch. Interior LCS (Watt stopper) lighting appears to be recessed fluorescent T-8 using motion sensors, switches with typical switches and outlets. Emergency lighting is present. Emergency exit signs are typically illuminated. Electrical distribution system is mostly original 1971 vintage.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible and strobe annunciators throughout the building. The system is activated by Staff, a flow switch, pull stations and smoke detectors and is centrally monitored by a Simplex 4010 panel.. The building has a fire sprinkler system. The building has emergency pull stations and phones for police notification. A security alarm is present. An assisstive listening system is present.

Hazmat.

None noted. Due to age of building Asbestos and or lead based paints may be present.

Deficiencies:

Current Repair Cost: \$3,829,360.71

Replacement Cost: \$6,604,429.26

FCI: 57.98%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0007 CAMPUS CENTER R
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

007, Campus Center - R:

The Campus Center is located near the north end of the college campus, and lies just across from the Q Building and the Handicapped Parking Lot. This three story building houses the dining facilities, bookstores, Health Center, Police Services, Student Activities Center, and staff offices, with a total of 53,889 GSF. The building was originally constructed in 1971. This building was remodeled in 2007 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

This building's construction is based on a concrete slab on grade using cast in place concrete walls using metal framing. The exterior concrete wall finish has a raised wood finish with areas using metal siding. The roof system is of an aggregate surfaced built-up and metal type of 1992 vintage, per staff. Exterior windows and window in fills are dual pane, aluminum framed units that are fixed and operational. The exterior doors are aluminum framed store front type using panic type hardware and the service doors are metal in metal jambs using lever and panic type hardware. The building has single pane metal framed wire glass sky lites.

Interior:

Interior partitions are typically painted gypsum board and or cast in place concrete walls with areas using aluminum framed fixed window walls. Floor finishes include, VCT flooring, carpet, ceramic tile, and vinyl truncated in the kitchen area. The ceilings are a combination of 2'x4' T-bar type acoustic tile, and exposed to pre stressed concrete. Interior doors are a combination of painted metal and wood in metal jambs, Glass doors in aluminum jambs and wood in aluminum jambs using mostly panic and lever type hardware, depending on use. Passenger elevator, 25 and 30 HP and freight elevators are present as well as a wheel chair lift of 2006 vintage. The building has a stainless steel commercial type kitchen. The rest rooms have auto operation doors with tile floors with a tile wainscot using a painted hard lids with wood laminate toilet partitions.

Mechanical/Plumbing:

EMS monitored, Heating for the building is provided by hot water boilers from the central plant. Cooling is provided by local air cooled condensing units, 150 ton AAON units, Model # LL150-3-D-DOLA-000 using two 10 HP 87.5% EFF motors. The heating and cooling distribution system is 4-pipe system using a Carrier AHU, model # 2206U10874. Air is supplied by galvanized metal duct work using re-heats and VAVs via AHUs, Trane supply fans, Model # V997290 using a 20 HP 91% EFF motor and a supply fan using a 25 HP motor. Additional cooling is provided by DX units in the MDF rooms. The mechanical system uses VAVs and VFDs with Delta DCC controls. Plumbing fixtures are of original type with up grades as needed for maintenance needs using the buildings copper piping that is mostly original. The noted up grades consists of auto operation toilets and sinks. Ventilation for the building and restrooms is provided by Cook, roof top exhaust fans. Domestic hot water is provided by a National 20 gallon unit and a AOSmith 50 gallon electric unit and a Hubblle electric water heater using a 1000 gallon storage tank with a 1/6 HP circulation pump. Drinking fountains are present.

Electrical:

The mostly original electrical system is fed at 600 amps of 480/277 volts to a pad-mounted transformer that delivers 1200 amps of 120/208 V, 3-phase, 4-wire power to local distribution. Interior Watt stopper LCS lighting is a wide combination of lighting depending on use using motion switches, sensors and typical switches and outlets. Recessed T-8, T-12, T-5 fluorescent and HIDs and 42 watt CFLs. Emergency lighting is present. Emergency exit signs are typically illuminated. Electrical distribution is mostly original of 1971 vintage with some up grades in 2007.

Fire protection/Life Safety Systems:

Facility Executive Summary

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by pull stations and is centrally monitored by a simplex 4100 U panel. The building has a fire sprinkler system along with fire extinguishers. The kitchen exhaust hoods have a fire suppression system. The building, book store area has a video monitoring and security alarm system. The building has emergency pull stations and phones for police notification.

Hazmat.

Flammables stored in metal cabinets. Do to age of building Asbestos and or lead based paints may be present.

Deficiencies:

- 1 Repair leak, AHU room 207.
- 2 Replace door, room 12.
- 3 Replace emergency exit sinage.
- 4 Replace HVAC piping.
- 5 Replace EMS.

Current Repair Cost: \$17,970,769.27

Replacement Cost: \$33,049,584.81

FCI: 54.38%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0008 SCIENCE/ALLIED HEALTH



Barney McClung, 21-Sep-2016

Facility Description:

0008.

Science/Allied Health:

The Science Allied health building is located on the Merritt College campus. This four story facility houses the Allied Health Programs, with a total of 106,000 GSF. The building was originally built in 2015 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a concrete slab on and below grade with cast in place, concrete walls with metal framing and panderock using a stucco finish. The roof is rolled asphalt and metal standing seam of original vintage. Exterior main entry doors are aluminum framed store front type set in aluminum jambs using panic type hardware. The service doors are metal in metal jambs using lever type hardware. Exterior windows are tempered fixed units with motorized window treatments. The building has wire glass single pane skylites.

Interior:

Interior partitions are typically gypsum board over metal framing and or concrete. Interior flooring includes VCT, carpet, ceramic tile, paint, acoustic tile, and sheet vinyl covering. Interior doors are a combination of wood and metal set in metal jambs using a combination of lever, electric and panic type hardware. The rest rooms have grab bars with push plate auto operation metal doors in metal jambs with tile floors and walls using painted gypsum ceilings with wood toilet partitions. The elevator is a 15 HP 70% EFF unit.

Mechanical/Plumbing:

Delta EMS monitored. Heating/cooling for the building is provided by hot and cold water from the central plant using 10 HP 91.7% and a 3 HP 89.5% EFF circulation pump, on VFD's using a heat exchanger. The heating/cooling distribution is a four pipe system using four pipe. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs using the buildings copper piping that is mostly original with up grades as needed for maintenance needs. The up grades consist of auto operation 1.6 GPF toilets. Domestic hot water is provided by unit with a 1/6 HP circulation pump. The lab areas use an air, vac and a gas distribution system. The building has eye wash/shower safety station. A DI water system is present. Domestic hot water is provided by a 100 gallon BradfordWhite gas fired water heater providing 300,000 BTUs, model EF100T300E3N2.

Electrical:

The mostly original electrical system, 1971 vintage is fed from a pad-mounted 750 KVA transformer to a combination of 15 and 30 KVA transformer that delivers 120/208-277/480 V, 3-phase, 4-wire 2000 amp power to local distribution. LCS lighting is mostly recessed fluorescent T-8 using motion sensors with typical switches and outlets. Emergency lighting is present. Emergency exit signs are typically illuminated.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, pull stations and is centrally monitored. The building has a fire sprinkler system. The building has fire extinguishers in cabinets. The building has emergency pull stations and phones for police notification. A video monitoring system is present. Fire blankets are present in the lab areas.

Hazmat.

Flammables and lab chemicals stored in metal cabinets. Due to the age of the building, Asbestos and or lead based paints may be present.

Deficiencies:

1 Sink leak room S112.

Facility Executive Summary

Current Repair Cost: \$0.00

Replacement Cost: \$49,614,360.00

FCI: 0.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0015 LANDSCAPE HORT - H
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

0015. Landscape Horticulture -H,

The Landscape Horticulture Department is located on the southeast end of the campus, and lies near the Children's Center on the Campus Drive. This facility consists of classrooms labs, greenhouses, workshops, and faculty offices, with a total of 18,562 GSF. The buildings are all mostly original and constructed around 1979 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction systems consists of a slab on grade and concrete perimeter footings using wood framing and paneling. The roof use wood underlayment with a combination of rolled asphalt and asphalt shingle roofing system. Exterior doors are aluminum store front type and metal in metal jambs as well as wood doors in wood jambs all using a combination of hardware. Exterior windows are mostly single pane with a combination of wood and aluminum framing that are a combination of fixed and operational units. The lath house has wood coloums set in concrete using wood framing. The green house has a 48" CMU stem wall using a concrete floor with aluminum framing, door and jambs.

Interior:

Interior partitions are painted gypsum board and ply wood and open to framing. Interior floor finishes include VCT and concrete and grave depending on use. The ceilings have 12"x12" glue on and 2'x4' T-bar acoustic tile, and acrylic panels and open to framing, again depending on use. Interior doors are a combination of flush-faced metal and wood doors in both wood and metal jambs and aluminum set in aluminum jambs, again depending on use. The rest room has a tile floor with a tile wainscot using T-bar ceilings with wood toilet partitions.

Mechanical/Plumbing:

Partial EMS. Heating for the building is provided by Rooftop Units with indirect fired gas heaters and a Rite, gas fired boilers with 480,000 BTUs using two pipe fan coil units. Additional heating and cooling is provided Bard type wall heat pumps. Air is supplied by galvanized metal duct work in some areas. Most mechanical equipment is original to construction with up grades as needed for maintenance needs. Plumbing fixtures are mostly up graded to auto operation type using the original piping. The rest rooms have ceiling mounted exhaust fans for ventilation. The lath house has air mover fans. Domestic hot water is provided by a AOSmith 50 electric unit.

Electrical:

The mostly original 1979 vintage electrical system is fed from a pad-mounted transformer that delivers 120/208 V, 3-phase, 4-wire power. Interior lighting is a combination of T-12 and T-8 fluorescent, mixed lighting serves the other areas. Emergency lighting is not in corridors and emergency exit signs are typically illuminated.

Fire protection/Life Safety Systems:

The Alert, fire alarm system consists of audible and strobe annunciators throughout the building. The system is activated by pull stations and is centrally monitored by a simplex 4120 system. The building has a limited fire sprinkler system. The building has a video monitoring system. Emergency pull stations and phones for police notification.

Hazmat.

None noted.

Deficiencies:

- 1 Replace drinking fountain.
- 2 Replace emergency phone.
- 3 Replace HVAC piping.
- 4 Replace AHU.

Facility Executive Summary

Current Repair Cost: \$1,039,187.74

Replacement Cost: \$3,540,057.07

FCI: 29.36%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0017 LIBRARY/LEARNING CENTER**Address:** 12500 Campus Dr., Oakland, CA 94619

Barney McClung, 21-Sep-2016

Facility Description:

0017, Library:

The Merritt College Library is located near the center of the campus across from Parking Lot C, between Building Q and Parking Lot D. This three story building consists of staff offices, the main library and an anthropology museum, with a total of 35,399 GSF. The building was originally constructed in 1975 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system consists of a concrete slab on grade using cast in place concrete walls and metal framing with the front of the building using a tile vinner. The roof is a aggregate surface built-up roofing system of 1995 vintage. Exterior doors are aluminum framed sliders using auto openers. The windows/window wall system is single pane aluminum framed fixed units.

Interiors:

Interior partitions are typically gypsum board with cast in place concrete. Interior floor finishes include carpet, VCT flooring, vinyl sheet flooring. The ceilings are 12x12 glue on acoustical tile and painted gypsum ceiling. The interior doors are wood in metal jams. The rest rooms have tile floors with tile wainscot using painted gypsum ceilings with a combination of wood, vinyl and metal toilet partitions. The building has a two stop elevator. The building has a kitchenet.

Mechanical/Plumbing:

Heating for the building is provided by hot water boiler from the central plant. The heating distribution system is 2-pipe, air is supplied by galvanized metal duct work via built-up AHU's using puematic controls and a 5 HP circulation pump. Additional cooling is provided by a DX unit in the MDF room. Mechanical equipment is of original vintage. Plumbing fixtures have been up graded to auto operation type toilets and sinks and waster less urinals using the buildings copper piping that is original. Ventilation for the building and the rest rooms in provided by roof top exhaust fans. Domestic hot water is provided by a 50 gallon electric water heater. The building has drinking /bottle fill fountains in common places.

Electrical:

The electrical system is fed from a 15 KV switch providing 1200 volts, at 600 amps to a 1500 KVA transformer providing 800 amps of 480/277 volt power to a combination of 50 and a 112.5 KVA pad-mounted transformer that delivers 120/208 volt, 3-phase, 4-wire power. Interior LCS (Greengate) lighting is recessed T-8 fluorescent and a few incandescent using a Delta EMS system with a combination of motion sensors, switches and typical switches and outlets. Emergency lighting is present and emergency exit signs are typically illuminated. Electrical is original, mostly 1975 vintage. Exterior lighting is a combination of Metal halid and LED.

Fire protection/Life Safety Systems:

The fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by a flow switch, pull stations and or smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has a fire sprinkler system as well as magnetic door releases at fire doors. The building has a video monitoring and security alarm system. The building has emergency pull stations and phones for police notification. An ÆEED is present.

Hazmat.

None noted.

Deficiencies:**Current Repair Cost:** \$10,381,464.15**Replacement Cost:** \$19,904,503.71**FCI:** 52.16%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0020 MAINTENANCE
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

0020. Athletic Storage:

The Maintenance/storage building at Merritt College is located across from the foot ball field, track. This one story building consists of offices, landscape storage, with a total of 1,422 GSF. The building was originally constructed and or placed here in 1976 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system consists of a slab on grade using steel framing and siding. The roof consists of metal framing and roofing. The exterior doors are metal in metal jambs using lever type hardware. The building is believed to be original to construction.

Interior:

Interior wall partitions are mostly open to metal framing with areas using painted hardboard.. Flooring is concrete through out. There are no rest rooms in this building.

Mechanical/Plumbing.

EMS not noted. Heating is provided by electric wall heaters. Cooling was not noted. Ventilation is provided by roof exhaust fans. A is present along with a kitchen type sink. The building has an eye wash station. A single bubbler drinking fountain is present.

Electrical:

The original electrical system is fed from another location providing power for T-8 and T-12 lighting using typical switches and outlets.

Fire protection/Life Safety Systems:

Fire extinguishers are present. A video monitoring system is present.

Hazmat:

Poisons/corrosives/flammables stored in metal cabinets.

Deficiencies:

Current Repair Cost: \$165,588.69

Replacement Cost: \$121,495.68

FCI: 136.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0022 CHILDRENS CENTER
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

0022.Children's Center:

The Children's Center at Merritt College is located across Faculty Parking Lot A between the Landscape/Horticulture facility and the Tennis Courts. This one story building consists of classrooms, a dining room, kitchen, restroom training area, staff offices, a staff lounge, storage/custodial areas, and a covered play area, with a total of 8,569 GSF. The building was originally constructed in 1976 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rests on a permitted concrete footing supporting a metal frame. The building is metal/wood frame with wood board and batt siding. The roof consists of a wood frame underlayment with rolled asphalt with a gravel cover of 1995 vintage with a metal mansard to cover mechanical. Exterior doors are wood in metal jambs using knob and lever type hardware. The windows and window infills are tinted metal frame fixed and operational units. The building is accessed by concrete stairs and ramps.

Interior:

Interior wall partitions are typically gypsum board with vinyl wall coverings. Interior floor finishes include VCT flooring, carpet, and ceramic tile. The ceilings are 2'x4' T-bar type acoustic tile in metal grids and or painted hardlids with lighting and A/C vents. Interior doors are painted, flush-faced wood in wood/metal jambs using lever type hardware. The building has a commercial type stainless steel kitchen with a tile floor using painted gypsum walls with T-bar ceilings. The rest rooms have grab bars with tile floors with tile walls with painted gypsum ceilings with metal toilet partitions.

Mechanical/Plumbing:

EMS not noted. Heating and Cooling for the building is provided by eight roof top gas fired Package units. Unit One, Carrier, 48GS030060501, Model # providing 48,000 BTUs. Unit Two, Carrier Model # 48GS024060301 providing 48,000 BTUs. Units three through eight, Carrier Model # 48HJE004531 providing 41,000 BTUs. Air is supplied by galvanized metal duct work using programmable thermostats. Ceiling/roof mounted exhaust fans are present and ex-haust hoods are present to provide ventilation in rest room and kitchen. Plumbing fixtures are of original type (minis/standard) with up grades as needed for maintenance needs using the buildings piping that is mostly original. Domestic hot water is provided by a 2016 vintage AOSmith 98 gallon, gas fired water heater providing 751,000 BTUs, model 8L100100..

