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EXECUTIVE SUMMARY

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

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

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

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

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

DELTA COLLEGE CAMPUS

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

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

- The new Child Development Center completed in 1994

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

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

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

MANTECA EDUCATION AND FARM MANAGEMENT CENTER

The District is reviewing the need for developing new core education and farm management facilities at the Manteca Center. The District is also reviewing how the non-farm portion of this property will be utilized in the future.

TRACY LEARNING CENTER

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

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

The proposed college campus is to provide for 3,500 students by 2005 (Phase I), 10,000 students by 2010 (Phase II), 15,000 students by 2015 (Phase III) and ultimately 18,000 students by 2020 (Phase IV). In addition, the College and TUSD intend to build several joint-use facilities including a central library-learning resource center, computer center and science center.

Initial facility plans for Phase I development are underway along with an environmental impact report and several engineering studies of needed infrastructure improvements. The cost to implement the Phase I facility and infrastructure will be substantial and

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

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

CANDIDATE FACILITY PROJECTS

Development of the draft Facilities Master Plan has identified several candidate infrastructure projects that should be investigated, selected and prioritized for the District over the near and midterm (up to 10 years) and long term (up to 25 years) candidate facility projects are as follows:

Delta College

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

Manteca Center

- Education and Farm Management Center Project

Tracy Learning Center

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

It is important to understand that successful implementation of the selected projects over the next 25 years will be dependent upon the District selecting supportable projects, reviewing proposals and effectively obtaining State and District funding.

FACILITY MASTER PLANNING PROCESS

MAP

PART 1: RECOMMENDED CANDIDATE FACILITY PROJECTS

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

NEAR AND MIDTERM (WITHIN 10 YEARS)

DELTA COLLEGE

1. 1999-2002 - Delta College-Electron Microscopy Technology Center Project (State and District Funded)

Plan and construct a proposed new facility that replaces and doubles in size the existing Electron Microscopy Technology Center. This unique high-technology laboratory will consist of 12,500 assignable square feet of space. Completion is planned for 2002.

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

Estimated total cost is about \$7.3 million using State funds. This includes \$1.3 million being requested in the upcoming 2000-2001 Governor's Budget. The remaining \$6 million will be requested to fund new equipment.)

2. 2001-2005 - Delta College--Safety-Electrical Systems Replacement Project (State Funded)

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

Submit revised final project proposal by February 1, 2000

Undetermined cost using State funds.

3. 2001-2002 -- Delta College--Architectural Barrier Removal Project (State Funded)

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

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

Undetermined cost using State and District funds.

4. Delta College-Space Reconstruction for Efficiency Project (State and District Funded)

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

Undetermined cost using District funds.

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

Submit final project proposal on February 1, 2000

Undetermined cost using State funds.

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

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

Undetermined cost using District funds.

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

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

Undetermined cost using State and District Funds.

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

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

Undetermined cost using State funds.

8. Delta College-Centralized Student Services and Assessment Center Project (District Funded)

Remodel and reconstruct existing space in Danner Hall, Shima Center or Go the relocation of student services and assessment programs to a new center: Services and Assessment Center. The Center would also include space for associated programs.

Undetermined cost using State funds.

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

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

Undetermined cost using State funds.

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

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

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

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

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

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

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

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

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

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

Reconstruct existing space for expansion of the Child and Infant Development Center.

Undetermined cost using State and District funds.

MANTECA CENTER

14. Manteca Center-Education and Farm Management Center Project (State Fun

2002-2003 Reconstruct existing facilities and construct new facilit
Education and Farm Management Center. Facilities are needed for animal b
equestrian use, viticulture, pesticide application and core education cla
uses of non-instructional portion of farm property and possible long-term
unneded property.

Undetermined cost using State funds.

TRACY LEARNING CENTER

15. 1999-2000 - Tracy Learning Center-Interim Education Center Project (Di
Funded)

Remodel existing modular classroom building that is presently being reloc
College to the West High School campus in Tracy. This interim educationa
completed in September 1999 to enable classes to start in October 1999.

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

16. 1999-2000 -- Tracy Learning Center-Acquisition of Property (District cl

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

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

17. 2002-2005 -- Tracy Learning Center-Phase I Facilities (State and Distr:

Construct Tracy Learning Center–Phase I Facilities (infrastructure and its support facilities) for 3,500 students. Infrastructure will include site lots, water, sewer, storm drainage, electrical and gas. This will be a contract with the City of Tracy and TUSD. Phase I completion is scheduled for June 2008.

Estimated cost about \$35 million using State and District funds.

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

Plan and construct Tracy Learning Center–Phase II Facilities (infrastructure and support facilities and joint-use facilities) for expansion of the Center to accommodate 6,000 students

Phase II – Joint-Use Facilities:

- Library/Learning Resource Center
- Computer Center
- Technology Center
- Student Services Center
- Food Service and Bookstore Center
- Maintenance Center
- Administration Center

Undetermined cost using State and District funds.

LONG-TERM (WITHIN 10 TO 25 YEARS)

DELTA COLLEGE

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

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

Undetermined cost using State and District funds.

TRACY LEARNING CENTER

20. Tracy Learning Center -- Phase III and IV Facilities (State and District Funded)

Construct Phase III infrastructure, instructional and joint-use facilities for 15,000 students by 2015. Construct Phase IV to provide for full build out for 20,000 students by 2025.

Phase III and IV Joint-Use Facilities:

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

Undetermined cost using State and District funds.

PART 2: CAMPUSES AND CANDIDATE FACILITY PROJECTS

DELTA COLLEGE

Delta College is the District's main campus. The site, acquired from the State, is a 165-acre parcel situated at 5151 Pacific Avenue in the City of Stockton, CA. The complex (565,000 asf), consisting of single and multiple story buildings, was built over a 26-year period (1969 through 1996). The cost of the original campus was approximately \$100 million and was funded by a local bond issue that has since been repaid with local property taxes.

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

Remaining Useful Life of at Least 50 Years

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

Central Plant and Utilities Loop

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

Major Facility Projects are Needed

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

The reality, however, is that State and District funding will be difficult to secure. An effective and persistent planning effort is pursued by the District.

Safety Electrical System Reconstruction Project

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

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

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

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

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

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

Architectural Barrier Removal

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

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

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

Electron Microscopy Technology Center Project

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

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

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

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

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

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

Space Reconstruction for Efficiency Project

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

For example, the Budd and Shima vocational shops contain large areas in shops and storage rooms that are currently dedicated to specific instructional programs that are underutilized during available class hours.

Clearly, consolidation and restructuring of the vocational shops, offices and Budd, Holt and Shima Centers is justified. This consolidation should serve to utilize space in these buildings above fifty percent and yet provide the program space consistent with State space standards and the weekly schedule of classes.

This restructuring of space should also be done in conjunction with the upgrade of electrical and systems to greatly improve the level of technologies available to the instructors in the vocational shops.

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

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

Relocation of Maintenance, Purchasing and Warehouse Project

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

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

The continuation of warehouse operations in the basement of Danner Hall has become difficult. The basement, having low ceilings and only one crowded corridor, does not provide easy access to palletized stacks with forklift trucks. Moreover, truck level loading dock is a serious problem because the steep down ramps and tight clearances requires the use of forklifts to reposition semi-trucks. Additionally, vehicle access to the warehouse is a serious problem daily because the College's buses and other vehicles are adjacent to the loading dock.

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

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

Large Classrooms Project

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

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

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

Electronic Library and Information Center Project

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

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

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

Possible New Multi-Use Facility

An alternative to converting the old library building would be to construct a new building also house the Electronic Photography, Art and Publishing Center. Both projects by having specifically designed facilities. Moreover, Delta Campus may great a new and more visible "flagship" building at its main entrance. The existing building be easily converted for the new Student Services and Assessment Center project

The alternative of constructing a new multi-use facility using State funds should be evaluated. Over the past few years, several districts have been successful in planning for new state-of-the-art library facilities to replace existing traditional libraries. Pasadena City, San Francisco City, San Diego Mesa, San Diego City, Sacramento City, Cerritos, Mira Costa, Santa Clarita, Sequoias, Sierra, South Western, and Victor Valley. For the most part, these new facility projects have been successfully planned proposals even though some campuses were faced with under utilized existing

In the event that the District decides to further evaluate to construction o: for this center, excellent sites with good visibility are available along Pac lot North of the Child Development Center and in the parking lot South of Ath Another, less visible site, is available in the parking lot South of Shima Ce

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

Centralized Student Services and Assessment Center Project

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

Recognizing the importance of providing centralized "one-stop" program servic student success, the Student Services and Assessment programs have establish goals to centralize their services and programs into a "one-stop" Student Se: Center. Tentative agreement has been reached that the basement of Danner Hal feasible location for the new center subject to possible relocation of the ma warehouse and purchasing offices from the basement. However, alternative loc Center or possibly the Goleman Library would be acceptable for the Center. C Goleman Library building would be subject to relocation of the library to a r building.

Reconstruction of the Danner Basement would provide about 19,000 asf of spac center. Replacement of the loading dock areas with a new addition would provi 6,000 asf of office and classroom space. This amount of space should be su: accommodate a new center of about 25,000 asf. A lower level room for firepr student record files could also be constructed to provide an additional 3,00 access to the new center, a staircase or escalator could be installed and an should be considered at the front of Danner.

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

Electronic Photography, Art and Publishing Center Project

There are increasing student demands for a new Electronic Photography, Art an Program using state-of-the-art electronic computer based technologies. New t recently become available that are common to all of these instructional progr District is reviewing the need to develop two such joint-use centers, one at other at the Tracy Learning Center.

Glendale College and Santa Monica College have recently placed new electronic and publishing centers into operation to include computer graphics and animat

Discussions with Division managers indicate that conversion of under utilized Center could provide for development of this important center. As an alterna

consider including the Electronic Photography, Art and Publishing Center in a facility that would be constructed for joint-use with other programs.

Technology Work Shops Project

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

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

District funds should be used for remodeling but State funds should be used for new construction.

Interactive Teleconferencing Classrooms Project

The District has initiated interactive teleconferencing programs including digital video and audio. Conversion of the current ITV courses to on-line digital courses is also planned. New teleconferencing systems have been recently purchased through the State Chancellor's Office. The Information Technology and Library Services Master Plan addresses the need to convert and expand existing classrooms as teleconferencing studios over the near and midterm.

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

Culinary Arts Center Project

The College's Culinary Arts program currently shares space in the Food Service Center dining rooms. The Student Chef dining room is used exclusively by the Culinary Arts program to serve faculty and staff. General lecture classrooms are also used for program activities.