Electrical:

The mostly original electrical system is fed from a 600 volt 600 amp switch to a pad-mounted 112.5 KVA transformer that delivers 480/277 volt and 120/208 V, 3-phase, 4-wire power. Lighting is recessed fluorescent T-8 using typical switches and outlets. A few incandescent are present. Exterior lighting is LED. Emergency lighting is in corridors and emergency exit signs are typically illuminated.

Fire protection/Life Safety Systems:

The fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by pull stations and smoke detectors and is centrally monitored. The building does not have a fire sprinkler system. The kitchen area has an exhaust hood fire suppression system. The building has emergency pull stations and phones for police notification. A video monitoring system is present.

Hazmat.

None noted.

Deficiencies:

1 Replace emergency phones.

Facility Executive Summary

Current Repair Cost: \$3,188,676.57

Replacement Cost: \$5,120,405.95

FCI: 62.27%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0023 ATHLETIC STORAGE 1
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:**002. Athletic Storage-1**

The Athletic storage building at Merritt College is located across from the foot ball field/track. This two story building consists of storage, with a total of 1,025 GSF. The building was originally constructed in 1974 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems. This building appears abandoned.

Exterior Closure:

The building's construction system consists of a concrete slab on grade using wood framing and siding. The roof consists of wood framing with asphalt shingles that appear original to construction. Exterior door is metal in a jamb with no hardware in use. The windows are aluminum framed single pane units that are fixed and operational.

Interior:

Interior wall partitions. Not noted

Mechanical/Plumbing:

There is no heating or cooling noted.

Electrical:

Lighting, interior lighting is Incandescents, Exterior lighting is LEDs.

Fire protection/Life Safety Systems:

None noted.

Hazmat.

None noted. Do to age of buildings Asbestos and or lead based paints may be present.

Deficiencies:

1 Replace building.

Current Repair Cost: \$147,339.99

Replacement Cost: \$109,859.50

FCI: 134.12%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0024 ATHLETIC STORAGE 2
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

0024. Athletic Storage-2.

The Athletic storage building at Merritt College is located across from the foot ball /track. This one story building consists of storage, with a total of 1,425 GSF. The building was originally constructed in 1976 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system consists of a concrete slab on grade using steel framing and siding. The roof consists of metal framing and roofing. Exterior door is metal in a metal jamb using lever hardware. There is a metal roll up door present.

Interior:

Interior wall partitions are typically painted metal.

Mechanical/Plumbing:

There is no heating or cooling in this building. Ventilation is provided by wall vents/infiltration.

Electrical:

None.

Fire protection/Life Safety Systems:

None.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$165,938.03

Replacement Cost: \$121,752.00

FCI: 136.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0025 ATHLETIC STORAGE 3
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:**0025. Athletic Storage:**

The Athletic storage building at Merritt College is located across from the foot ball field, track. This one story building consists of storage, with a total of 484 GSF. The building was originally constructed and or placed here in 1976 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system consists of a slab on grade using steel framing and siding. The roof consists of metal framing and roofing. The exterior doors are metal in metal jambs using dead bolts.

Interior:

Interior wall partitions are typically painted metal. Flooring is concrete.

Mechanical/Plumbing:

There is no heating or cooling in this building. Ventilation is provided by wall vents/infiltration.

Electrical:

None.

Fire protection/Life Safety Systems:

None.

Hazmat:

None noted.

Deficiencies:

Current Repair Cost: \$56,360.71

Replacement Cost: \$41,352.96

FCI: 136.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0027 FRUITVALE UNIT

Address: 1900 Fruitvale Ave, Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

This is a leased facility where only one classroom and an office are used. The District has no responsibility for maintenance so it was not assessed during the 2013/2016 assessment..

Current Repair Cost: \$480,539.29

Replacement Cost: \$593,835.90

FCI: 80.92%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0028 CONCESSION STAND
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

0028; Concession Stand.

The Concession stand at Merritt College is located across from the foot ball field/track. This one story building consists of a food service area area, with a total of 352 GSF. The building was originally constructed in 2004 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building's construction system consists of a concrete slab on grade using CMU walls with metal framing and pandeck. Exterior doors are metal in metal jambs using lever type hardware. There are no windows, only aluminum rollups for floor service.

Interior:

Interior wall finishes are FRP. Ceilings are T-bar type 2'x4' acoustic type in metal grids. Flooring is mostly concrete. There are no restrooms in this building.

Mechanical/Plumbing:

Heating and Cooling for the building is not provided. Building ventilation is provided by a roof top exhaust fan. Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings piping that is original.

Electrical:

The mostly original electrical system is fed at 480 volt, 100 amps to a pad-mounted 45 KVA transformer that delivers 225 amps of 120/208 volt, 3-phase, 4-wire power. Lighting is fluorescent T-8 using with motion sensor switches and typical outlets. Emergency lighting is present. Lighting is and electrical is original 2004 vintage.

Fire protection/Life Safety Systems:

The kitchen area has an exhaust hood fire suppression system. The building has emergency pull stations and phones for police notification. The building has fire extinguishers. The building has a security alarm and video system. Exterior lighting is LED.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$0.00

Replacement Cost: \$98,609.28

FCI: 0.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0029 PRESSBOX
Address: 12500 Campus Dr., Oakland, CA 94619



Barney McClung, 21-Sep-2016

Facility Description:

0029:

The Merritt College press box building is located near the south west corner of the campus. This building consists of press sitting and announcer areas, with a total of 192 GSF. The building was originally constructed in 2004 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building is atop of the aluminum bleachers. The building has galvanized metal and aluminum framing with metal siding. The roof is metal. Exterior doors are metal set in metal jambs using lever type hardware. The windows are single pane aluminum framed units that are operational.

Interior:

Interior partitions are hard board with a vinyl wall covering. Interior flooring is aluminum planking. The ceilings are 2'x4' T-bar type acoustic tiles in metal grids. Interior door are not present. There are no restrooms in this building.

Mechanical/Plumbing:

None.

Electrical:

The mostly original electrical system is fed at 120/208 volt, 1-phase 3-wire power providing 225 amps of power for lighting and the public address system. Lighting is typically T-8 fluorescent using typical switches and outlets.

Fire protection/Life Safety Systems:

The building has fire extinguishers in cabinets. None.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$0.00

Replacement Cost: \$16,070.40

FCI: 0.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0030 TRACK FIELD RESTROOMS



Barney McClung, 21-Sep-2016

Facility Description:

0030.

Track and Field Restrooms..

The restroom building is located near the North, West side of the Merritt College campus. This one story facility provides storage, and restrooms with a total of 860 GSF. The building was originally constructed in 2008 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade using CMU walls with metal framing and metal pandeck. Entry doors and service doors are metal in metal jambs using lever type hardware. The windows are a combination of metal framed fixed units and aluminum framed single pane fixed and operational units. The roof is metal standing seam with sky lites.

Interior:

Interior partitions for the janitor closet/storage area is FRP. Rest rooms and other areas are painted gypsum and or exposed to CMU. Flooring is VCT. The rest rooms have concrete floors with CMU walls with a FRP wainscot. The ceilings through out are exposed to metal frame and pandeck. Toilet partitions are vinyl type.

Mechanical/Plumbing:

Heating only is provided by electric wall heaters. Ventilation is provided by infiltration using ceiling mounted exhaust fans. Plumbing fixtures are of original type, manual operation, toilets, sinks and urinals with up grades as needed for maintenance/use needs. Domestic hot water was not noted.

Electrical:

The electrical system is fed at 480 volts to a 225 KVA transformer that provides 250 amps of 120/208 volt, 3-phase 4-wire power to local distribution. Lighting is a combination of T-8s and T-12s using motion switches and typical switches and outlets. Emergency lighting is provided the T-8 fixtures.

Fire protection/Life Safety Systems:

Fire extinguishers are present. None noted.

Hazmat.

None noted,

Deficiencies:

Current Repair Cost: \$2,521.26

Replacement Cost: \$471,314.40

FCI: 0.53%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0031 HORTICULTURE TRAILER



Barney McClung, 21-Sep-2016

Facility Description:

0031.

Horticulture trailer.

The Hort Trailer building is located near the North, East side of the Merritt College campus. This one story facility houses offices, with a total of 180 GSF. The building was originally constructed and or placed here in 1990 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building is a factory built, portable, trailer resting on a metal frame supporting a wood sub floor. The building is wood framed with wood siding that appears original to construction. The roof is metal and believed to be original. The entry door is metal in a metal jamb using lever type hardware. The windows are aluminum framed, single pane fixed and operational units.

Interior:

flooring is VCT. Walls are painted gypsum. Ceilings are 2' x 4' T-bar acoustic tiles in metal grids with lighting and A/C vents.

Mechanical/Plumbing:

Heating/Cooling is provided by self contained Bard type heat pump.

Electrical:

The electrical system is fed from another building providing 100 amps of 120/240 volt 1-phase 3-wire power using a 100 amp distribution original panel.

Fire protection/Life Safety Systems:

None.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$19,786.51

Replacement Cost: \$64,967.40

FCI: 30.46%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0032 HORT. TRACTOR SHED



Barney McClung, 21-Sep-2016

Facility Description:

0032.

Hort, Tractor storage shed.

The Hort Tractor storage shed building is located near the North, East side of the Merritt College campus. This one story facility is used for tractor storage, with a total of 190 GSF. The building was originally constructed and or placed here in 1977 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building is a factory built, sheet metal storage unit resting on earth.

Interior:

Interior walls and ceilings are open to sheet metal and metal framing. Flooring is earth.

Mechanical/Plumbing:

None.

Electrical:

None.

Fire protection/Life Safety Systems:

None.

Hazmat.

None noted.

Deficiencies:

Deficiencies:

Current Repair Cost: \$14,199.98

Replacement Cost: \$16,233.60

FCI: 87.47%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0033 HORT REFRIGERATION UNIT



Barney McClung, 21-Sep-2016

Facility Description:

0033.

Hort Refrigeration unit.

The Hort Refrigeration building is located near the North, East side of the Merritt College campus. This one story facility provides cold storage, with a total of 100 GSF. The building was originally constructed and or placed here in 1990 with no major remodels to date 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building is a factory built, portable, self contained full metal cold storage unit resting on asphalt.

Interior:

Interior partitions are typically stainless steel commercial grade metal.

Mechanical/Plumbing:

Cooling is provided by self contained units. No plumbing is present.

Electrical:

The electrical system is fed from another building

Fire protection/Life Safety Systems:

None.

Hazmat.

None noted.

Deficiencies:

Deficiencies:

Current Repair Cost: \$1,851.90

Replacement Cost: \$8,544.00

FCI: 21.67%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0034 GREENHOUSE 1



Barney McClung, 21-Sep-2016

Facility Description:

Current Repair Cost: \$75,599.30

Replacement Cost: \$84,091.90

FCI: 89.90%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0035 GREENHOUSE 2



Barney McClung, 21-Sep-2016

Facility Description:

Current Repair Cost: \$39,496.88

Replacement Cost: \$27,428.40

FCI: 144.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0036 GREENHOUSE 3



Barney McClung, 21-Sep-2016

Facility Description:

Current Repair Cost: \$109,247.21

Replacement Cost: \$81,456.80

FCI: 134.12%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0037 GREENHOUSE 4



Barney McClung, 21-Sep-2016

Facility Description:

Current Repair Cost: \$302,282.90

Replacement Cost: \$293,276.40

FCI: 103.07%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0038 GREENHOUSE 5



Barney McClung, 21-Sep-2016

Facility Description:

Current Repair Cost: \$107,522.25

Replacement Cost: \$80,170.64

FCI: 134.12%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0039 LATH HOUSE 1



Barney McClung, 21-Sep-2016

Facility Description:

Current Repair Cost: \$229,081.93

Replacement Cost: \$159,084.72

FCI: 144.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0040 LATH HOUSE 2



Barney McClung, 21-Sep-2016

Facility Description:

Current Repair Cost: \$64,078.50

Replacement Cost: \$44,498.97

FCI: 144.00%

Facility Executive Summary

Facility: \Peralta Community College Dist\Merritt College\0041 860 ATLANTIC-MERRITT



Barney McClung, 20-Sep-2016

Facility Description:

0033. 860 Atlantic-MERRITT

The Building is located at 860 Atlantic street. This one story building contains various classrooms, staff offices for a total of 26,050 GSF. The building was originally constructed in 1989 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud major remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade using tilt up type concrete construction with metal framing. Exterior walls have red brick vinner. The exterior doors are aluminum framed store front type set in aluminums using electric access control with panic type hardware. The service doors are painted metal in metal jambs using lever hardware. Exterior windows are single pane aluminum framed fixed units that appear original to construction.

Interior:

Interior partitions are typically painted gypsum Interior flooring is a combination of concrete, carpet and VCT depending on location. Interior doors are a combination of wood in aluminum jambs and or wood in metal jambs using electric access control and lever type hardware. The rest rooms have grab bars with tile floors and walls. The ceilings are mostly 2'x4' T-bar type acoustic tiles in metal grids with lighting and A/C vents. The toilet partitions are vinyl and metal type.

Mechanical/Plumbing:

EMS monitored Heating for the building is provided by a Larrs, gas fired 999,000, BTU hot water boiler, model PNCH1000NACN2CXN. Cooling is provided by Air cooled Chiller, model 30RAP0456FA08F10 using R-410A Freon. The heating/cooling distribution is provided by a 4 pipe system using Mc Quay air handler, model, 0AH025GDAC 0AH012GDAC, 0AH014GDAC, 50TC-E08B2C6A2A0C0 using circulation pumps. Additional heating/cooling is provided by Carrier gas packs, model, 48TCDA05A2A6A2A0C0, 59,000 BTUs 48ESNA3606050, 48,000 BTUs, 50TC-E08B2C6A2A0C0, 50TC-A04A2C6A2A0C0, 38AUDA14A0C6A0A0A0 using R-410 Freon. Additional cooling is provided by Carrier/York, condenser model 1FD036S250 split systems using R-22 Freon. Fresh air is provided by air handlers. Roof mounted exhaust fans are present providing ventilation to rest rooms and the rest of the building, GreenHeck model, 12-B1-CW-21-X-10-1, 16-EF-SW-21-X-10-1, 0AH010GDAC, GB-101-3-X, SB-101HP-4-XFGI-30X30-A-IS. The cadaver room is under negitave presser. Fume hoods use Vecktor/GreenHeck model VK-H-9-A7-X. Plumbing fixtures are of original type toilets, sinks and urinals with up grades as needed for maintenance needs using the building copper piping that is original. Domestic hot water is provided by three 74 gallon AOSmith gas fired 76,000 BTU water heaters, model BT80110 using a 1/6 HP circulation pump. The building has a eye wash safety shower station. There is a air, gas and vac distribution system present. There is a DI water treatment system present. The two janitor sinks are floor mounted fiber glass.

Electrical:

The mostly original electrical system is fed providing 1200 amps of 480 volts to a combination pad-mounted 150,112.5, 75 and 15 KVA transformers that delivers 120/208 volts providing 3-phase, 4-wire power to the original local distribution. LCS lighting is fluorescent T-8s and CFLs using motion switches and typical switches and outlets. Emergency exit sign are present. Emergency lighting is present. The lighting and electrical systems are mostly original.

Fire Protection/Life Safety Systems:

The fire alarm, air quality system consists of audible and visual strobe annunciators in rooms, corridors, and other public spaces. The system is activated by monitors, flow switch, pull stations, smoke detectors and is centrally monitored by a Simplex 4100 ES panel. The building has fire extinguishers. The building has a video monitoring and security alarm system. The building has a ÆED device present.

Hazmat.

Lab chemicals, Flammables stored in metal cabinets.

Deficiencies:

1 Repair replace exhaust fan 20.

Facility Executive Summary

2 Clean roof.

Current Repair Cost: \$537,288.86

Replacement Cost: \$3,135,909.49

FCI: 17.13%

Facility Executive Summary

Facility: \Peralta Community College Dist\Peralta District Office\0001 ADMINISTRATIVE CTR
Address: 333 East Eighth Street, Oakland, CA 94606



Barney McClung, 20-Sep-2016

Facility Description:

0001.

ADMINISTRATIVE CENTER.

The Administrative Center building is located at the Peralta district office's as part of the Peralta community college district. The one story building was originally constructed in 1981 with a total of 26,300 square feet with no major remodels to date, 2016. A major remodel consists of a full gut, face to stud remodel. The building houses district offices.

Exterior Closure:

The building's rest on a perimeter concrete footings with post and beam construction supporting a wood sub floor with wood framing with a stucco exterior finish. The roof is a aggregate surfaced single ply roofing system with a metal standing mansard with wood fascia of original vintage. Exterior main entry's are auto operation store front type sliding units. The service doors are metal in metal jambs using lever and panic type hardware. The windows are tinted single pane glass in aluminum frames that are fixed and operational. Additional aluminum framed windows have been installed in side, over the original windows to help with sound transmission..