The shared facilities are not adequate for this program. The kitchen is overcrowded with cafeteria staff, instructors and students working side-by-side. Food storage facilities are also seriously short of needed capacity to keep food stocks separated. The Student Chef dining room is also too small to serve the faculty and staff meals. Accordingly, a project to construct, expand and equip a joint-use food service center, including a kitchen, food storage rooms and dining rooms has been proposed by the Culinary Arts program.

If the District decides to reconstruct the basement in Danner Hall for the new Assessment Center, consideration should be given to construction of an outdoor dining area in the submerged loading dock area with an access to a quick food cafe included in this project.

The cost of this project is presently undetermined. State funds would be needed and expansion. District funds, however, may be needed for revenue generating may not qualify for State funding.

Child Development Center Project

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

The original center was designated to accommodate 120 children ages 3 months licensing capacity has since been increased to 230 children. The Center's ca 1999 to handle 48 infants in Locke Center using CalWorks funding and an addi preschoolers in Shima Center.

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

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

MANTECA CENTER

Education and Farm Management Center Project

In 1966, the District acquired a 160-acre parcel at 5298 Brunswick Road in 1 miles South of Stockton on Highway 99. This property was originally acquire campus site for Delta College. When it was determined that the campus would Stockton, the Board of Trustees directed that this property be used as a Col. understanding that it may be developed later into a second campus site.

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

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

- Farm Management
- Pesticide Applicator
- Viticulture
- Animal Breeding
- Agricultural Power Technology

Moreover, the District may undertake construction of a new equestrian pavilion and additional instructional classrooms for core education courses.

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

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

MOUNTAIN RANCH CENTER

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

Mountain Ranch Center is a field study area that gives students in forestry and biology experience in forestry management and biology. The Center has a complex of buildings for use in laboratories, housing and equipment storage. These facilities are currently in use. No additional facility projects are presently planned.

TRACY LEARNING CENTER

Tracy Learning Center – a Collaborative Project

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

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

The College campus is projected to provide facilities for up to 3,500 students during the first years of project development, up to 10,000 students within 10 years and up to 20,000 students within 25 years. Up to 75,000 square feet of building space may be constructed during the first phase of the project, and up to 800,000 square feet of building space may be constructed by the College at campus build out. The College and TUSD intend to create joint educational opportunities. Such facilities may include a central library and learning resource center, computer center, student services center, technology center, science laboratory, common food service and bookstore facility, gymnasiums, play fields, central plant maintenance facilities, child care, senior center and student housing. The phasing assumes construction for Phase I starting in 2003, with facilities to be completed by 2008.

The TUSD campus will provide school facilities for grades K-12. Up to 1,000 anticipated within the first 5 years of project development (Phase I) and up to 10-15 years. Up to 350,000 square feet of building space may be constructed (including about 40 classrooms). The TUSD campus will share a number of facilities with the College, as described above. Phase I of the TUSD campus is scheduled to begin in 2003, with facilities to open in 2005.

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

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

The various phases of development are planned:

Phase I - Completed in 5 Years

- College Center for 3,500 students
- Advanced High School for 1,000 students
- Middle School for 600 students

Phase II - Completed in 10 Years

- College Campus expanded for 10,000 students
- Advanced High School expanded for 2,000 students
- Middle School expanded to full size for 1,200 students
- Elementary School for 400 students

Phase III - Completed in 15 Years

- College Campus expanded for 15,000 students
- High School expanded to full size for 3,000 students
- Elementary School expanded to 600 students

Phase IV - Completed in 25 Years

- College Campus expanded to ultimate size for 18,000 students

Faculty and Staff

Delta College projects that the number of staff and faculty members may increase upon completion of the Center in 2025.

Tracy Learning Center

| | ENROLLMENT | ASF * ACRES | JOINT-USE FACILITIES |
|------------------------|----------------|-------------|--------------------------------|
| PHASE I (2000-2005) | 3,500 STUDENTS | 50,000 20 | <u>Interim</u> Food Service |

| | | | | | Book Store |
|--------------------------|-----------------|---------|-----|------------------|---|
| Library | | | | | |
| PHASE II (2005-2010) | 10,000 STUDENTS | 300,000 | 60 | <u>Permanent</u> | Student Services Administration Food Services/Book Store Library/LRC Computer Center Science Center Technology Center Child Development Center |
| PHASE III (2010-2015) | 15,000 STUDENTS | 400,000 | 70 | | Performing Arts PE and Fitness Center |
| PHASE IV (2015-2025) | 18,000 STUDENTS | 600,000 | 100 | <u>Expansion</u> | Library/LRC Computer Center Science Center Child Development Center |

* Assigned Square Feet
 ASSUMPTION - A joint-powers agency will plan, construct, operate and maintain all of the facilities starting with Phase I

MAP

Major Time Lines

| | | |
|---|--|--|
| <p><u>JULY 1999</u></p> | <p>Started Final Process for Conveyance of Federal Property to Collaborative</p> <p>Started Programming Meetings for Joint-Use Facilities</p> <ul style="list-style-type: none"> • Library/Learning Resource Center • Computer Center • Technology Center • Science Center • Student Services Center • Food Service and Bookstore Center • Child Development Center • PE and Fitness Center • Maintenance Center • Administration Center <p>US Department of Education Approved Educational Use of Property to be Conveyed</p> | |
| <p><u>AUG 1999</u></p> | <p>Complete Administrative Draft of EIR and Engineering Studies - Start Review by Collaborative of Infrastructure and Mitigation Requirements</p> <p>Complete Draft of District Master Plans for Review by Board and Faculty</p> | |
| <p><u>OCT 1999</u> to Collaborative</p> | <p>Start Escrow for Change of Title from Government to Collaborative</p> <p>Release Draft EIR to Reviewing Agencies</p> <p>Start Preparation of Needs Analysis and Request for Approval of Delta Center at Tracy</p> <p>Submit Needs Analysis and Request Approval of Delta Center to Board of Governors and CPEC</p> <p>Start Development of Initial Project Proposal for Phase I Facilities for the Delta Center</p> | |
| <p><u>NOV 1999</u></p> | <p>Conduct Public Hearings on EIR</p> <p>Complete Programming Meetings on Joint-Use Facilities</p> <p>Complete Preliminary Site Development Plans</p> | |



| | |
|---------------------|---|
| <u>JAN 2000</u> | Certification of EIR by Board - Submit EIR to San Joaquin County and State Clearing House |
| | First Hearing by Board of Governors on Request for Approval of Delta Center |
| Chancellor's Office | Submit Initial Project Proposal for Phase I Facilities to |
| | Start Master Plan for Tracy Learning Center |
| <u>MAR 2000</u> | Second Hearing and Approval of Delta Center by the Board of Governors |
| <u>APR 2000</u> | First Hearing by CPEC on Delta Center |
| <u>JUNE 2000</u> | Second hearing and Approval of Delta Center by CPEC |
| | Complete Master Plan for Tracy Learning Center |
| | Start Final Project Proposal for Phase I Facilities for Delta Center |
| <u>JAN 2001</u> | Submit Final Project Proposal for Phase I Facilities to Chancellor's Office for Funding in 2002-2003 |
| | Submit Initial Project Proposal for Phase II Facilities |
| <u>JUNE 2001</u> | Start Final Project Proposal for Phase II Facilities |
| <u>JAN 2002</u> | Submit Final Project Proposal for Phase II Facilities for Funding in 2003-2004 |
| <u>JULY 2002</u> | Receive Funding for Planning of Phase I Facilities |
| | Start Preliminary Plans and Working Drawings |
| ↓ | |
| <u>JULY 2003</u> | Receive Funding for Construction of Phase I Facilities <ul style="list-style-type: none"> • Start Construction |

Receive Funding for Planning of Phase II Facilities
• Start Preliminary Plans and Working Drawings

JULY 2004 Receive Funding for Construction of Phase II Facilities
• Start Construction

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

JULY 2008 Complete Construction of Phase II Facilities

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

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

JULY 2011 Receive Funding for Construction of Phase III Facilities
• Start Construction

JULY 2014 Complete Construction of Phase III Facilities

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

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

JULY 2020 Receive Funding for Construction of Phase IV Facilities
• Start Construction

JULY 2024 Complete Construction of Phase IV Facilities



Interim Education Center Project

The District is presently relocating a complex of modular buildings to Tracy District's (TUSD) West High School campus in Tracy. This facility will serve location for the Tracy Learning Center until permanent facilities for the new in 2005 at the Antenna Farm site on Schulte Road.

The interim center will be completed in September 1999 and classes will start

The cost of relocating and remodeling the modular building is estimated to be with the District paying \$298,000 and TUSD paying \$632,000. Ownership of the been transferred to TUSD.

Property Acquisition Project

In May 1999, Congress and the President approved the conveyance, by August 2 acre Federal Prison site known as the "Antenna Farm" to the City of Tracy for Tracy Learning Center. The property will be divided into a 50 acre parcel to education related business and industry park, a 50 acre parcel to the Tracy (TUSD) for K-12 school facilities and a 100 acre parcel to San Joaquin Delta District for a college campus. Subsequently, on July 19, 1999 the Federal D Education approved use, in perpetuity, of the 150 acres for education purposes

Acquisition of the 150 acres for education purposes is to be at no cost to the with the exception of undetermined closing and survey costs that are to be paid TUSD. On the other hand, the City is required to purchase its 50 acres for recreation park by negotiated purchase at fair market value.

Phase I Facilities Project

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

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

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

The Phase I facilities project is to consist of on-site and off-site infrastructure development and construction of a single two-story instructional building having space for permanent classrooms, laboratories, offices and an interim library, bookstore, food court, and teleconferencing studios.

The original IPP estimated the total State cost to be about \$31 million for infrastructure, site development and building. As the updated IPP is developed may be revised upward to \$35 million or more to cover higher infrastructure costs

It is important to understand that a draft environmental impact report and engineering studies will be completed in September 1999. These studies may result in cost increases for the Phases I through IV.