Interior:

Interior partitions are typically painted gypsum board with vinyl wall coverings with areas using wood paneling. The building has metal framed single pane window walls. Flooring consists of VCT, carpet and sheet vinyl. The ceilings are a combination of 2'x 4' T-bar type acoustical tiles in metal grids with lighting and A/C vents and or 12"x12" glue on acoustic type with exposed wood beams. Interior doors are wood in metal jambs using mostly lever type hardware. The rest rooms have grab bars with tile and sheet vinyl floors with a tile wainscot with 12'x12' glue on and T-bar type ceilings. The toilet partitions are metal and wood laminate.

Mechanical/Plumbing:

Delta EMS monitored, Heating for the building is provided by a Ray Pack gas fired 500,000 BTU hot water boiler, Model # 1005310430 using two 3 HP 89.5% EFF circulation pumps. Cooling is provided by a water cooled chiller using a BAC cooling tower, Model # VE-116-22J. The heating and cooling distribution system is 4-pipe system using air handlers with VAV boxes with two, 2 HP circulation pumps. The HVAC system is mostly original. Additional heating and cooling is provided by roof top gas fired package units. Carrier gas packs, Model # 48PGDC07AF5010341 providing 75,000 BTUs. Carrier gas pack, Model #48PGDC05AF5010342 providing 56,000 BTUs. Carrier heat pump, Model # 50HJQ12-531. Model # 50RTP043FWC501CE. Four Model # 50RTP053FWC501CE. Two Model # 50RTP033FWC501CE. Two Model # 50RTP063FWC501CE. The data room uses a combination of split system and portable A/C units. Police department has a Mitsubshi split system. Plumbing fixtures are of original type with up grades as needed for maintenance/use needs. The up-grades consists of auto operation urinals, sinks and 1.6 GPF toilets. Original drinking fountains are present. Domestic hot water is provided by a 2010 vintage AOSmith electric water heater using a 1/6 HP circulation pump with the buildings mostly original copper piping.

Electrical:

The mostly original electrical system is fed from a pad-mounted transformer that delivers 2000 amps of 120/208 V, 3-phase, 4-wire 1000 power to local distribution. LCS lighting is mostly recessed fluorescent T-8 with motion sensors and motion switches and typical switches and outlets. Emergency lighting is present. Emergency exit signs are typically illuminated. Exterior lighting appears to be metal halid.

Back up power is provided by a Kohler 20 diesel generator for server room and Police department.

Fire protection/Life Safety Systems:

The Alert, fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by a flow switch, pull stations and smoke detectors and is centrally monitored by a Simplex panel reporting to the Police department. The building has a fire sprinkler system. The building has an ÆEED device. The building has a ALS system. The building has a security alarm and a video monitoring system.

Facility Executive Summary

Hazmat.

None noted.

Deficiencies:

1 Clean roof.

2 Replace cooling tower.

3 Replace gas fired boiler.

4 Replace wood trim.

5 Repair leak at janitor sink.

6 Replace metal toilet partitions.

Current Repair Cost: \$6,676,295.09

Replacement Cost: \$13,813,286.00

FCI: 48.33%

Facility Executive Summary

Facility: \Peralta Community College Dist\Peralta District Office*\0002 WAREHOUSE DP
Address: 333 East Eighth Street, Oakland, CA 94606



Barney McClung, 20-Sep-2016

Facility Description:

0002.

Warehouse DP.

The warehouse building is located at the Peralta district office's as part of the Peralta community college district. The one story building 41,500 square feet was originally constructed in 1930, with numerous remodels over the years with the last remodel in 1998 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems. The building houses, IT, offices, wood shop and storage.

Exterior Closure:

The building rests on a concrete slab on grade with cast in place concrete and CMU walls using a combination of wood and metal framing with a painted stucco exterior finish. The roof is a wood deck with rolled asphalt and metal standing seam of 2004 vintage, per staff. Exterior main entry's doors are aluminum framed store front type set in aluminum jambs using panic type hardware and electric access control. The service doors are metal in metal jambs using pull type hardware. Large metal roll up doors are present. The windows/infills are a combination of dual and single pane glass in aluminum and or original metal frames that are a combination of fixed and operational units. The building has skylites.

Interior:

Interior partitions are typically painted gypsum board. Flooring consists of VCT, carpet and concrete. The ceilings are mostly 2'x4' T-bar acoustical tile in metal grids with lighting and A/C vents and open to framing in the shop area. Interior doors are a combination of aluminum doors and jambs and or wood in metal jambs using 2004 vintage lever and panic type hardware. The wood doors in metal jambs have side lites. The rest rooms have grab bars with tile and VCT floors with tile and FRP wainscot with painted gypsum ceilings using wood laminate toilet partitions. The MDF server room has a raised wood floor.

Mechanical/Plumbing:

Delta EMS monitored Heating for the building is provided by a gas fired hot water boiler. Cooling is provided by air cooled chiller. The heating and cooling distribution system is 2-pipe system using air handlers with VAV boxes. Additional heating and cooling is provided by roof top gas fired package units,

Two Trane, Model # YCDO86C3LOBE, providing 120,000 BTUs, of 1995 vintage.

One Trane, Model # YCDO49C3LBBD, providing 135,000 BTUs, of 1995 vintage.

One Trane, Model # YCD121B3LBDC, providing, 135,000 BTUs, of 1995 vintage.

Two Aeon, Model # RM-003-8-0-BAC1-211, of 2011 vintage.

One Carrier, Model # 48GPEC24-G-58087 of 2012 vintage.

One Carrier, Model # 30RAN018G511DT

The server has a stand alone A/C unit using the Comp-u-air AC chiller.

Additional cooling is provided by a Comp-u-air 2100 Evap cooler and a Aqua snap unit.

Plumbing fixtures are typical of manual operation type toilets, sinks and urinals, with up grades as needed for maintenance needs using the buildings mostly up graded copper piping. The up-grades consists of auto operation toilets and sinks. Hot water is provided by an

AOSmith 40 gallon gas fired water heater providing 40,000 BTUs, of 2004 vintage using a 1/6 HP circulation pump.

Electrical:

The mostly 1995 vintage electrical system is fed from a pad-mounted transformer that delivers 120/208 V, 3-phase, 4-wire, two section 800 amp power to local distribution. LCS lighting is recessed fluorescent T-8s with some T-12s and CFLs with motion sensors using a building wide EMS system. Emergency lighting is present. Emergency exit signs are typically illuminated. Back up power is provided at 350 amps of 120/208 volts.

Fire protection/Life Safety Systems:

Facility Executive Summary

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, a flow switch, pull stations, smoke detectors and is centrally monitored by a Simplex 4020 panel. The building has a fire sprinkler system as well as fire extinguishers. The server room (132) has a Halon fire suppression system. The building and campus has a video monitoring/security alarm system.

Hazmat.

None noted.

Deficiencies:

- 1 Replace clean roof.
- 2 Replace Compuair chiller.

Current Repair Cost: \$329,093.50

Replacement Cost: \$21,709,895.00

FCI: 1.52%

Facility Executive Summary

Facility: \Peralta Community College Dist\Peralta District Office*\0004 GROUNDS BUTLER BLDG
Address: 333 East Eighth Street, Oakland, CA 94606



Barney McClung, 20-Sep-2016

Facility Description:

0004.

GROUNDS BUTLER BUILDING.

The grounds Butler building is located at the Peralta district office's as part of the Peralta community college district. The one story building was originally constructed in 1950, with a total of 10,067 square feet with its last remodel in 1981 with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems. The building houses shops and storage.

Exterior Closure:

The building rest on a concrete slab on grade with metal framing with a painted exterior finish. The walls, siding and roof are all metal as this is a full metal building. Exterior main entry doors are metal in metal jambs with knob type hardware with large sliding doors that are metal also. The windows are single pane glass in metal frames that are fixed and operational.

Interior:

There are no interior partitions. Flooring consists of concrete. The ceilings are open to framing.

Mechanical/Plumbing:

Heating and cooling for the building was not noted. Plumbing was not noted. Ventilation is provided by roof top vents and infiltration.

Electrical:

The electrical system is fed from a pad-mounted transformer that delivers 120/208 V, 3-phase, 4-wire, 100 amp power to a 1981 vintage panel. Lighting is metal halid using motion sensors with typical switches and outlets. Emergency lighting and or exit signs are not present.

Fire protection/Life Safety Systems:

The building has fire extinguishers.

Hazmat.

Due to age of building Asbestos and or lead based paints may be present.

Deficiencies:

Current Repair Cost: \$1,172,279.43

Replacement Cost: \$860,124.48

FCI: 136.29%

Facility Executive Summary

Facility: \Peralta Community College Dist\Peralta District Office*\0005 GROUNDS SHED**Address:** 333 East Eighth Street, Oakland, CA 94606

Barney McClung, 20-Sep-2016

Facility Description:

0004.

GROUND SHED BUILDING.

The grounds shed building is located at the Peralta district office's as part of the Peralta community college district. The one story buildings were originally constructed in the 1930s, with a total of 3,060 square feet with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems. The building houses shops and storage and a small office.

Exterior Closure:

The many types of building construction rest on a concrete slab on grade with cast in place concrete and CMUs and metal and wood framing with a painted and none painted exterior finish. The walls are a combination of stucco, wood and metal siding. Exterior main entry doors are a combination of wood and metal type set in both wood and metal jambs using a combination of hardware, and no doors at all. The windows are a combination of wood and or metal framed single pane glass units in a combination of metal and or wood frames that are fixed and operational, or no windows at all.

Interior:

There are no interior partitions in the majority of the building, The office area uses painted gypsum others are wood. Flooring consists of concrete. The ceilings are open to framing and painted gypsum. Rest rooms are not present.

Mechanical/Plumbing:

Heating is by a electric forced air unit in the shop/office area. No heating or cooling is provided in most of the building. There is no plumbing noted.

Electrical:

The mostly original electrical system is fed from a pole-mounted transformer that delivers 240, 120/208 V, 3-phase, 3-wire, 200 amp power. Lighting is a combination of T-12 and T-8 and incandescent using typical switches and outlets with a motion sensor in the office area and typical switches and outlets in others or none at all. Emergency lighting is not present. Emergency exit signs are not present.

Fire protection/Life Safety Systems:

The building has fire extinguishers.

Hazmat.

None noted. Due to ages of buildings lead based paints and or Asbestos may be present.

Deficiencies:

- 1 Replace buildings.
- 2 Replace all systems.

Current Repair Cost: \$432,709.02**Replacement Cost:** \$261,446.40**FCI:** 165.51%

Facility Executive Summary

Facility: \Peralta Community College Dist\Peralta District Office*\0007 CONROY BLDG DG

Address: 333 East Eighth Street, Oakland, CA 94606



Barney McClung,

Facility Description:

0007.

The Conroy building DG, is located at the Peralta district office's as part of the Peralta community college district. The one story building was originally constructed in 1950 with a total of 7,736 square feet. The building houses offices. The building was last remodeled in 1995 with no major remodel to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems.

Exterior Closure:

The building rest on a concrete slab on grade with CMU walls with areas using wood siding. The roof is a rolled asphalt roofing system of unknown vintage. Exterior doors are aluminum framed, store front type set in aluminum jambs using electric access control with dead bolt,pull handle type hardware. The windows/infills are single pane glass in metal frames that are fixed wire and clear glass units.

Interior:

Interior partitions are typically painted gypsum board with vinyl wall coverings with areas using wood paneling. Flooring consists of VCT, carpet and concrete. The ceilings are 2'x4' T-bar type acoustical tile in metal grids with lighting and A/C vents with areas using painted gypsum and open to ceiling framing. Interior doors are wood and or metal in metal jambs using lever type hardware with some using electric access control. Some doors have side lites. The rest rooms have sheet vinyl floors with painted gypsum walls and ceilings.

Mechanical/Plumbing:

The buildings heating and cooling is provided by roof top heat pumps and or package units and gas ceiling hung forced air units, Unavailable for assessment. Plumbing fixtures are of original manual operation type in the rest rooms using copper piping that is mostly original. Domestic hot water was not noted. The building has a sump pump. Ventilation in the building/restrooms is provided by ceiling mounted exhaust fans.

Electrical:

The mostly original electrical system is fed from a pole-mounted transformer that delivers 120/208 V, 3-phase, 4-wire 800 amp power from a 1995 vintage switch. LCS lighting is recessed fluorescent T-8 and CFLs with motion sensors with typical switches and outlets. Emergency lighting is present. Emergency exit signs are typically illuminated. Back up power is provided by a Kohler diesel generator.

Fire protection/Life Safety Systems:

The Alert, Fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by staff, a flow switch, pull stations, smoke detectors and is centrally monitored. The building has a fire sprinkler system as well as fire extinguishers. The building has a security alarm and video monitoring system.

Hazmat.

Do to vintage of construction asbestos and or lead based paints may be present.

Deficiencies:

- 1 Replace sink Women's rest room.
- 2 Replace sheet vinyl Men's rest room.

Current Repair Cost: \$959,434.27

Replacement Cost: \$4,046,933.68

FCI: 23.71%

Facility Executive Summary

Facility: \Peralta Community College Dist\Peralta District Office*\0008 INTL ED 1



Barney McClung, 20-Sep-2016

Facility Description:

0008.

INT-ED-1 building is located at the Peralta district office's as part of the Peralta community college district. The one story modular type building was originally placed here and or constructed in 1991, with a total of 1,536 square feet with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems. The building houses small offices, class rooms and rest rooms.

Exterior Closure:

The buildings rest on a metal frame supporting a wood sub floor. The building is wood framed with a painted exterior, T-111 wood siding. Exterior main entry doors are metal in metal jambs using electric access control with lever and panic type hardware. The roof is metal standing seam believed to be original to construction. The windows are dual pane glass in aluminum frames that are fixed and operational units.

Interior:

The interior partitions in the majority of the building are vinyl covered hard board. Flooring consists mostly of Carpet and VCT vinyl tiles. The ceilings are mostly 2'x4' T-bar type acoustic tiles set in metal grids with lighting and A/C vents. The restrooms have grab bars with sheet vinyl floors with FRP walls using the T-bar ceilings. Interior doors are wood in metal jambs using lever type hardware.

Mechanical/Plumbing:

EMS monitored, Heating and cooling for the building is provided by wall mounted electric heat pumps (Bards) model W48H1-B09VP4XXX using R-410 Freon with ceiling supply's and wall returns with programmable thermostats. The plumbing fixtures are of original type with up grades as needed for maintenance needs using the buildings original copper piping. Domestic hot water was not noted.

Electrical:

The original electrical system is fed from a another locations transformer that delivers 120/240 V, 3-phase, 6-wire, power to local 120/208 V, 1-phase 3-wire distribution. Lighting is a combination of CFLs and T-8s using typical switches and outlets. Emergency lighting is present and emergency exit signs are present.

Fire protection/Life Safety Systems:

The fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by pull stations and smoke detectors and is centrally monitored by a Simplex 4009 panel reporting to security. The building does not have fire sprinkler system. Fire extinguishers are present. The building has a video monitoring and security alarm system.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$168,844.87

Replacement Cost: \$554,388.48

FCI: 30.46%

Facility Executive Summary

Facility: \Peralta Community College Dist\Peralta District Office\0009 INTL ED 2



Barney McClung, 20-Sep-2016

Facility Description:

0009.

INT-ED-2 building is located at the Peralta district office's as part of the Peralta community college district. The one story modular type building was originally placed here and or constructed in 1999, with a total of 1,536 square feet with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems. The building houses offices and rest rooms.

Exterior Closure:

The building rests on a metal frame supporting a wood sub floor. The building is wood framed with a painted exterior, T-111 wood siding. Exterior main entry doors are metal in aluminum jambs using lever type hardware. The roof is metal standing seam believed to be original to construction. The windows are dual pane glass in aluminum frames that are fixed and operational units.

Interior:

The interior partitions in the majority of the building are vinyl covered hard board. Flooring consists mostly of Carpet and VCT vinyl tiles. The ceilings are mostly 2'x4' T-bar type acoustic tiles set in metal grids. The rest rooms have grab bars with sheet vinyl floors with an FRP wainscot using the T-bar ceilings. Interior doors are wood in metal jambs using lever type hardware.

Mechanical/Plumbing:

EMS monitored, Heating and cooling for the building is provided by wall mounted electric heat pumps (Bards) using ceiling supply's with wall returns with programmable thermostats. Ceiling mounted exhaust fans provide ventilation in the rest rooms. The plumbing fixtures are typical of original type with up grades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by a Eemax on demand electric unit model SP3012 and a AOS 6 gallon unit.