Phase II Facilities Project

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

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

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

Phase III and IV Facilities Projects

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

These phases will provide:

- Instructional facilities for up to 18,000 students
- Expanded joint-use facilities constructed in Phase II
- Additional joint-use facilities:
 - PE Gymnasiums
 - Playing fields and aquatic facilities

Performing arts theater

The State and District costs to implement Phases III and IV are presently un

PART 3: INVENTORY REPORT 17 AND CAPACITY LOAD RATIOS

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

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

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

INVENTORY REPORT 17

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

| Space Category | Description of Facility | Assignable Square Feet |
|----------------|---|------------------------|
| 050 | Inactive | 2,069 |
| 100 | Classroom (including Lecture) | 65,124 |
| 200 | Laboratory (Labs and Shops) | 155,860 |
| 300 | Office (including Conference Rooms) | 57,606 |
| 400 | Study (Library) | 36,541 |
| 500 | Special Use Facilities (PE and Greenhouse) | 93,096 |
| 600 | General Use (Assembly, Food Service, Book Store and Student Recreation) | 96,453 |
| 700 | Supporting (Data Process, Maintenance Shops, Vehicle Storage and Central Plant) | 54,399 |
| 800 | Healthcare | 2,533 |
| 900 | Residential (Campus Police) | 900 |
| | DISTRICT TOTAL (assignable sq. ft.) | 564,587 asf |
| | DISTRICT TOTAL (gross sq. ft) | 795,048 gsf |

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

Detailed information pertaining to the Inventory Report 17 and floor plan diagrams are located in Volume V - Appendices for the Facilities and Resources Master Plans.

BUILDING SUMMARY

CALCULATION OF CAPACITY LOAD RATIOS

Each year the District calculates the capacity load ratios using the Invento: Chancellor's Enrollment WSCH forecasts and State Space Standards (Title 5, C 57,00 et seq). As enrollment and WSCH change and projects are completed, the

| STATE SPACE STANDARDS* | | |
|------------------------|--------------------|-----------------------------|
| TOP CODE | TYPE SPACE | STATE STANDARD PER 100/WSCH |
| 0099 | LECTURE CLASSROOMS | 42.9 asf |
| | CLASS LABORATORIES | |
| 0100 | Agriculture | 492 |
| 0400 | Bio Science | 233 |
| 0500 | Business | 128 |
| 0700 | Computer Science | 171 |
| 0930 | Diesel | 200 |
| 0944 | Air Conditioning | 130 |
| 0947 | Auto Mech | 200 |
| 0949 | Small Engine | 100 |
| 1000 | Fine Arts | 60 |
| 1100 | Language | 35 |
| 1200 | Health Services | 50 |
| 1300 | Home Economics | 60 |
| 1700 | Mathematics | 35 |
| 1900 | Physical Science | 60 |
| 4900 | Interdisciplinary | 60 |
| 5330 | Carpentry | 175 |
| 5342 | Machine Tools | 90 |
| 5347 | Graphic Arts | 80 |

* Standards selected that are applicable to Delta College

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

DELTA COLLEGE CAPACITY LOAD RATIOS

The District Five-year Construction Plan for 2000-2004 that was submitted or reported that the current ratios for Delta College (including the Manteca and Center) were as follows:

| | | | | |
|----------------------------|------------|---------------|-----------|--------------|
| Ratio - Lecture Classrooms | Space | WSCH Capacity | WSCH Load | Ratio |
| | 65,124 asf | | 151,582 | 150,638 101% |

(151,582/150,638 = 101%)

This means that lecture classroom capacity exceeds the amount needed to carry load. To qualify for State funding to build new lecture classrooms, the ratio must be more than 95%. This could be accomplished by an increase in WSCH of 7,600 (

| Averaged | | | | |
|----------------------------|--------------|----------------------|------------------|--------------|
| Ratio - Class Laboratories | <u>Space</u> | <u>WSCH Capacity</u> | <u>WSCH Load</u> | <u>Ratio</u> |
| | 130,495 asf | | 43,069 | 43,733 98% |

(43,069/43,733 = 98%)

This means that the averaged class laboratory space is less than needed to carry the load. However, under new qualifying guidelines for State funding, the college may have to increase space to 95%. This could be accomplished by an increase in WSCH of 1,312, (87.5 % of capacity).

| Ratio - Office Space | <u>Space</u> | <u>Staff Capacity</u> | <u>Staff Load</u> | <u>Ratio</u> |
|----------------------|--------------|-----------------------|-------------------|--------------|
| | 57,811 asf | 413 | 355 | 116% |

(413/355 = 116%)

This means that office space capacity exceeds the space needed to provide space for each staff member. Again, to bring the ratio down to at least 95% for priority for State funding, space would have to be reduced by 10,466 asf (space for 30 staff members).

| Ratio - Library | <u>Capacity Space</u> | <u>Load Space</u> | <u>Ratio</u> |
|-----------------|-----------------------|-------------------|--------------|
| | 36,543 asf | 46,400 asf | 74% |

(36,543/46,400 = 79%)

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

| Ratio - AV/TV Radio | <u>Capacity Space</u> | <u>Load Space</u> | <u>Ratio</u> |
|---------------------|-----------------------|-------------------|--------------|
| | 5,148 asf | 13,416 asf | 38% |

This indicates that the existing AV/TV Radio space is 62% less than that required for current day graded enrollment. Thus, AV/TV Radio space could be increased by 8,268 asf to bring the ratio up to 95%. The State standard for AV/TV ratio is 95% (the reader is referred to Title 5 -Section 57030).

Ratios can be Improved by Consolidation and Restructuring

As the College's enrollment increases over the next 25 years, capacity load r somewhat, thus allowing for construction of additional space for lecture cla laboratories and offices. However, it is important to understand that the D aggressive steps to consolidate and restructure its instructional space usage the near and midterm to make room in the ratios, for construction of new faci and at the Tracy Learning Center.

PART 4: STATUS OF EXISTING BUILDINGS AND INFRASTRUCTURE

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

REVIEW OF EXISTING BUILDINGS

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

Summary - Major repairs and asbestos abatements are needed

- Almost all of the main buildings have spread footing foundations and steel structures with non-load bearing exterior walls. The Division of the State Geologist inspected the structures in 1997 and reported that no seismic repairs are needed.
- The general condition of the roofs, ceilings, interior walls, exterior walls and windows are good but continuous repairs to stucco walls are needed.
- Interior lights are being replaced with low voltage mercury tubes and ballasts.
- Plumbing is poor and needs continuous repairs.
- Asbestos is a major issue for maintenance work and remodeling, it is in crawl spaces, plenum spaces, sheet rock walls and exterior stucco. The District has established a removal and abatement program that is in progress with State funds. However, a substantially increased level of State funding will be needed in more years.
- Substantial ADA improvements are needed throughout the campus buildings. The District has received State funds for this work.

- The building electrical systems are in need of replacement, upgrading and funds have been requested for this project.
- The loading dock and access ramp in Danner Hall is not constructed to serv
- The maintenance shops in Danner Hall do not have adequate ventilation.
- Generally, the buildings do not have adequate fire sprinkler systems. In do not have adequate systems to handle hazardous materials and ventilate
- Shima Center has major HVAC deficiencies
- The basic buildings, with exception of the police cottage and facilities a Mountain Ranch Center, have remaining useful lives of at least 50 years or

Normally, State Scheduled Maintenance and Hazardous Materials funds are used repairs, improvements, and material removals in campus buildings. However, t and cost of the asbestos removal, ADA improvements and electrical systems re will require the use of State capital outlay funds for major projects. In o implement this work, the District should further develop its plan to address the existing buildings.

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

Building: Administration Building

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

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

- Lights:
 - 3 x 3 fluoresent drop light fixtures with energy saving ballast materials. being installed.
 - Plumbing is in poor condition and needs continuous maintenance.
 - See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

- Asbestos Material
 - Asbestos contained Acoustical Ceilings and Fireproofing
 - Assumed asbestos until testing is completed: Roofing materials, sheet rock a stucco.
- ADA Compliance
 - Door thresholds need to be lowered. (Applying For Funds)
 - Replacement of the doorknobs with lever handles type. (Applying For Funds)
 - Improve the surface on the ramps to make them less slippery. (Applying For F

ADMINISTRATION BUILDING

- Lower signage. (Applying For Funds)
- Upgrade restrooms to new disabled standards. (Applying For Funds)
- Key access signage outside each elevator. (Applying For Funds)
- Bomanite walkways - difficult to navigate. (Applying For Funds)
- Some automatic doors shut to quickly. (Applying For Funds)
- Stair step edges - improve visibility. (Applying For Funds)
- Lower floor plan maps signage around campus. (Being Done In House)
- Improve steps to make them less slippery and more visible. (Being Done In House)
- Fire Alarm System
 - Pull Stations
 - Fire Extinguishers - Chemical and Halon
 - Halon system in Admin Fault Room
 - No Automatic Sprinklers elsewhere in the building.

Flexibility and Expandability:

- The flexibility and expandability of each room depends on the testing of asbestos, rock and other materials. If asbestos is found the cost of the remodeling project will be increased.
- The electrical wiring and HVAC is an issue before any remodeling or expansion is completed.

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which allows for future expansion.
- Increasing the capacity of the electric panel will increase the useful life of the building.

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.
- Removal of "exposed" asbestos in Administration Hallways is estimated to cost \$1,000,000.00.
- Replacement of asbestos containing Crawl Space Door is estimated to cost \$1,660,000.00 (with State funding).

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

BUILDING: ATHERTON BUILDING

Construction Date:1972
 Gross Square Feet:24,002
 Number of Stories:3

Age: 28 years
 Assignable Square Feet: 30,247
 Elevators: 1 passenger

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

- Lights:
 - 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
 - Plumbing is in poor condition and needs continuous maintenance.
- See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

- Asbestos Material
 - Asbestos contained Acoustical Ceilings
 - Assumed asbestos until individual testing is completed: Roofing material, sh stucco, stage fire curtain, floor tile and mastic and electrical wire insu
 - Hazardous Material
 - Paint
 - Oil
 - Misc. Paint Supplies

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

ATHERTON BUILDING

- ADA Compliance
 - Door thresholds need to be lowered. (Applying For Funds)
 - Replacement of the doorknobs with lever handles type. (Applying For Funds)

- Improve the surface on the ramps to make them less slippery. (Applying For F
- Lower signage. (Applying For Funds)
- Upgrade restrooms to new disabled standards. (Applying For Funds)
- Key access signage outside each elevator. (Applying For Funds)
- Bomanite walkways - difficult to navigate. (Applying For Funds)
- Some automatic doors shut to quickly. (Applying For Funds)
- Stair step edges - improve visibility. (Applying For Funds)
- Lower floor plan maps signage around campus. (Being Done In House)
- Improve steps to make them less slippery and more visible. (Being Done In Hou
- Fire Alarm System
 - Pull Stations
 - Fire Extinguishers - Chemical and Halon
 - Automatic Sprinklers (2nd and 3rd Floors)
 - No Automatic Sprinklers elsewhere in the building.