Electrical:

The original electrical system is fed from another location's transformer that delivers 120/240 V, 3-phase, 6-wire, power to local 120/208 V, 1-phase 3-wire distribution. Lighting is T-8s using typical switches and outlets. Emergency lighting is present and emergency exit signs are present.

Fire protection/Life Safety Systems:

The fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by pull stations and smoke detectors and is centrally monitored reporting to security. The building does not have a fire sprinkler system. Fire extinguishers are present. The building has a video monitoring and security alarm system.

Hazmat.

None noted.

Deficiencies;

1 Replace ceiling mounted exhaust fan.

Current Repair Cost: \$24,016.18

Replacement Cost: \$554,388.48

FCI: 4.33%

Facility Executive Summary

Facility: \Peralta Community College Dist\Peralta District Office*\0010 PCTV 1



Barney McClung, 20-Sep-2016

Facility Description:

0010.

PCTV-1 building is located at the Peralta district office's as part of the Peralta community college district. The one story modular type building was originally placed and or constructed here in 2012, with a total of 1,440 square feet with no major remodel to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems. The building houses small offices and the DO main data rooms.

Exterior Closure:

The buildings rest on a metal frame supporting a wood sub-floor. The building is wood framed with a painted exterior, T-111 wood siding. Exterior main entry doors are metal in metal jambs using lever type hardware. The roof is metal standing seam believed to be original to construction. The windows are dual pane glass in aluminum frames that are fixed and operational units.

Interior:

The interior partitions in the majority of the building are vinyl covered hard board. Flooring consists mostly of concrete. The ceilings 2'x4' T-bar type set in metal grids. Rest rooms are not present. Interior doors are wood in metal jambs using lever type hardware.

Mechanical/Plumbing:

EMS monitored, Heating and cooling for the building is provided by wall mounted electric heat pumps (Bards) using ceiling supply's with wall returns with programmable thermostats. Additional cooling is provided wall mount A/Cs and portable units. There was no plumbing noted in this building. Domestic hot water is not provided.

Electrical:

The original electrical system is fed from a another locations transformer that delivers 120/208 V, 1-phase, 3-wire, 200 amp power. LCS lighting is mostly T-8s florescent using typical switches and outlets with a motion sensor and switches in the office area. Emergency lighting is present and emergency exit signs are present.

Fire protection/Life Safety Systems:

The fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by pull stations and smoke detectors and is centrally monitored by a Simplex 4009/4010 panel for both buildings, PCTV 1 and 2. The building does not have fire sprinkler system. Fire extinguishers are present.

Hazmat.

None noted.

Deficiencies:

1 Replace wall A/C unit.

Current Repair Cost: \$1,836.38

Replacement Cost: \$519,739.20

FCI: 0.35%

Facility Executive Summary

Facility: \Peralta Community College Dist\Peralta District Office*\0011 PCTV2



Barney McClung, 20-Sep-2016

Facility Description:

0011.

PCTV-2 building is located at the Peralta district office's as part of the Peralta community college district. The one story modular type building was originally placed and or constructed here in 2012, with a total of 1,440 square feet with no major remodels to date, 2016. A major remodel consists of but is not limited to a full gut, face to stud remodel with replacement of all systems. The building houses small offices and rest rooms.

Exterior Closure:

The buildings rest on a metal frame supporting a wood sub-floor. The building is wood framed with a painted exterior, T-111 wood siding. Exterior main entry doors are metal in metal jambs using lever type hardware. The roof is metal standing seam believed to be original to construction. The windows are dual pane glass in aluminum frames that are fixed and operational units. The building is accessed by metal ramps.

Interior:

The interior partitions in the majority of the building are vinyl covered hard board. Flooring consists mostly of carpet. The ceilings 2'x4' T-bar type set in metal grids. The rest rooms have grab bars with sheet vinyl floors with FRP walls using the T-bar ceilings. Interior doors are wood in metal jambs using lever type hardware.

Mechanical/Plumbing:

EMS monitored, Heating and cooling for the building is provided by wall mounted electric heat pumps (Bards) using ceiling supply's with wall returns using programmable thermostats. The plumbing fixtures are of original type with up grades as needed for maintenance needs using the buildings original copper piping. The up grades consists of dual function toilets. Domestic hot water is provided insta hot, Eemax on demand electric units,model SP43.

Electrical:

The original electrical system is fed from a another locations transformer that delivers 120/208 V, 1-phase, 3-wire, 200 amp power. LCS lighting is a combination of T-5s and T-8s using typical switches and outlets with a motion sensor in the office area. Emergency lighting is present. Emergency exit signs are present.

Fire protection/Life Safety Systems:

The fire alarm system consists of audible strobe annunciators throughout the building. The system is activated by pull stations and smoke detectors and is centrally monitored by PCTV-1 building Simplex 4009/4010 panel. The building does not have fire sprinkler system. Fire extinguishers are present.

Hazmat.

None noted.

Deficiencies:

Current Repair Cost: \$0.00

Replacement Cost: \$519,739.20

FCI: 0.00%

Unassigned Space Report (2016-17)

(by building)

Campus	Building	Room				Status*	GSF	ASF	Assessment Notes
		Prfx	No.	Sfx	Description				

341 College Of Alameda

1 ADMIN-MED-DENTAL - A

A

A	104	-1	Office	A	172	Please mark on floor plan
A	104	-2	Office	A	105	Please mark on floor plan
A	105		Office Service	A	237	Please verify classification
A	116		Staff Restroom Vestibule	N	46	Please assign
A	117		Staff Restroom, Women	N	125	Please assign
A	118		Staff Restroom, Men	N	146	Please assign
A	119		Elev Mach	N	107	Elevator is also numbered 119 on floor plan
A	120		Staff Restroom, Women	N	127	Please assign
A	121		Custodial Closet	N	48	
A	122		Staff Restroom Vestibule	N	48	Please assign
A	123		Staff Restroom, Men	N	70	Please assign
A	127		Student Work Area	N	280	Please assign
A	137		Lobby/Passageway, Mail boxes	N	171	
A	139		Phone Switch	N	308	
A	152		Entry	N		Please measure
A	201	A	Breakroom/Lounge	U		Please measure and assign
A	201	B	Office Service	A	306	Room split with break room, please verify measurement
A	203		Corridor	N	667	Please mark on floor plan
A	205	B	DP/Computer Service	A	110	Please verify classification
A	208		Vestibule	N		Please measure
A	210		Corridor	N		Please measure
A	211	A	Vestibule	N		Please measure

Unassigned Space Report (2016-17)
(by building)

A	212		Women's Restroom	N	130	
A	214		Custodial Closet	N	38	
A	215		Men's Restroom	N	158	
A	216		Storage	N	58	Please verify classification
A	217		Lab Equip	N	25	Please assign, shown as 218 on floor plan
A	218		Class Lab	A	996	Unable to locate, please verify or delete
A	219		Class Lab	A	228	Split with 219A, please verify station count
A	219	A	Office	U	195	Please verify station count and assign
A	224	C	Storage	U		Please measure and assign
A	226	A	Corridor	N	309	Also marked as 219A on floor plan
A	227	A	DP/Computer Service	A	113	Please verify classification

Total Rooms: 33

34,084

5,323

2 AUTO SHOP - B

A

B	102		BAR Emissions Testing	U	788	Please check classification and adjust sqft for B103
B	103		Class Lab	A	7,540	Shown on floor plan as B101
B	109	A	Stair	N		
B	113	A	Elev Mach	N	44	
B	114	A	Class Lab Service	A	120	Please verify measurement and classification. Please update floor plan.
B	115	A	Class Lab Service	A	148	Shown on floor plan as B118
B	115	B	Class Lab Service	A	20	Shown on floor plan as B117A
B	119		Class Lab	A	843	Please verify sqft and classification
B	120		Tool Room	U		Please measure, assign and update floor plan. Split from B119.
B	121		Janitorial	N	162	
B	122		Locker Room	N	64	Please assign
B	123		Women's Restroom	N	139	
B	124		Locker Room	A	99	Shown as staff RR, please update floor plan

Unassigned Space Report (2016-17)
(by building)

B	125		Men's Restroom	N	164	
B	132		Corridor	N		Please measure
B	132	A	Stairwell	N		
B	133		Corridor	N		Please measure
B	201	A	Classroom Service	A	26	Please mark on floor plan
B	201	B	Classroom Service	A	26	Please mark on floor plan
B	202	A	Classroom Service	A	26	Please mark on floor plan
B	202	B	Classroom Service	A	26	Please mark on floor plan
B	203	A	Classroom Service	A	26	Please mark on floor plan
B	203	B	Classroom Service	A	26	Please mark on floor plan
B	204		Mechanical Room	N	157	
B	205		Men's Restroom	N	119	
B	206		Electrical / Janitorial	N	104	
B	207		Class Lab Service	A	178	Please verify classification
B	209		IDF	N	88	
B	210		Corridor	N	1,059	
B	212		Corridor	N	127	
B	213		Elev Lobby	U		Please measure and classify
B	213	A	Storage	U		Please measure and assign

Total Rooms: 32 **30,176 12,119**

3 LIFE SCIENCE BOILER - C

A

C	101		Covered Breezeway	N		
C	103	B	Office	A	84	Please mark on floor plan
C	104	A	Vestibule	N		Please measure
C	105	A	Vestibule	N		Please measure
C	109	A	Vestibule	N		Please measure

Unassigned Space Report (2016-17)

(by building)

C	112	A	Vestibule	N		Please measure
C	114		Women's Restroom	N	135	
C	115	B	Office	A	134	Please update floor plan
C	116		Boiler Room	N		Please measure
C	117		Men's Restroom	N	150	
C	118		Custodial Closet	N	100	
C	118	A	Corridor	N		Please measure
C	120		Cellular Equip	N		Please measure and verify classification
C	121		Fan Room	N		
C	214		Women's Restroom	N	136	
C	215		Elec./Mech. Room	N		Please measure
C	216		Men's Restroom	N	132	
C	217		Custodial Closet	N	67	
C	217	A	Corridor	N		Please measure

Total Rooms: 19**20,991****938****4 CLASSROOM - D****A**

D	101		Mechanical Room	N	538	
D	112		Men's Restroom	N	140	
D	113		Women's Restroom	N	211	
D	114		Class Lab	A	2,307	Please update floor plan
D	114	A	Elev Mach	N		
D	114	B	Janitorial Office	N	55	
D	114	C	Office	A	73	Please verify measurement
D	114	D	DP/Computer Service	A	131	Please verify classification
D	114	E	Office	A	130	Please mark on floor plan
D	115		Inactive Area	A	1,415	Please mark on floor plan

Unassigned Space Report (2016-17)

(by building)

D	115	A	Inactive Area	A	193	Please mark on floor plan
D	115	B	Inactive Area	A	107	Please mark on floor plan
D	116		Class Lab	A	829	Please mark on floor plan
D	117		Office Service	A	440	Please update floor plan
D	117	B	Office	A	82	Not located, please mark on floor plan
D	117	C	Office	A	86	Not located, please mark on floor plan
D	117	D	Office	A	82	Not located, please mark on floor plan
D	117	E	Office	A	86	Not located, please mark on floor plan
D	117	F	Office	A	124	Not located, please mark on floor plan
D	117	G	Office	A	102	Not located, please mark on floor plan
D	117	H	Hall	N	176	Not located, please mark on floor plan
D	120		Mechanical Room	N	542	
D	121		Classroom Service	A	238	Shown as mech on floor plan
D	201		Mechanical Room	N	336	
D	202		Office	A	582	Please update floor plan
D	202	A	Office	A	114	Please mark on floor plan
D	202	B	Office	A	114	Please mark on floor plan
D	202	C	Office	A	114	Please mark on floor plan
D	203	D	Office	A	169	Please mark on floor plan
D	208		Classroom	A	951	Please update floor plan
D	213		Janitor	N	53	
D	214		Corridor	N		Please measure
D	220		Class Lab Service	A	67	Please verify classification
D	221		Storage	N		Please measure and verify classification
D	222		Classroom	A	1,041	Please update drawing
D	223		Men's Restroom	N	95	Shown as rm 225 on floor plan

Unassigned Space Report (2016-17)
(by building)

D	225		Office	A	93	Shown on floor plan as 223
D	230	A	Meeting Room Service	U		Please measure and assign
D	232	A	Office	A	11	Please verify classification
D	235		Corridor	N		Please measure
D	236		A/V, Radio, TV Service	A	367	Please verify classification
D	238		Custodial Closet	N	108	
D	239		Corridor	N		Please measure
D	240		Storage	N	147	Please assign
D	241		Mechanical Room	N		
D	301		Office	A	257	Please verify classification
D	308		Class Lab Service	U		Please measure and classify
D	311		Women's Restroom	N	132	
D	313		Men's Restroom	N	134	
D	314		Assembly	A	2,150	Please verify sqft and classification
D	319		Janitor	N		
D	322		Mechanical Room	N		
D	323		Upper Mechanical Room	N		
D	325		Mech Chase	U		Please classify

Total Rooms: 54

50,888 15,122

5 STUDENT UNION - F

A

F	100	B	Office	A		Duplicate, office removed, please delete
F	100	C	Office	A		Duplicate, office removed, please delete
F	104		Staff Restroom, Unisex	N	26	Please assign
F	105		Public Waiting	A	72	Please update floor plan
F	110		Office Corridor	N		Please measure and assign
F	111		Duplicate	N		Duplicate, please delete

Unassigned Space Report (2016-17)

(by building)

F	111	Men's Restroom	N	70	
F	112	Women's Resroom	N	106	
F	113	Janitor	N	15	
F	114	Corridor	N		Please measure
F	118	Corridor	N		Please measure
F	120	Electrical Room	N	65	
F	121 B	DP/Computer Service	A	80	Not located, please mark on floor plan
F	121 D	Office Service	A	50	Please verify classification
F	123	Elev Mach	N		
F	201	Corridor	N		Please measure
F	202	Food Facilities Service	A	18	Please mark on floor plan and verify classification
F	204	Unisex Restroom	N	74	
F	204 A	Custodial	N	15	Shown as rm 212 on floor plan
F	205	Corridor	N		Please measure
F	206	Unisex Restroom	N	98	
F	207	Janitorial	N	50	
F	207 A	Office	N	55	Please assign
F	212	Office	A	325	Please show on floor plan
F	212 A	Office	A	101	Please show on floor plan
F	212 C	Office Service	A	96	Not located, please mark on floor plan
F	212 D	Office Service	A	39	Not located, please show on floor plan
F	214	Office	A	159	Not located, please mark on floor plan
F	215	Conference Room	A	331	Please show on floor plan
F	218	Office	A	200	Shown as 213 on floor plan
F	301	Mech, Roof	N	400	

Total Rooms: 31**22,762 2,445**

Unassigned Space Report (2016-17)

(by building)

11 AERO TECH BLDG A**A**

6	Locker Room	N	193	Please assign
7	Mechanical Room	N	172	
7 A	Men's Restroom	N	172	
7 B	Women's Restroom	N	42	
12 D	Class Lab	A	754	This room has been removed, please combine with rm 12

Total Rooms: 5**10,908****1,333****16 GYM - G****A**

101	Vestibule	N		Please measure
102	Men's Restroom	N		Please measure
103	Vestibule	N		Please measure
104	Women's Restroom	N		Please measure
107	Electrical Room	N		
108	Mechanical Room	N		
114	Athletic/Physical Ed Service	A	217	Please verify classification
115	Lobby	N		Please measure
116	Corridor	N		Please measure
117	Men's Restroom	N		Please measure, shown as 118/117 on floor plan
119	Individual Study Lab	A	292	Please update floor plan
120	Corridor	N		Please measure and show on floor plan
121	Staff Restroom, Men	N	80	Please assign
124	Athletics/Physical Education	A	1,815	Please update floor plan and verify measurement, remodeled with Music Class Lab
125	Hall	N		Please measure
128	Mechanical Room	N	181	
131	Corridor	N	90	

Unassigned Space Report (2016-17)

(by building)

134	Storage	U		Please measure and assign
136	Class Lab	A	922	Please show on floor plan, rm door marked as 119
137	Custodial	N		Please show on floor plan
137	Class Lab	A	616	Please show on floor plan, rm marked as 118A
138	Individual Study Lab	A	48	Please show on floor plan, split from 119
140	Hall	N		Please measure, shown as 118 on floor plan
141	Athletic/Physical Ed Service	A	352	Please show on floor plan
141 A	Athletic/Physical Ed Service	A	92	Please show on floor plan
145	Office	A	92	Please show on floor plan, marked as rm 116A
200	Mechanical Room	N		
201	Mechanical Room	N		
202	Walkway	N		
203	Walkway	N		
204	Balcony	N		
205	Walkway/Roof Access	N		
206	Walkway	N		
207	Bridge	N		
208	Elev Mach	N	73	
209	Janitor/Roof Access	N		
209 A	Electrical Room	N		
211	Mech	N		
212	Lobby	N		Please measure
213	Entry	N		Please update drawing and verify room numbers and classification
214	Vestibule	N		Assignable
215	Women's Restroom	N	198	Assignable