Flexibility and Expandability:

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

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which
- Increasing the capacity of the electric panel will increase the useful life a

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodel

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.
- Replacement of asbestos containing Crawl Space Door is estimated to cost \$1,66
- State funding).

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

BUILDING: BUD CENTER / BUDD SHOPS

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

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

- Lights:
 - 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
- Pool deck needs replacement.
 - Plumbing is in poor condition and needs continuous maintenance.
 - See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

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

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

BUD CENTER / BUDD SHOPS

- Hazardous Materials
 - Biology/Medical
 - Paint
 - Oil
 - Fuel
 - Ink
 - Fixer and Developer
 - Solvents
 - Pressurized Cylinders
- ADA Compliance
 - Door thresholds need to be lowered. (Applying For Funds)
 - Replacement of the doorknobs with lever handles type. (Applying For Funds)

- Improve the surface on the ramps to make them less slippery. (Applying For Fu
- Lower signage. (Applying For Funds)
- Upgrade restrooms to new disabled standards. (Applying For Funds)
- Key access signage outside each elevator. (Applying For Funds)
- Bomanite walkways - difficult to navigate. (Applying For Funds)
- Some automatic doors shut to quickly. (Applying For Funds)
- Stair step edges - improve visibility. (Applying For Funds)
- Widen doorway into the Women's Locker Room. (Applying For Funds)
- Improve the shower facilities in the Men's and Women's Locker Room. (Applyin
- Blanchard Gym entrances ramp needs railing and a rest area. (Applying For Fu
- Lower floor plan maps signage around campus. (Being Done In House)
- Improve steps to make them less slippery and more visible. (Being Done In Ho
- Fire Alarm System
 - Pull Stations
 - Fire Extinguishers - Chemical and Halon
 - Automatic Sprinkler System (Budd 105 - Maintenance Paint Shop)
 - No Automatic Sprinkler System in the rest of the building.

Flexibility and Expandability:

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

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which
- Increasing the capacity of the electric panel will increase the useful life a

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodel

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

BUD CENTER / BUDD SHOPS

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.
- Replacement of asbestos containing Crawl Space Door is estimated to cost \$1665 (applied for State funding).
- Removal of "exposed" asbestos in Budd 102 - Copy Center is estimated to cost \$8 (for State funding).
- Removal of "exposed" asbestos in Budd 103 - Cabinet Shop is estimated to cost \$ (applied for State funding).
- Removal of "exposed" asbestos in Budd 104 - Mill Cabinet Shop is estimated to (applied for State funding).
- Removal of "exposed" asbestos in Budd 105 - Maintenance Paint Shop is estimated \$85,560.00 (applied for State funding).
- Removal of "exposed" asbestos in Budd 106 - Electrical Shop is estimated to co (applied for State funding).
- Retrofit the Budd Shops chiller is estimated to cost \$354,000.00 (funds are fr Maintenance and the District).

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

BUILDING: THE CAMPUS

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

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

- Lights:

- 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
- Plumbing is in poor condition and needs continuous maintenance.
- See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

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

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

THE CAMPUS

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

Flexibility and Expandability:

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

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which
- Increasing the capacity of the electric panel will increase the useful life and

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodel

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.
- Removal of "exposed" asbestos in the Classroom Ceiling Restrooms Phase I is esti \$68,994.00 (funds are from the State).
- Removal of "exposed" asbestos in the Classroom Ceiling Restrooms Phase II is est \$96,814.00 (applied for State funding).
- Removal of "exposed" asbestos in the Classroom Ceiling Restrooms Phase III is es \$171,371.00 (applied for State funding).
- Security Lighting Renovation Phase A is estimated to cost \$369,500.00 (funds ar Maintenance and the District).
- Security Lighting Renovation Phase B is estimated to cost \$361,500.00 (funds ar Maintenance and the District).
- Security Lighting Renovation Phase C is estimated to cost \$393,800.00 (funds ar Maintenance and the District).

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

THE CAMPUS

- Security Lighting Renovation Phase D is estimated to cost \$365,00.00 (funds are Maintenance and the District).
- Mitigate Floor Drainage in Holt/Budd Phase I is estimated to cost \$383,760.00 Deferred Maintenance and the District).
- Upgrade Ventilation Air Distribution is estimated to cost \$196,000.00 (funds ar Maintenance and the District).
- Correction and repair plumbing leaks is estimated to cost \$154,505.00 (funds ar Maintenance and the District).

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

BUILDING: CAMPUS POLICE COTTAGE

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

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

- Lights:
 - 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
- HVAC is a stand-alone system.
 - Plumbing is in poor condition and needs continuous maintenance.
 - See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

- Asbestos Material
 - Assumed asbestos until individual testing is completed: Roofing materials, floor tile and sheet flooring.

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

CAMPUS POLICE COTTAGE

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

Flexibility and Expandability:

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

Remaining Useful Life and Future Use:

- Basic structure of the building is wood frame.
- Increasing the capacity of the electric panel will increase the useful life and future use.

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:

- The cost of "concealed" asbestos removal is unknown.

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

BUILDING: CENTRAL PLANT

Construction Date:1996 Age: 4 years
Gross Square Feet:5,821 Assignable Square Feet: 10,116
Number of Stories:1 Elevators: 0

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

- The general condition of the exterior walls is good, minor repairs may need to stucco.
- The general condition of the roof is good, minor repairs may need to be done.