Unassigned Space Report (2016-17)

(by building)

216	A	Vestibule into Women's Locker Room 222	N		Assignable
216	B	2nd vestibule into Women's Locker Room 222	N		Assignable
217		Staff Restroom	N	113	
222	A	Athletic/Physical Ed Service	A	432	Please mark on floor plan
223		Corridor	N		Assignable
224		Corridor	N		Assignable
225		Vestibule	N		Please show on floor plan
227		Athletic/Physical Ed Service	A	111	Please show on floor plan
230		Mechanical Room	N		
231		Entry	N		
238		Mens Restroom	N		Please measure
241		Athletic/Physical Ed Service	A	96	Please show on floor plan

Total Rooms: 54**40,088****5,820****17 LEARNING RES CTR - L****A**

L	101	Front Entry	N		
L	102	Lobby	N		Please measure and assign
L	105	A Stack	A	453	Please mark on floor plan
L	105	B Processing Room	A	1,293	Please mark on floor plan
L	110	A Office	A	270	Please update drawing and verify measurement
L	110	B Office	U	140	Please verify measurement and assign
L	111	Mech	N	293	
L	112	Staff Restroom	N	52	Please assign
L	113	Hall	N		Please measure
L	114	A Stack	A	2,881	Please mark on drawing

Unassigned Space Report (2016-17)

(by building)

L	116	Hall	N	244	
L	117	Elev Mach	N	36	
L	201	Hallway	N		Please measure
L	202	Office	A	165	Please update floor plan and show this room
L	202 A	Read/Study Room	A	159	Please show on floor plan
L	202 B	Data Processing/Computer	A	85	Shown as 204 on floor plan
L	202 C	Class Lab	A	275	Please show on floor plan
L	202 D	Class Lab	A	1,191	Please show room walls on floor plan, update drawing to show old room 204 removed.
L	204	Office	A	173	Please show on floor plan
L	205	Read/Study Room	A	2,335	Please update floor plan and verify measurement
	208	Hall	U		Please measure and classify
L	210	Read/Study Room	A	973	Please update floor plan
L	213	Office	A	111	Please show on floor plan
L	213 A	A/V, Radio, TV Service	A	365	Not located, please show on floor plan
L	215	Meeting Room	A	813	Please update floor plan, shown as rms 211, 212, 213, 214 & 215 and part of 210
L	215 A	Office	A	160	Please show on floor plan
L	215 B	Office	A	92	Please update floor plan, shown as rm 215
L	215 C	Office	A	130	Please show on floor plan, door numbered rm 214 on rm 210 side
L	216	Roof Access	N		
L	217	Hall	N	250	
L	218	Hall	N		Please measure
L	219	Janitor	N	21	
L	220	Women's Restroom	N	137	
L	221	Men's Restroom	N	121	

Unassigned Space Report (2016-17)
(by building)

L	226	A/V, Radio, TV Service	A	375	Please update floor plan
L	231	Classroom	N	200	Please verify measurement and assign, shown as part of 226 on floor plan
L	232	IDF	N	34	
L	233	Storage	U	30	Please assign

Total Rooms: 38 **41,536 13,857**

18 CHILDRENS CENTER

A

2		Corridor	N	199	
6	A	DP/Computer Service	A	156	Please show on floor plan
7		Men's Restroom	N	52	
8		Women's Restroom	N	50	
12		Child Restroom	N	157	Please assign
14		Janitorial/Roof Access	N	107	
14	A	Water Heater Closet	N	22	
19		Child Restroom	N	150	Please assign
22		Covered Play Area	U	912	Please assign

Total Rooms: 9 **10,192 1,805**

20 GROUNDS MAINTENANCE

A

1		Storage Service	A	1,376	Please provide floor plan
2		Office	U	179	Please assign

Total Rooms: 2 **1,440 1,555**

21 PHYS ED STORAGE

A

1		Athletic/Physical Ed Service	A	1,426	Please verify classification
---	--	------------------------------	---	-------	------------------------------

Total Rooms: 1 **1,491 1,426**

24 TENNIS SUPPLY B

A

1		Storage	U		Please measure, assign and provide floor plan
---	--	---------	---	--	---

Unassigned Space Report (2016-17)
(by building)

2	Storage	U		Please measure and assign
Total Rooms: 2			77	
25 AERO TECH BLDG B		A		
105	Class Lab Service	N	98	Please assign
107	Men's Restroom	N	145	
108	Women's Restroom	N	98	
109	Entry/Lockers	N		Please measure
202	Mechanical Room	N	91	
203	Electrical Room	N	150	
Total Rooms: 6			17,130	582
26 DIESEL MECHANICS - E		A		
E 101 A	Class Lab	A	231	Please verify classification
E 102 D	Men's Restroom	N	95	
E 102 E	Janitor	N	20	
E 102 F	Women's Restroom	N	96	
E 105	MDF	N	46	
E 105 A	Electrical Room	N	47	
E 106	Boiler Room	N	143	
Total Rooms: 7			11,850	678
28 BB CONCESSIONS/RR		A		
1	Concession	N		Please measure, assign and provide floor plan
2	Storage	N		Please measure and assign
3	Women's Restroom	N		Please measure
4	Men's Restroom	N		Please measure
5	Elec	N		
21	Pressbox	N		Please measure and assign

Unassigned Space Report (2016-17)

(by building)

Total Rooms: 6		1,228	
29 BB DUGOUT 1		A	
1	Canopied dugout	N	400 Assignable
Total Rooms: 1		440 400	
30 BB DUGOUT 2		A	
1	Canopied dugout	N	400 Assignable
Total Rooms: 1		440 400	
31 SOCCER FIELD RESTROOMS		A	
1	Women's RR	N	380 Please provide floor plan
2	Men's RR	N	380
3	Janitorial	N	
Total Rooms: 3		820 760	
33 860 ATLANTIC - COA		A	
2	Hallway-extending from front entrance	N	552
3	Hallway outside sequencer room	N	180
4	Hallway past lounge and library	N	324
5	Hallway past Anatomy and Bio Labs	N	699
6	Hallway into Receiving	N	144
7	Hallway past small restrooms/classroom	N	456
9	Hallway to conference room	N	206
105	Men's RR	N	324
107	Women's RR	N	325
108	Janitors Closet	N	27
126	Toilet in office suite	N	117

Unassigned Space Report (2016-17)

(by building)

128	Janitors Closet	N	26
139	Electrical Closet	N	26
145	electrical - outside entry	N	112
202	Mezzanine Utility area	N	200

Total Rooms: 15**20,079 3,718****343 Laney College****1 ADMINISTRATION TOWER****A**

	100	Lobby - East Gallery	N	Please measure
B	100	Corridor	N	673
B	100 A	Corridor-Exist Hallway	N	Please measure
	101	North Gallery	N	Please measure and mark on floor plan
	102	Office Service	A	133 Shown as 101C on floor plan
B	102	Elec	N	478
	103	Exhibition Service	A	90 Shown as 100A on floor plan
B	103	Unisex Restroom	N	115
	104	Control Room	N	Not located, please show on floor plan
B	104	Mechanical Room	N	
B	105	Office	A	150 Shown on floor plan as rm 106
	106	Office Service	A	176 Not located, 102 is mail room in lobby, please show 106 on floor plan
B	106	Women's Restroom	N	251
B	107	Mech	N	820
B	108	Mens Restroom	N	198
B	109	MCER-LT	N	464
B	110	Custodial	N	80 Shown as rm 111B on floor plan
B	111	Mech	N	737
B	150	Storage	A	326 Please update floor plan

Unassigned Space Report (2016-17)

(by building)

	151	Office	A	114	Shown as 100B on floor plan
B	151	Lounge	A	463	Please show on floor plan, split from B150
	152	Exhibition Storage	N	43	Please assign and show on floor plan
	200	Lobby	N		Please measure
	200 A	Corridor	N		Please measure
	200 B	Corridor	N		Please measure
	201 A	Library - Electronic Carrels	A	270	Please mark on floor plan
	201 B	Office	U	135	Please assign and show on floor plan, split from 205
	202	Women's Restroom	N	60	
	203	Office	A	69	Remodeled, please update floor plan
	205	DP/Computer Service	A	135	Please update floor plan
	210	Office	A	132	Please show on floor plan
	215	Office	A	312	Shown as 213 on floor plan
	218	Men's Restroom	N	70	Shown as 204
	220	Electrical Room	N	24	Shown as 206J on floor plan
	300	Lobby	N		Please measure
	300 A	Corridor	N		Please measure
	300 B	Corridor	N		Please measure
	301	Office	A	280	Please update floor plan
	318	Men's Restroom	N	70	
	319	Women's Restroom	N	60	
	320	Electrical Room	N	23	
	350	Other	A	183	Please update floor plan
	351	Office	A	204	Please update floor plan
	352	Meeting Room	A	234	Please update floor plan
	400	Lobby	N		Please measure

Unassigned Space Report (2016-17)

(by building)

400 A	Corridor	N		Please measure
400 B	Corridor	N		Please measure
416	Men's Restroom	N	70	Shown as 418 on floor plan
417	Women's Restroom	N	60	Shown as 425 on floor plan
422	Electrical	N	20	Shown as 420J on floor plan
500	Lobby	N		Please measure
500 A	Corridor	N		Please measure
500 B	Corridor	N		Please measure
505	DP/Computer Service	A	124	Please verify classification
515	Women's Restroom	N	60	
516	Men's Restroom	N	70	
518	Electrical Room	N	25	Shown as 514J on floor plan
550	Office	A	276	Please update floor plan, shown as 550B
551	Office	A	215	Please update floor plan, shown as 550A
552	Office	A	240	Please update floor plan, shown as 550C
600	Lobby	N		Please measure
600 A	Corridor	N		Please measure
600 B	Corridor	N		Please measure
606	Office	A	132	Shown as 608 on floor plan
615	Women's Restroom	N	60	Shown as 650A on floor plan
616	Men's Restroom	N	70	
618	Electrical Room	N	25	
700	Lobby	N		Please measure
700 A	Corridor	N		Please measure
700 B	Corridor	N		Please measure
706	Office	A	132	Please verify classification

Unassigned Space Report (2016-17)

(by building)

707	Office	A	270	Please update floor plan, shown as 707-709
709	Office	A	132	Shown as 711 on floor plan
711	Office	A	132	Shown as 713 on floor plan
713	Office	A	312	Shown as 715 on floor plan
714	Office	A	312	Shown as 716 on floor plan
715	Office	A	132	Please show on floor plan
716	Office	A	131	Please show on floor plan
717	Women's Restroom	N	60	
718	Janitorial	N	25	
719	Men's Restroom	N	70	
800	Lobby	N		Please measure
800 A	Corridor	N		Please measure
800 B	Corridor	N		Please measure
803	Office	A		Room remodeled into 801, please delete
810	Office	A	185	Please verify classification
812	Men's Restroom	N	72	
814	Electrical Room	N	24	
819	Women's Restroom	N	70	Shown as 817 on floor plan
850	Meeting Room	A	721	Please update floor plan
900	Lobby	N		Please measure
900 A	Corridor	N		Please measure
900 B	Corridor	N	585	
901	Storage	A	350	Please provide update floor plan, split out individual rooms
950	Mech	N	600	
100	Elev Mach Penthouse	N		

Unassigned Space Report (2016-17)

(by building)

Total Rooms: 96**53,988 13,334****2 BUILDING A****A**

100	Entry	N	Please measure
100 A	Hall	N	Please measure
106 A	Office Service	A	244 Please verify classification
150	Entry	N	Please measure
152 H	Class Lab Service	U	130 Please verify measurement and assign
153	Class Lab	A	994 Shown as 154 on floor plan
153 A	Class Lab	A	785 Please verify measurement and classification, appears 153B, C, & D have been removed
153 B	Office	A	86 Not located, please verify
153 C	Read/Study Room	A	182 Not located, please verify
153 D	Class Lab Service	A	400 Not located, please verify
154 A	Class Lab Service	A	256 Shown as 153F on floor plan
154 C	Class Lab Service	A	250 Please show on floor plan
160	Entry	N	Please measure
161	Corridor	N	Please measure
161 A	Corridor	N	Please measure
161 D	Corridor	N	Please measure
163	Hot Water Heater	N	
190	Classroom	A	341 Please verify classification
191	Class Lab	A	2,543 Please update floor plan and verify measurement with split out of 192
191 A	Class Lab Service	A	265 Please show on floor plan
191 C	Class Lab Service	A	347 Please show on floor plan
192	Office	A	121 Shown as 193 on floor plan
192 B	Duplicate	N	Duplicate, please delete

Unassigned Space Report (2016-17)
(by building)

194		Mechanical	N	402	
201	D	Office	U		Please measure, assign and show on floor plan
201	E	Office Service	A	36	Please show on floor plan
201	F	Clerical Office	U		Please measure, assign and show on floor plan
202		Office	A	1,337	Please update floor plan and verify measurement
203	D	Office	U		Please measure, assign and show on floor plan
204	C	Alter/Conversion Area	A	127	Please verify classification
205		Men's Restroom	N		Please measure
205	B	Custodial Closet	N		
206		Elec/Mech	N		
234	A	Women's Restroom	N		Please measure
234	B	Custodial Closet	N		
235	C	Class Lab Service	A	99	Please show on floor plan
238		Men's Restroom	N		Please measure
238	A	Custodial Closet	N		
267	A	Women's Restroom	N	174	
268		Hall	N		Please measure

Total Rooms: 40
66,980**9,119****3 BUILDING B****A**

101	A	Class Lab Service	A	250	Please update floor plan
102		Class Lab Service	A	444	Please update floor plan, shown as 101B
102	A	Class Lab	A	287	Please update floor plan and verify measurement. Shown as 101C
102	B1	Class Lab Service	A	245	Not located, please verify
107		Hall	N		Please measure
108		Men's Restroom	N	112	Please update floor plan, shown as 108/109
109		Women's Restroom	N	193	Shown as 110/110A on floor plan

Unassigned Space Report (2016-17)

(by building)

111	Class Lab Service	A	85	Please verify measurement and update drawing. Shown as 111/112 on floor plan
112	Class Lab	A	365	Please update floor plan, shown as 113 and has door signage for both 112 and 113.
116	Mech	N		This room was removed, please delete and update floor plan
121	Class Lab	A	600	Please update floor plan, shown as 123B and has door signage for both 121 and 123
123 B	Class Lab Service	A	270	Please update floor plan, shown as 121. Door signage 123B.
140	Elec	N		
152 A	Class Lab Service	A	312	Please verify measurement. Split with 152B, door signage as 152
152 B	Class Lab Service	A	150	Please verify measurement and show on floor plan. Split from 152A.
152 C	Office	A	147	Please show on floor plan, area marked as 152A/152C
152 C1	Class Lab Service	A	94	Please show on floor plan, area marked 152A/152C.
152 D	Class Lab	A	494	Please show on floor plan. Area marked as 152B on floor plan.
154 A	MDF	N	148	Please verify use and classification
208 A	Women's Restroom	N	274	
208 B	Custodial/Roof Access	N	40	
209	DP/Computer Service	A	169	Please verify classification
211	Storage	N	57	Please assign
251	Classroom	A	322	Please verify classification
254	Electrical	N	124	
255 A	Custodial Closet	N	43	
255 B	Men's Restroom	N	323	
260	Class Lab	A	638	Please update floor plan, combined with 259

Total Rooms: 28**43,002 6,186****4 BUILDING C****A**

Unassigned Space Report (2016-17)
(by building)

101	Storage	A	475	Please verify classification
103	Women's Restroom	N	151	
105	Custodial Closet	N	58	
107	Men's Restroom	N	147	
111	Mechanical Room	N		
211	Mech Mezz	N		Please measure

Total Rooms: 6 **7,491** **831**

5 BUILDING D

A

100	A	DP/Computer Service	A	102	Please verify classification
103		Custodial Closet	N	44	
104		Women's Restroom	N	144	
106		Men's Restroom	N	145	
109		Mech	N	1,485	
120		Mech	N	390	
200		Classroom	A	2,443	Please verify classification
200	A	Class Service	N		Please measure and assign
200	B	Mech	N	313	

Total Rooms: 9 **9,592** **5,066**

6 BUILDING E

A

					Remodeled, please provide updated floor plans
100		Corridor	N		Please measure
103	A	Vestibule	N		Please measure, can combine with 100
106	A	Men	N	58	
106	B	Womens	N	86	
114		Women	N	185	
115		Men	N	143	
117		Janitor	N	58	

Unassigned Space Report (2016-17)

(by building)

119	Janitor	N	44	
120	Hallway/corridor with lockers on wall	N		Please measure
120 A	Corridor	N		Please measure
120 B	Corridor	N	124	
130 A	Locker Room	A	123	Please show on floor plan
130 B	Staff Restroom, Men	N	65	Please show on floor plan
131	Office	A	252	Please show on floor plan
132	Central Utility Plant	A	2,039	Please show on floor plan
133	Central Utility Plant	A	2,924	Please show on floor plan
135	Central Utility Plant	A	474	Please show on floor plan. Part of central plant
141	Mech - Cooling Tower Chem Treatment	N	49	Please add to floor plan
207	Classroom	A	1,003	Please update floor plan, combined with 206
208 A	Men's Restroom	N	214	
208 B	Custodial/Mech Mezz Access	N	60	
209	Storage	N		Please measure and assign
210	Inactive Area	A	139	Please verify classification
212	Entry	N		Please measure
213	Entry	N		Please measure
250	Vestibule	N		
250 A	Women's Restroom	N	294	
251	Office	A	457	Please update floor plan for this suite
253	Office	A	120	Please update floor plan for this suite
253 C	Office	U		Please measure, assign and add to floor plan
255 A	Classroom	A	1,609	Please verify measurement and update floor plan

Unassigned Space Report (2016-17)

(by building)

255	B	Classroom	U		Please measure, assign and update drawing. Split from 255A
259		Audio/Visual, Radio, TV	A	299	Please update floor plan, combined with 258
259	A	A/V, Radio, TV Service	A	85	Shown as 260A on floor plan
260		Office	A	203	Please update floor plan
260	C	Inactive Area	A	65	Please verify classification and show on floor plan
260	D	Inactive Area	A	90	Please verify classification and show on floor plan
261		Classroom	A	560	Please verify classification and measurement. Update floor plan
261	A	Clinic St Care	A	79	Please show on floor plan
261	B	Office	A	82	Please show on floor plan
262		Data Processing/Computer	A	175	Please verify classification

Total Rooms: 41**38,856 12,158****7 BUILDING F****A**

101		Class Lab	A	1,550	Duplicate of 170B, please delete
102		Class Lab	A	1,550	Duplicate of 170C, please delete
103		Class Lab	A	362	Duplicate of 170E, please delete
104		Class Lab	A	659	Duplicate of 170A, please delete
105		Class Lab	A	659	Duplicate of 170D, please delete
106		Office	A	273	Duplicate of 170G, please delete
108		Electrical Room	N		
109		Control Room	N		
110		Duplicate	N		Duplicate, please delete
110		Women's Restroom	N	164	
130		Men's Restroom	N	166	
140		Custodial Closet	N	62	
152	E	Classroom	U	500	Please verify measurement and assign
153		Class Lab	A	1,277	Please update floor plan

Unassigned Space Report (2016-17)

(by building)

170	A	Class Lab	A	665	Please update floor plan
170	B	Class Lab	A	1,570	Please update floor plan
170	C	Class Lab	A	1,570	Please update floor plan
170	D	Class Lab	A	672	Please update floor plan
170	E	Meeting Room	A	366	Please update floor plan
170	F	Data Processing/Computer	A	200	Please verify classification and update floor plan
170	G	Class Lab Service	A	260	Please verify measurement and update floor plan
170	H	IDF	U		Please measure, classify and update floor plan. Split from 170G
201	B	Class Lab Service	A	13	Please show on floor plan
206		Data Processing/Computer	A	316	Please verify classification
207		Men's Restroom	N	257	
207	B	Janitorial	N	46	
208		Women's Restroom	N	201	
254		Office	A	1,500	Please update floor plan
254	C	Class Lab Service	A	176	Please show on floor plan
256		Mech/Mech Mezz Access	N	41	
257		Electrical	N	84	
310		Mech Mezz	U	2,073	Please classify

Total Rooms: 32**38,090 17,232****8 BUILDING G****A**

130	C	Office	U		Please measure and assign
130	D	Class Lab	U		Please measure and assign. Split from 130.
138		Elev Mach	U	79	Please classify and mark on floor plan
139		Storage	U	310	Please assign
141		Storage - Carpentry Lab	U	267	Please assign and update floor plan
143		Storage Cage - Carpentry Lab	U	270	Please assign and update floor plan

Unassigned Space Report (2016-17)

(by building)

151	D	Class Lab Service	U	300	Please verify measurement and assign. Shown on floor plan as 151A (black ink)
154		Class Lab	A	1,114	Not located, please show on floor plan
154	A	Class Lab Service	A	113	Not located, please show on floor plan
160	D	Office	U	83	Please assign and show on floor plan
160	E	Storage	U		Please measure, assign and show on floor plan. Split from 160.
160	F	Storage	U		Please measure, assign and show on floor plan. Split from 160.
170		Corridor	N		Please measure
181		Vestibule	N		Please measure
189		Vestibule	N		Please measure
190		Class Lab Service	A	177	Door signage shows as room 191
200	A	Custodial Closet	N	51	
200	B	Men's Restroom	N	179	
201		Class Lab	A	1,710	Please update floor plan, combined with 201A & 202
213		Data Processing/Computer	A	253	Please verify classification
214		Elec/Mech Mezz-Roof Access	N	90	
233	A	Office	A	112	Please show on floor plan
234	B	Women's Restroom	N	170	
235		Lobby	N		Please measure and verify classification
237	A	Vest	N		Please measure
242	A	Vest	N	70	
245	A	Custodial Closet	N	53	
245	B	Men's Room	N	180	
267		Storage	N		Please measure and assign
267	A	Data Processing/Computer	A	197	Please verify classification
268		Elec/Mech Mezz Access	N	152	

Unassigned Space Report (2016-17)
(by building)

269	A	Women's Restroom	N	222	
270		Class Lab	A	974	Please update floor plan
271		Class Lab	A	875	Please update floor plan
272		Class Lab	A	972	Please update floor plan
272	A	IDF	U	75	Please classify and show on floor plan
273	A1	Storage	U	21	Please assign
273	B1	Storage	U	8	Please assign
273	C	Spec Class Lab	A	92	Not located, please show on floor plan
273	D	Spec Class Lab	A	87	Not located, please show on floor plan
273	E	Office Service	A	75	Please mark on floor plan
310		Mech Mezz	N	2,077	
320		Mech Mezz	N	2,299	

Total Rooms: 43 **60,754 13,707**

9 FORUM

A

100		Lower Lobby	N		Please measure
101		Vestibule	N		
101	A	Women's Restroom	N	350	
102		Lower Lobby	N		Please measure
102	A	Mens	N		Please measure
102	B	Elev Mach	N	85	
102	C	Custodial Closet	N		
104		Storage - Under seating	N		Please measure and verify classification
104	A	Sheriff Office	U		Please measure, assign and update floor plan
104	B	Other	A	505	Please update floor plan
105		Storage	U		Please measure and assign
105	A	IDF	U	47	Please classify and show on floor plan

Unassigned Space Report (2016-17)
(by building)

200	Upper Lobby	N	Please measure
200 B	Mechanical	N	

Total Rooms: 14 **6,466** **987**

10 GYMNASIUM

A Pool Service rooms have been added as 300 series numbers, but they could be shown as a separate building.

100	Athletic/Physical Ed Service	A	497 Includes 100, 100B-C-D, consider splitting out
100 A	Hall	N	60
100 E	Mechanical Room	N	178
100 F	Electrical	N	25
101	Athletic/Physical Ed Service	A	497 Includes 101, 101A-B-C-D, consider splitting out
101 E	Hall	N	60
101 F	Telecom	N	25 Please mark on floor plan
202	Corridor	N	
203	Corridor	N	
203 A	Mechanical Room	N	140 Door signage 103A
203 B	Storage	U	541 Please assign and show on floor plan
204 A	DP/Computer Service	A	50 Please show on floor plan
300	Pool Office	U	100 Please assign and show on floor plan
301	Unisex Restroom	N	75
302	Storage	U	571 Please assign and show on floor plan
303	Storage	U	81 Please assign and show on floor plan
304	Storage	U	87 Please assign and show on floor plan
305	Athletic Service - Pool Equip	U	680 Please assign and show on floor plan
305 B	Athletic Service - Pool Pumps	U	440 Please assign and show on floor plan

Total Rooms: 19 **16,570** **4,107**

11 LIBRARY

A

Unassigned Space Report (2016-17)

(by building)

100	Lobby	N		Please measure
100 A	Corridor	N		Please measure
104	Spec Class Lab	A	924	Please verify classification
105	Men's Restroom	N	140	
106 A	Elev Mach	N	89	
107	Custodial Closet	N	68	
110	Spec Class Lab	A	893	Signage marked as 110C
112	Women's Restroom	N	135	
113	Mechanical Room	N	995	
114 A	DP/Computer Service	A	231	Please verify classification
114 C	Telecom	N	20	Please show on floor plan
116	Mechanical Room	N	961	
200 A	Storage	A	156	Please show on floor plan
200 B	Processing Room	A	1,326	Please mark on floor plan
200 C	Processing Room	A	1,244	Please show on floor plan
200 D	Stack	A	1,141	Please mark on floor plan
200 E	Processing Room	A	1,123	Please mark on floor plan
200 F	Library - Electronic Carrels	A	657	Please show on floor plan
200 G	DP/Computer Service	A	62	Please show on floor plan. Door signed rm 200.
300 A	Read/Study Room	A	936	Please mark on floor plan
300 B	Stack	A	768	Please mark on floor plan
300 C	Stack	A	720	Please mark on floor plan
300 E	Stack	A	360	Please mark on floor plan
300 F	Stack	A	360	Please mark on floor plan
301	Men's Restroom	N	135	
302	Women's Restroom	N	143	

Unassigned Space Report (2016-17)

(by building)

303	Custodial Closet	N	69	
305	Audio/Visual, Radio, TV	A	266	Please verify classification
307	Read/Study Room	A	128	Please verify classification
312	Read/Study Room	A	263	Please verify classification
400 A	Storage	A	125	Please verify classification and show on floor plan
400 B	Spec Class Lab	A	2,364	Please mark on floor plan
400 C	Stack	A	840	Please mark on floor plan
400 D	Stack	A	840	Please mark on floor plan
400 E	Stack	A	840	Please mark on floor plan
400 F	Read/Study Room	A	304	Please mark on floor plan
400 G	Read/Study Room	A	304	Please mark on floor plan
401	Men's Restroom	N	135	
402	Women's Restroom	N	136	

Total Rooms: 39**46,749 20,201****12 STUDENT CENTER****A**

100	Entry	N		Please measure
101	Vestibule	N		Please measure
102	Vestibule	N		Please measure
103	Men's Vestibule	N		Please measure
104	Women's Vest	N		Please measure
104 A	Storage	U	837	Please assign
104 B	Elev Mach	N	47	Shown as 104A on floor plan
105	Staff Restroom, Men	N	138	Please assign
105 A	Janitor	N	72	Please mark on floor plan
106	Staff Restroom, Women	N	147	Please assign
108	Custodial Closet	N	34	

Unassigned Space Report (2016-17)

(by building)

110	C	DP/Computer Service	A	125	Please show on floor plan
110	D	Merchandise Facility Service	A	855	Please verify measurement
124		Mechanical	N	456	
129		Storage	N	24	Please verify measurement and assign
131	A	Food Facilities Service	A	95	Please verify classification, shown as 131C on floor plan
131	C	Food Facilities Service	A	262	Shown on floor plan as 131A
132		Main Electrical Room	N	707	
132	A	Utility Tunnel Access	N		
133		Mech - Pump Room	N	177	
200		Entry	N		
203	A	Janitor	N	54	
204		Vestibule	N		
205		Vestibule	N		
206		Women's Restroom	N	210	
207		Men's Restroom	N	186	
300	C	DP/Computer Service	A	75	Please verify classification
303	A	Janitorial	N	55	Please classify
305		Vestibule	N		
306		Women's Restroom	N	207	
307		Men's Restroom	N	188	
308		Storage	N		Please measure and assign
309		Office	U		Please measure and assign
310	A	Office	A	77	Please show on floor plan
310	B	Office	A	76	Please show on floor plan
310	C	Office	A	260	Please verify this is room 327 on floor plan and update plan
310	E	Office Service	A	72	Please verify this is room 311 on floor plan and update drawing

Unassigned Space Report (2016-17)
(by building)

404	Vestibule	N		
405	Vestibule	N		
406	Custodial Closet	N	33	
407	Cusdodial Closet	N	102	
408	Women's Restroom	N	215	
409	Men's Restroom	N	211	
410	Recreation	A	455	Please update floor plan
410 A	Storage	A	75	Please show on floor plan
410 B	Recreation	A	96	Please show on floor plan
410 C	Recreation	A	50	Please show on floor plan
414 A	Office	A	105	Please verify classification and update floor plan
414 B	Office	U	126	Please assign and show on floor plan
416	Corridor	N		Please measure
418	Mechanical Room	N		
418 A	Mechanical Room	N		

Total Rooms: 52

49,935

6,904

13 LOCKER

A

100 D	Vestibule	N		Please measure
101 D	Vestibule	N		Please measure
107	Corridor	N	221	Please assign
110	Athletic/Physical Ed Service	A	169	Please update floor plan
110 A	Janitor	N	84	Please show on floor plan
111	Hall	N	190	Please assign
114	Corridor	N		Please measure
116	Mechanical	N		
118	Corridor	N	200	Please assign

Unassigned Space Report (2016-17)

(by building)

Total Rooms: 9**18,100****864****15 THEATER****A**

100	B	Assembly	A	658	Please show on floor plan
100	C	Dimmer Room Services	N		Please measure and show on floor plan
101		Vestibule	N		Please measure
101	A	Women's Restroom	N	246	
102		Vestibule	N		Please measure
102	A	Men's Restroom	N	179	
102	B	Custodial Closet	N	39	
102	C	Assembly Service	A	106	Signed 101B
104		Lower Lobby	N		Please measure
104	A	Vestibule	N		
106		Corridor	N	482	
106	A	Storage	U	332	Please assign and mark on floor plan
109	A	Assembly Service	A	158	Please show on floor plan
114	A	Assembly Service	A	733	Please show on floor plan
114	B	Elevator Pit	N		Please show on floor plan
115		Elec	N	471	Please check, shown as 116 on floor plan, door signed 115
115	A	DP/Computer Service	A	20	Please show on floor plan
115	B	DP/Computer Service	A	101	Please show on floor plan
115	C	Class Lab Service	A	395	Door signed 115
120		Assembly Service	A	589	Not located, please show on floor plan
200	A	Storage	N		Please measure and assign
202		Corridor	N		Please measure
203		Corridor	N		Please measure
204		Upper Lobby	N		Please measure

Unassigned Space Report (2016-17)
(by building)

204	A	Upper Lobby	N		Please measure
300		Corridor	N		Please measure
305		Spec Class Lab	A	162	Please verify classification
308		Men's Restroom	N	146	
310		Custodial Closet	N	35	
312		Corridor	N		Please measure
313		Women's Restroom	N	137	
317		Corridor	N		Please measure
321		Light Bridge	N		
400		Corridor	N		Please measure
400	A	Corridor	N		Please measure
416		Class Lab	A	282	Please verify classification
417		Women's Restroom	N	145	
418		Mechanical Room	N	3,012	
420		Men's Restroom	N	142	
422		Vestibule	N		Please measure
424		Custodial Closet	N	36	
428		Props Storage	U	759	Please assign and mark on floor plan

Total Rooms: 42

36,134

9,365

16 CHILDRENS CENTER

A

2		Corridor	N		
7		Men's Restroom	N		Please measure
8		Women's Restroom	N		Please measure
12		Child Restroom	N		Please measure and verify classification
14		Telecom/Electrical Janitorial	N		
14	A	Water Heater	N		

Unassigned Space Report (2016-17)

(by building)

103	Elevator	N	
104	Janitor	N	38
107	Elec	N	58
301	Elev Machine	N	30
302	Storage	U	45 Please assign
303	Observation Deck	U	464 Please classify

Total Rooms: 8

2,750

1,315

21 ATHLETIC FIELD HOUSE

A

100	Stairs	N	102
101	Lobby	N	590
103	Garbage/Recycling	N	40
104	janitor	N	66
106	Hall	N	61
107	Women's RR	N	56
108	Men's RR	N	56
113	Domestic Hot Water	N	120
115	Vestibule	N	42
116	Elevator Room	N	47
120	Hall	N	770
123	Electrical	N	110
201	Front Deck (outside)	N	300
204	Men's RR	N	55
205	Women's RR	N	55
206	Hall	N	123
206 A	roof access	N	20
210	Hall	N	500

Unassigned Space Report (2016-17)
(by building)

210	A	Janitor	N	20
211		MDF	N	102

Total Rooms: 20 **17,623** **3,235**

22 ATHLETIC FIELD RESTROOMS **A**

1		Women's Restroom	N
2		Men's Restroom	N
3		utility	N
4		custodial	N

Total Rooms: 4 **800**

23 FOOTBALL FIELD RESTROOMS **U** Please classify (At north end of field)

101		Women's Restroom	U	335	Please classify
102		Janitor	U	47	Please classify
103		Men's Restroom	U	334	Please classify

Total Rooms: 3 **800** **716**

344 Merritt College

1 BUILDING A **A**

A	103	Electical/Custdial	N	170	
A	104	Womens Restroom	N	261	
A	105	Mechanical Room	N	208	
A	108	A Spec Class Lab	A	496	Please mark on floor plan, marked as rm 107 in field
A	111	Elev Mach	N	126	
A	112	E Storage	A	1,210	Shown on floor plan as A110
A	116	Class Lab	A	1,002	Please update floor plan
A	117	A Office Service	A	97	Please show on floor plan
A	117	B Office Service	A	70	Please show on floor plan
A	121	Electrical Room	N	260	

Unassigned Space Report (2016-17)
(by building)

A	128	Classroom	A	523	Please verify classification
A	129	Classroom	A	1,207	Please update floor plan
A	130 A	Classroom Service	A	122	Shown on floor plan as 132
A	130 B	Class Lab Service	U	367	Please assign and show on floor plan
A	130 C	Storage	U	137	Please assign and show on floor plan
A	130 D	Class Lab Service	U	526	Please assign and show on floor plan
A	131	DP/Computer Service	A	121	Please verify classification
A	133 A	Storage	U	30	Please assign
A	133 B	Storage	U	30	Please assign
A	140	Kiln	U	366	Please assign and show on floor plan
A	210	Mechanical Room	N	154	
A	213	Men's Restroom	N	103	
A	220	Roof Access	N		
A	221	Custodial Closet	N	60	

Total Rooms: 24

46,201 7,646

2 BUILDING D

O

D	100	Staff Restroom, Men	N	132	Please assign
D	101	Staff Restroom, Women	N	243	Please assign
D	117	Hall	N	654	
D	118	Hall	N	676	
D	118 A	Storage	U	19	Please assign
D	118 B	Storage	U	27	Please assign
D	121 A	Storage	U	28	Please assign
A	122 A	Storage	U	29	Please assign
D	124 A	Class Lab Service	N		Please verify measurement and classification
D	125	Womens	N	83	

Unassigned Space Report (2016-17)

(by building)

D	126	Mens	N	83	
D	130	Inactive Area	A	1,035	Please update floor plan
D	135 A	Hall	N	177	
D	139	Elev Mach	N	42	Shown on floor plan as D127
D	140	Inactive Area	A	45	Shown on floor plan as D128
D	141	Office	U		Please measure and assign
D	146	Office	U		Please measure and assign
D	161	MDF	N	241	
D	162	Mail Room	N		Please measure and verify classification
D	163	Mechanical Room	N	847	
D	164	Custodial Closet	N	59	
D	167	Women's Restroom	N	268	
D	168	Men's Restroom	N	313	
D	169	Corridor	N	916	
D	170	Corridor	N	607	
D	171	Corridor	N	750	
D	172	Corridor	N	671	
D	173	Corridor	N	681	
D	180	Inactive Area	A	992	Please update floor plan
D	182	Open Office	U		Please measure and assign
D	186	Inactive Area	A	99	Please mark on floor plan
D	220	Custodial Closet	N		
D	222 A	Storage	U	9	Please assign and show on floor plan
D	234 A	Storage	U	21	Please assign and show on floor plan
D	246	Men	N	217	
D	249	Women	N	211	

Unassigned Space Report (2016-17)
(by building)

D	250	MDF	N	313	
D	253	Corridor	N		
D	254	Corridor	N		
D	255	Corridor	N		
D	256	Corridor	N		
D	257	Corridor	N		
D	258	Corridor	N		
D	259	Corridor	N		
D	301	Mech	U	800	Please classify
D	302	Mech	U	800	Please classify

Total Rooms: 46

75,493 12,088

3 GYMNASIUM - E

A

E	100	Lobby	N		
E	103	Mechanical/Electrical Ro	N	172	
E	104	Custodial	N	37	
E	105	Women's Restroom	N	197	
E	107	Janitor	N	19	
E	107 A	Vestibule	N		
E	108	Men's Restroom	N	257	
E	109	Storage	U	169	Please verify measurement and classification
E	109 A	DP/Computer Service	A	90	Please mark on floor plan
E	117	Office	U	211	Please assign
E	122	Elec	N	126	
E	206	Service/Roof Access	N	25	
E	207	Athletic/Physical Ed Service	A	24	Shown as E206/E201 on floor plan
E	208	Food Facilities Service	A	189	Shown as E207 on floor plan

Unassigned Space Report (2016-17)
(by building)

A	300	A	Mech	U	505	Please classify
E	300	B	Mech	U	505	Please classify

Total Rooms: 16 **24,617** **2,526**

4 LOCKER - F

A

F	101		Lobby	U	1,035	Please classify
F	102		Mech	U	865	Please classify, shown on floor plan as lobby
F	103		Vestibule	U	65	Please classify
F	106		Athlete Restroom	N	99	Please assign
F	107		Athlete Restroom	N	71	Please assign
F	108		Mech	N	124	
F	109		Lobby	N		Please measure
F	109	A	Storage	U	35	Please assign
F	111		Storage	N	191	Please assign
F	112		Custodial Closet	N	87	
F	113		Toilet	N	85	Please assign
F	114	A	Elev Mach	N	80	Please update floor plan
	116	A	Elev Mach	N	12	
F	116		Storage	N	60	Please assign
F	117	A	Staff Restroom	N		Please measure and assign
F	118		Mens	N	87	Please assign
F	120		Mens	N	87	Please assign
F	123		Athletic/Physical Ed Service	A	22	Please verify classification
F	124		Shop	A	189	Please verify classification
F	125		Boiler Room	N		
F	127		Mech	N		
F	128		Electrical Room	N		

Unassigned Space Report (2016-17)
(by building)

F	129		Water Heater	N		
F	210	A	MDF	U	147	Please classify and show on floor plan
F	211		Office	A	435	Please verify classification
F	217		Custodial Closet	N	206	
F	219		Womens	N	119	Please assign
F	220		Womens RR	N	136	Please assign
F	221		Storage	N	134	Please assign
F	225		Mech Pumps	U	259	Please classify

Total Rooms: 30 **29,585** **4,630**

5 BUSINESS - P

A

P	102	A	Telecom Room	N	285	
P	104		Lobby	N		
P	104	A	Entrance Hall	N		
P	109		Office	A	195	Please verify classification
P	113		Hall	N		
P	114		Hall	N		
P	115		Hall	N		
P	202		Corridor	N		
P	205		Mech. Room	N		
P	206	B	Office Service	A	117	Please verify classification
P	210		Men's Restroom	N	135	
P	211		Women's Restroom	N	124	
P	212		IDF	N		
P	213		Custodial Closet	N		
P	214		Corridor	N	197	
P	216		Hall	N		

Unassigned Space Report (2016-17)
(by building)

P	217	Mech	N	50	
P	218	Inactive Area	A	1,793	Active classroom, please verify classification
P	218 A	Storage	U	567	Please assign and show on floor plan
P	220	Corridor	N		
P	220 A	Corridor	N		
P	220 B	Corridor	N		
P	220 C	Corridor	N		
P	300	Lobby	N		
P	307 B	Classroom Service	A	51	Please verify classification
P	308	Classroom	A	491	Please verify classification
P	309	Womens	N	289	
P	310	Mens	N	289	
P	311	Food Facilities	A	48	Please verify classification
P	312	Custodial Closet	N	89	
P	313	Corridor	N		
P	314	Corridor	N		
P	315	Corridor	N		
P	316	Corridor	N		
P	317	Hall	N		
P	321	Corridor	N		

Total Rooms: 36 **44,537** **4,720**

6 CAMPUS CENTER Q

A

Q	100	Lobby	N	208	Please provide updated floor plans
Q	101	Custodial Closet	N	35	
Q	102	Men's Restroom	N	76	
Q	103	Women's Restroom	N	90	

Unassigned Space Report (2016-17)

(by building)

Q	105	A	Storage	U	22	Please assign and show on floor plan
Q	106		Shop	A	513	Please update floor plan
Q	106	A	Shop Service	A	176	Please show on floor plan
Q	107	A	Shop Service	A	10	Please verify classification
Q	108		Mechanical	N	732	
Q	109		DP/Computer Service	A	520	Shown on floor plan as Q108
Q	112		Storage	A	176	Shown as Q111 on floor plan
Q	113		Office	A	179	Shown as Q112 on floor plan
Q	114		Hallway	N	260	Shown as Q113 on floor plan
Q	115		Hallway	N	191	
Q	116		Corridor	N		
Q	117		Mech	N	136	Shown as Q109 on floor plan
Q	206		Custodial Closet	N		
Q	208		Corridor	N	1,170	
Q	210		Women's Restroom	N	145	
Q	211		Custodial Closet	N	25	
Q	212		Men's Restroom	N	202	
Q	212	A	Men's RR H/C	N		
Q	213		IDF	N	115	
Q	217		Mechanical	N	41	
Q	220		Women's RR	N	94	
Q	221	A	Entry	N		
Q	221	B	Hallway	N		
Q	222		vestibule	N		
Q	223		Meeting Room	A	171	Please verify classification
Q	233		Hallway	N	510	

Unassigned Space Report (2016-17)

(by building)

Q	302	Restroom	N	
Q	303	Staff Restroom, Unisex	N	42 Please assign
Q	308	Office Service	A	66 Please show on floor plan
Q	309	Office Service	A	35 Please show on floor plan
Q	310	Lobby/Reception	N	
Q	313	Corridor	N	
Q	314	Hallway	N	

Total Rooms: 37**14,326****5,940****7 CAMPUS CENTER R****A**

R	1	Elec	U	72 Please classify
R	2	Hallway	N	
R	4	Hallway	N	
R	6	Women's Restroom	N	98
R	7	Locker	N	
R	8	Mens	N	101
R	9	Locker	N	
R	10	DP/Computer Service	A	40 Please verify classification
R	11	Lounge	A	178 Please show on floor plan
R	12	Fan Room	N	
R	15	Corridor	N	
R	19	MDF	N	158
R	20	Office	A	128 Please verify classification
R	24	Janitor	N	38
R	25	Staff Restroom, Men	N	142 Please assign
R	26	Staff Restroom, Women	N	153 Please assign
R	27	Mech	N	767

Unassigned Space Report (2016-17)

(by building)

Z	101	Elev Mach	U	75	Please classify
R	102	Womens	N	242	
Z	102	Janitorial	U	31	Please classify
R	103	Mens	N	175	
Z	103	Storage	U	121	Please assign
R	104	Lobby	N		
R	106 B	Patient Restroom	N	54	Please assign
R	106 D	Data	N	49	
R	109 E	Data	N	33	
R	109 G	Elec	N	73	
R	109 S	Office	A	129	Sign on door is 109V
R	110 A	Storage	N	73	Please assign
R	110 B	Lounge Service	A	98	Shown as 108 on floor plan
R	112	Lobby	N		Please measure
R	114 C	Office	A	290	Please verify classification
R	115	Janitor	N	156	
R	116	Elevator Lobby	N		Please measure
R	116	Data	N	98	Shown as R118 on floor plan, marked as 116 on door
R	119	Elev Mach	N	56	
R	121	Mens	N	175	
R	122	Womens	N	164	
R	131 B	Storage	N	42	Please assign
R	131 E	Staff Toilet	N	54	Please assign
R	133	Elec	N	57	
R	134	Custodial Closet	N	37	
R	135	Womens	N	222	

Unassigned Space Report (2016-17)

(by building)

R	136	Mens	N	292	
R	137	Corridor	N		
R	138	Corridor	N	353	
R	139	Corridor	N		
R	140	Corridor	N		
R	141	Corridor	N		
R	142	Corridor	N		
R	143	Corridor	N		
Z	201	Storage	U	121	Please assign (signage may show Z203)
Z	202	Janitorial	U	15	Please classify
Z	203	Storage	U	75	Please assign

Total Rooms: 54**53,889****5,235****8 SCIENCE/ALLIED HEALTH****A**

S	100	Corridor	N	2,337	
S	101	Main Electrical	N	177	
S	102	Plumbing	N	271	
S	103	Staging	N	315	
S	105	Custodian	N	127	
S	107	Elev Mach	N	55	
S	113	Mens RR	N	406	
S	114	Janitor	N	40	
S	115	Womens RR	N	375	
S	119	MDF	N	202	
S	200	Corridor	N	2,441	
S	201	Corridor	N	206	
S	205	IDF	N	104	

Unassigned Space Report (2016-17)
(by building)

S	206	Electrical	N	57	
S	209	Lounge	A	675	Please verify classification
S	215	Janitor	N	79	
S	216	Mens RR	N	137	
S	217	Womens RR	N	181	
S	218	Classroom	A	2,038	Unfinished shell, please verify classification
S	222	Lobby	U	215	Please classify
S	300	Corridor	N	2,502	
S	301	Corridor	N	3,790	
S	302	Corridor	N	510	
S	306	IDF	N	104	
S	307	Electrical	N	53	
S	310	Class Lab	A	256	Marked on door as 312
S	312	Class Lab	A	254	Marked on door as 312
S	313	Inactive Area	A	53	Please assign
S	314	Inactive Area	A	54	Please verify classification
S	327	Mens RR	N	382	
S	328	Janitor	N	41	
S	329	Womens RR	N	371	
S	332	Classroom Service	A	264	Please verify classification
S	333	Allied Health Offices	N	356	Please verify classification
S	334	Electrical	N	60	
S	335	Office Service	A	216	Please verify classification
S	347	Elevator Machine Room	N	59	
S	350	IDF	N	95	
S	351	Class Lab Service	A	73	Please verify classification

Unassigned Space Report (2016-17)
(by building)

S	353	Vestibule	N	219	
S	356	Service Hallway	N	239	Please verify classification
S	360	Kitchen cleanup room	N	33	Please assign
S	400	Corridor	N	2,561	
S	401	Corridor	N	3,345	
S	406	Class Lab Service	A	230	Please show on floor plan
S	414	Roof Access	N		
S	416	IDF	N	104	
S	418	Electrical	N	57	
S	431	Mens RR	N	380	
S	432	Janitor	N	42	
S	433	Womens RR	N	371	
S	436	Electrical	N	53	
S	450	IDF	N	129	
S	451	Balcony	N		Marked in field as 448

Total Rooms: 54 **106,000 27,694**

15 LANDSCAPE HORT - H

A

H	102	Custodial	N	68	
H	103	Men's Restroom	N	105	
H	104	Women's Restroom	N	98	
H	106	Waiting	U	325	Please assign
H	107	Office	A	143	Shown as 110B on floor plan
H	107 A	Office Service	A	234	Please verify classification and station count
H	107 B	Staff Restroom	U	29	Please assign
H	107 C	Cust/Roof Access	U	25	Please classify
H	107 D	Mech	U	14	Please classify

Unassigned Space Report (2016-17)
(by building)

H	111	Greenhouse Service	A	76	Please verify sqft
H	112	Greenhouse	U		Please measure and assign
H	113	Greenhouse	U		Please measure and assign
H	114	Greenhouse	U		Please measure and assign
H	122	Electrical Room	N	204	

Total Rooms: 14 **8,383** **1,321**

17 LIBRARY/LEARNING CENTER

A

LC	116	A	Electrical	N	65	Please provide updated floor plans
LC	117		MDF	N	181	
LC	118	A	Custodial	N	49	
LC	119		Mechanical	N	178	
LC	119	A	Elev Mach	N	100	
LC	120		Lobby and Hallway	N	130	
LC	128		Elev Mach	N	82	
LC	130	A	Corridor 1 - East	N	147	
LC	130	B	Corridor 2 - West	N	135	
LC	130	C	Corridor 3 - Southeast	N	12	
LC	132	A	Electrical	N	175	
LC	133		Corridor - South West	N	28	
LC	143		Men's RR	N	246	
LC	144		Women's RR	N	267	
LC	145		Janitor	N	26	
L	200		Lobby	N	397	Please provide updated floor plan
L	200	EV	Elevator	N	83	
L	201		Women's Restroom	N	150	
L	202		Men's Restroom	N	149	

Unassigned Space Report (2016-17)
(by building)

L	203	Study Service	A	179	Shown as 207 on floor plan
L	206	Custodial Closet	N	83	
L	207	Processing Room	A	317	Shown as 204
L	207 H	Hallway	N	111	
L	301	Hall	N	44	
L	303	Hallway	N	122	
L	303 A	Custodial	N	61	
L	305	Electrical Closet	N	27	
L	305 H	Hallway	N	220	
L	306 M	Men's Restroom	N	112	
L	307	Processing Room	A	253	Please verify classification
L	307 A	Storage	N	18	Please assign
L	307 W	Women's Restroom	N	172	
L	400 A	Roof Mech	U	788	Please classify
L	400 B	Roof Mech	U	783	Please classify

Total Rooms: 34 **35,399** **5,890**

20 MAINTENANCE **A**

2	A	Office	A	30	Separate office not located, please mark on floor plan
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Total Rooms: 1 **1,422** **30**

22 CHILDRENS CENTER **A**

2		Corridor	N	204	
6	A	DP/Computer Service	A	50	Please show on floor plan
7		Staff Restroom, Unisex	N	51	Please assign
8		Unisex Public Restroom	N	50	
12		Child Restroom	N	151	Please assign
14		Janitor/Roof Access	N	108	

Unassigned Space Report (2016-17)

(by building)

14	A	Water heater	N	19	
18	A	Storage	U	35	Please assign
18	B	Storage	U	35	Please assign
19		Child Restroom	N	155	Please assign

Total Rooms: 10 **8,569** **858**

28 CONCESSION STAND **A**

101		Electrical	N	34	
-----	--	------------	---	----	--

Total Rooms: 1 **352** **34**

30 TRACK FIELD RESTROOMS **A**

102		Custodial	N	35	
103		Women's RR	N	303	
104		Electrical	N	61	
105		Men's RR	N	222	

Total Rooms: 4 **860** **621**

41 860 ATLANTIC-MERRITT **A**

8		Hallway outside genomics main entry	N	653	
162		Mens RR	N	126	
163		Womens RR	N	126	
201		Mezzanine - utilities	N	200	

Total Rooms: 4 **5,971** **1,105**

345 Berkeley City College

1 BERKELEY CITY COLLEGE **A**

1		Open circulation off main entrance	N	4,851	
5		Womens	N	328	
6		MDX	N	218	

Unassigned Space Report (2016-17)
(by building)

7	Mens	N	338	
8	Janitor	N	63	
12	Elev Mach	N	62	
13	Vest	N		
13 A	Unisex Restroom	N	49	
17	Day Tank	N		
18	Gas Meter	N		
18 A	Mech access to gas meter room	N		
21 A	Assembly Service	A	141	Please mark on floor plan
21 B	Vest	N		Please mark on floor plan
23	elevator machine room	N		
42	Mech - Pump Room	N	330	
43	Tele	N	104	
45	Elec	N		
57	Classroom	A	716	Office, please verify classification
58	Corridor	N		Please measure corridors
59	Corridor	N		
60	Corridor	N		
61	Corridor	N		
62	Corridor	N		
63	Corridor	N		
100 A	Office	A	145	Please mark on floor plan
101	Lobby	N		
102	Open Corridor	N		
105	Janitor	N		
106	Elec	N		

Unassigned Space Report (2016-17)

(by building)

112	A	Office	A	133	Please mark on drawing
114		Office	A	105	Marked as 117 on floor plan
115		Trash Room	N	290	
117		Service Corridor	N		Please mark on floor plan
123		A/V, Radio, TV Service	A	123	Please mark on floor plan
124	E	Study Service	A	70	Please mark on floor plan
124	F	Study Service	A	70	Marked as 124E on floor plan
131	B	Processing Room	A	280	Please mark on floor plan
144		Staff Restroom, Men	N		Please measure and assign
145		Staff Restroom, Women	N		Please measure and assign
150	A	Office	A	315	Please mark on floor plan
156	B	MDF	N		Shown as 156A on floor plan
168		Corridor	N		Please measure corridors
169		Corridor	N		
170		Corridor	N		
171		Corridor	N		This may be same as 117
172		Corridor	N		
173		Hall	N		
204		Womens	N		
205		Elec	N		
206		MDF	N		
207		Mens	N		
208		Janitor	N		Marked as 268 on floor plan
217		Control Booth	U		Please measure and assign
218	C	Storage	U		Please measure and assign
221		A/V, Radio, TV Service	U		Please measure and assign

Unassigned Space Report (2016-17)

(by building)

225	Class Lab Service	A	214	Shown on drawing as 272
256	A Office Service	A	60	Marked on floor plan as 258
258	Office	A	101	Marked on floor plan as 259
259	Office	A	100	Marked on floor plan as 263
263	Office	A	100	Marked as 264 on floor plan
264	Meeting Room	A	100	Marked as 265 on floor plan
265	Office	A	100	Marked as 266 on floor plan
266	Spec Class Lab	A	131	Marked as 267 on floor plan
267	Special Class Lab Service	A	16	Please mark on floor plan
268	Corridor	N		Please measure corridors
269	Corridor	N		Office hall may be assignable, please verify classification
270	Corridor	N		Office hall may be assignable, please verify classification
271	Corridor	N		
272	Duplicate	N		Duplicate with 225, please delete
273	Corridor	N		
274	Corridor	N		
275	Corridor	N		
304	Womens	N		
305	Elec	N		
307	Mens	N		
308	Janitor	N		
341	C Office Service	A	82	Please mark on floor plan
342	Office	A	96	Please add to floor plan
343	Office	A	124	Please add to floor plan
344	Office	A	96	Please add to floor plan
345	Office	A	81	Please add to floor plan

Unassigned Space Report (2016-17)

(by building)

346	Office	A	102	Please add to floor plan
347	Office	A	337	Please add to floor plan
348	Office	A	816	Marked as 361 on floor plan
349	Office	A	80	Please add to floor plan
351	Office	A	98	Please add to floor plan
352	Office	A	178	Please add to floor plan
353	Office	A	260	Please add to floor plan
354	Office	A	118	Please add to floor plan
355	Office	A	278	Please add to floor plan
356	Data Processing/Computer	A	619	Please add to floor plan
357	Audio/Visual, Radio, TV	A	241	Please add to floor plan
358	Lounge	A	99	Please add to floor plan
360	Corridor	N		Please measure corridors
361	Corridor	N		Shown on floor plan in rm 348, may be duplicate?
362	Corridor	N		
363	Corridor	N		
364	Corridor	N		
365	Corridor	N		
404	Womens	N	326	
405	Elec	N		
407	Mens	N	342	
408	Janitor	N	63	
411	Class Lab	A	1,369	Please mark on floor plan
412	Class Lab Service	A	66	Please add to floor plan
413	Class Lab	A	1,167	Please mark on floor plan
421	A Classroom Service	A	99	Please verify, may be duplicate

Unassigned Space Report (2016-17)

(by building)

422	A	Classroom Service	A	155	Please verify, may be duplicate
422	A	Classroom Service	A	192	Please verify, may be duplicate
432		Storage	A	394	Please add to floor plan
444		Lounge	A	82	Please mark on floor plan and verify classification of lounge
450		Office	A	499	Please mark on floor plan
462		Staff Restroom, Men	N	59	Please verify classification
463		Staff Restroom, Women	N	58	Please verify classification
464		Storage	U	63	Please mark on floor plan and assign
466		Corridor	N		Please measure corridors
470		Corridor	N		
471		Office Corridor	N		Please verify classification, may be assignable space
472		Corridor	N		
473		Corridor	N		
474		Corridor	N		
475		Corridor	N		
477		Corridor	N		
504		Womens	N	328	
505		Elec	N	106	
506		MDF	N	102	
507		Mens	N	341	
508		Janitor	N	62	
514	A	Storage	N	143	Please assign (shown as rm 565)
514	B	Storage	U	109	Please assign
515		Classroom	A	722	Reconfigured as lab prep space with 518, please verify classification and sqft
518		Classroom	A	753	Please verify classification and sqft, reconfigured with 515

Unassigned Space Report (2016-17)
(by building)

563	Office Corridor	N		Please verify classification, may be assignable (shown as 363 on floor plan)
564	Corridor	N		Please measure corridors
566	Corridor	N		
567	Corridor	N		
568	Corridor	N		
569	Corridor	N		
601	Mech A - Elec	N		
602	Mech A - Elev Mach	N		
603	Mech A - Storage	N		Please verify classification
604	Mech A - Air Compressor	N		Please verify classification, may be lab support
605	Mech A - Boiler	N		
606	Mech B - Fan Room	N	1,460	
607	Mech C - Fan Room	N		Please measure

Total Rooms: 145 **165,690 22,418**

2 TEACHING LEARNING ANNEX

		A		Please provide floor plans and verify ownership, reported as leased
100	Inactive Area	A	6,000	Active, please list individual rooms and verify classification
200	Inactive Area	A	7,000	Please list individual rooms and verify classification
300	Inactive Area	A	7,000	Please list individual rooms and verify classification

Total Rooms: 3 **25,374 20,000**

346 Peralta District Office*

1 ADMINISTRATIVE CTR

		A		
B	1	Office	A	1,337 Please split into individual offices and verify remaining sqft
B	1	A Office	U	Please measure and assign
B	1	B Office	U	Please measure and assign
B	1	C Copy	U	Please measure and assign

Unassigned Space Report (2016-17)

(by building)

B	1	D	Office	U		Please measure and assign
B	1	E	Office	U		Please measure and assign
B	1	F	Office	U		Please measure and assign
B	1	G	Office	U		Please measure and assign
B	1	H	Office	U		Please measure and assign
B	1	J	Office	U		Please measure and assign
B	1	K	Office	U		Please measure and assign
B	1	L	Office	U		Please measure and assign
B	1	M	Office	U		Please measure and assign
D	1		Entry	N		
A	2		Conference Room	A	207	Please mark on floor plans
D	2		Office	A	1,556	Please mark on floor plan
A	3		Office	A	64	Please mark on floor plans
D	3		Office Service	A	100	Please mark on floor plan
D	4		Conference Room	A	180	Please mark on floor plan
A	5	A	Private Restroom	N		Please measure and assign
A	5	B	Office Service	A	62	Please mark on drawing
D	5		Office	A	100	Please mark on floor plan
A	6		Inner-Office Corridor	N		Please mark on drawing, measure and assign
B	6		Staff Restroom, Women	N	110	Please verify classification
C	6		Elec	N		
A	8		Office	A	109	Please mark on floor plan
B	8		Janitor/Roof Access	N	32	
D	8		Office	A	213	Please mark on floor plan
D	9		Office	A	137	Please mark on floor plan
D	10		Office	A	137	Please mark on floor plan

Unassigned Space Report (2016-17)

(by building)

B	11	Office	U		Please measure and assign
D	11	Office	A	137	Please mark on floor plan
B	12	Office Service	A	84	Please mark on floor plan
D	12	Office	A	137	Please mark on floor plan
A	13	Telecommunications equipment room	N	149	
B	13	Office	U		Please measure and assign
D	13	Office	A	167	Please mark on floor plan
A	14	Conference Room	A	312	Please mark on drawing
A	15	Mens	N	207	
A	16	Womens	N	213	
B	17	Office	A	140	Please verify use and sqft (conf rm?)
B	17 A	Storage?	U		Please measure and assign
A	18	Corridor	N		Please measure
B	18	Office	A	140	Please mark on floor plan
A	19	Janit/Roof Access	N	21	Please mark on floor plan
B	21	Office	U		Please measure and assign
A	23	Office Service	A	141	Shown on floor plan as A33
B	24	Office	U		Please measure and assign
B	25	Office	U		Please measure and assign
B	25 A	Conference	U		Shown as A25, please measure and assign
B	26 D	File Room	U		Please measure and assign, shown as 24D on floor plan
B	26 E	Office	U		Please measure and assign
B	36	Other	A	140	Please verify sqft
B	36 A	Other	A		Room remodeled into 36, please delete
B	37	Other	A	139	Room made smaller, please verify sqft

Unassigned Space Report (2016-17)
(by building)

B	38	Other	A	137	Room enlarged, please verify sqft
B	39	Other	A	71	Shown as B32 on floor plan
B	40	Other	A	109	Please verify sqft and mark on floor plan
B	42	Office	A	150	Please verify room number and mark on floor plan
B	43	Office	A	137	Please verify room number and mark on floor plan
B	44	Office	A	137	Please verify room number and mark on floor plan
B	45	Office	A	278	Please verify room number and mark on floor plan
B	46	Office	A	255	Please verify room number and mark on floor plan

Total Rooms: 63

26,300

7,745

2 WAREHOUSE DP

A

Please provide updated floor plans with room numbers

	104	Lounge	A	234	Please mark on floor plan
	116	Women's RR	N	214	
	117	Office	A	292	Please mark on floor plan, shown as 126A
	117	Duplicate	N		Duplicate, please delete
	118	Corridor	N		Please measure, shown as 117 on floor plan
	119	Mens	N	130	
	121	A Office	A	92	Please verify classification, shown as 120A on floor plan
DP	132	Data Processing/Computer	A	811	Shown as 150 on floor plan
DP	132	A DP/Computer Service	A	127	Shown as 144 on floor plan
DP	138	Office	A	143	Please mark on floor plan
DP	140	Office	A	108	Please mark on floor plan
DP	142	Office	A	164	Please mark on floor plan
DP	144	Data Processing/Computer	A	404	Shown as 156 on floor plan
DP	145	Office Service	A	104	Please mark on floor plan
	166	Mens	N	154	
	167	Womens	N	177	

Unassigned Space Report (2016-17)

(by building)

171	Elec	N		
174	Janitor	N	52	
176 A	Office	A	105	Please mark on floor plan
176 B	Office	A	212	Please mark on floor plan
186 A	Office Service	A	22	Please mark on floor plan
186 B	Office Service	A	506	Please mark on floor plan
193	Office	A	650	Please mark on floor plan
194	Office	A	850	Please mark on floor plan
195	Data Room Mech	U	189	Please classify and show on floor plan
196	Fire Riser	U	15	Please classify and mark on floor plan
197	Fire Riser	U	32	Please classify and mark on floor plan

Total Rooms: 27**41,500****5,787****4 GROUNDS BUTLER BLDG****A**

1	Storage	A	5,841	There is only a single room in this building. Please verify room numbers, sqft and delete extra rooms.
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Total Rooms: 1**10,067****5,841****5 GROUNDS SHED****A**

2	Office	U	351	Please assign
3	Storage	U		Please measure and assign
4	Covered Work Bay	U	972	Please assign
5	Chem Storage	U	323	Please assign
6	Chem Storage	U	170	Please assign

Total Rooms: 5**3,060****1,816****7 CONROY BLDG DG****A**

105 A	Office Service	A	113	Please mark on floor plan
106	Interior Office Corridor	N		Please measure and assign

Unassigned Space Report (2016-17)
(by building)

110	Office Service	A	221	Please mark on floor plan
110 A	Office Service	A	119	Shown as 110 on floor plan
112	Office	A	2,072	Shown as 113 on floor plan
113	Office	A	201	Shown as 112 on floor plan, marked as 113 on door
115	Lounge	A	149	Shown as 118 on floor plan
120	Office	A	142	Shown as 112 in pencil on floor plan
120 A	Data	N	75	Please mark on floor plan
121	Staff Restroom, Men	N	51	Please verify classification
122	Staff Restroom, Women	N	54	Please verify classification

Total Rooms: 11 **7,736** **3,197**

8 INTL ED 1

A Please provide floor plans

104	Office	U	110	Please assign
105	Copy	U	75	Please assign
106	Staff Restroom	N	47	
107	Lounge	U	167	Please assign
109	Conference Room	U	213	Please assign
110	Office	U	111	Please assign

Total Rooms: 6 **1,536** **723**

9 INTL ED 2

A Please provide floor plan

106	Unisex Restroom	N	54	
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Total Rooms: 1 **1,536** **54**

10 PCTV 1

A

101	A/V, Radio, TV Service	A	357	Please provide floor plan with room numbers
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Total Rooms: 1 **1,440** **357**

11 PCTV2

A

120	Entry	N	62	Please provide floor plan with room numbers
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Unassigned Space Report (2016-17)

(by building)

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126	Inner Office Hall	N	46	Please verify classification
127	Inner Office Hall	N	92	Please verify classification
131	Staff Restroom, Women	N	64	Please verify classification, assignable
132	Staff Restroom, Men	N	64	Please verify classification, assignable

Total Rooms: 5**1,440****328**