Interior (floors, walls ceilings):

- The general condition of the interior floors walls and ceilings are in good c and general up keeps in always needed.

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

- HVAC Deficiency
- The system will be a full capacity when the Holt Shops are added to the syst
- See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

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

Flexibility and Expandability:

Remaining Useful Life and Future Use:

Cost of Reconstruction or Remodeling:

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

BUILDING: CHILD DEVELOPMENT CENTER

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

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

- The general condition of the exterior walls is good, minor repairs may need to stucco.
- The general condition of the roof is good, minor repairs may need to be done.

Interior (floors, walls ceilings):

- The general condition of the interior floors, walls and ceilings are in good condition and general up keeps in always needed

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

- Lights:
 - 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
- HVAC
 - Stand alone system.
- See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

- The existing landscape condition is very good although some areas will need to be reached by the plant life span.

Seismic:

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

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

- Fume Hoods
- Kitchen Area
- ADA Compliance
 - Door thresholds need to be lowered.
 - Lower signage
 - Signage for sight impaired students.
- Fire Alarm System
 - Pull Stations
 - Fire Extinguishers - Chemical & Halon
 - Automatic Sprinkler System through out the building

San Joaquin Delta Community College District

Age and Condition of Existing Building

CHILD DEVELOPMENT CENTER

Flexibility and Expandability:

Remaining Useful Life and Future Use:

Cost of Reconstruction or Remodeling:

Cost of Demolition and Replacement:

BUILDING: CUNNINGHAM CENTER

Construction Date:1972 Age: 28 years
Gross Square Feet:92,504 Assignable Square Feet: 63,229
Number of Stories:4 Elevators: 1 - passenger & 1- dumbwaiter

Condition: [X] Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

- Lights:
3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
HVAC Deficiency:
Cunningham 115 has no exhaust.
Cunningham 428 has insufficient cooling.
Plumbing is in poor condition and needs continuous maintenance.
See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

- Asbestos Material
Asbestos contained Acoustical Ceilings and Fireproofing
Assumed asbestos until testing is completed: Roofing materials, sheet rock a floor tile and mastic.

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

CUNNINGHAM CENTER

- Hazardous Materials
Chemistry chemicals
Biology/Medical
Pressurized Cylinders

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

Flexibility and Expandability:

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

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which allows for future expansion.
- Increasing the capacity of the electric panel will increase the useful life and allow for future expansion.

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

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

CUNNINGHAM CENTER

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.
- Replacement of asbestos containing Crawl Space Doors is estimated to cost \$4,900,000.00 (State funding).
- Removal of "exposed" asbestos in the Cunningham Lounge and Cunningham 120 is estimated to cost \$89,562.00 (applied of State funding).

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

BUILDING: DANNER CENTER

Construction Date:1972
Gross Square Feet:72,342
Number of Stories:3

Age: 28 years
Assignable Square Feet: 52,024
Elevators: 1 - passenger & 1- freight

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

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

Interior (floors, walls ceilings):

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

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

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

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

DANNER CENTER

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

- Asbestos Material
 - Asbestos contained Acoustical Ceilings.
 - Assumed asbestos until testing is completed: Roofing materials, sheet rock a sheet flooring, floor tile and mastic.
- Hazardous Materials
 - Biology/Medical
 - Oil
 - Solvent
 - Fuel
 - General Maintenance Shop chemicals
 - Pressurized Cylinder
- ADA Compliance
 - Door thresholds need to be lowered. (Applying For Funds)
 - Replacement of the doorknobs with lever handles type. (Applying For Funds)
 - Improve the surface on the ramps to make them less slippery. (Applying For Funds)
 - Lower signage. (Applying For Funds)

- Upgrade restrooms to new disabled standards. (Applying For Funds)
- Key access signage outside each elevator. (Applying For Funds)
- Bomanite walkways - difficult to navigate. (Applying For Funds)
- Some automatic doors shut to quickly. (Applying For Funds)
- Stair step edges - improve visibility. (Applying For Funds)
- Lower floor plan maps signage around campus. (Being Done In House)
- Improve steps to make them less slippery and more visible. (Being Done In House)
- Alarm System
 - Pull Stations
 - Fire Extinguisher - Chemical and Halon
 - Automatic Sprinkler System in Basement area only.
- Fume Hood
 - Kitchen Area

Flexibility and Expandability:

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

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which
- Increasing the capacity of the electric panel will increase the useful life

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.

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

BUILDING: FORUM CENTER

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

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

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

- Plumbing is in poor condition and needs continuous maintenance.
- See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

- Asbestos Material
 - Asbestos contained Acoustical Ceilings
 - Assumed asbestos until individual testing is completed: Roofing materials, s and stucco.
- ADA Compliance
 - Door thresholds need to be lowered. (Applying For Funds)
 - Replacement of the doorknobs with lever handles type. (Applying For Funds)
 - Improve the surface on the ramps to make them less slippery. (Applying For Fu

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

FORUM CENTER

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

Flexibility and Expandability:

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

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which
- Increasing the capacity of the electric panel will increase the useful life a

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodel

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.

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

BUILDING: GOLEMAN CENTER

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

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

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

Communications:

- See section "Communications".

Landscape (parking lots):

- The existing landscape condition is very good although some areas will need to be reached by the plant life span.

Seismic:

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

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

- Asbestos Material
 - Asbestos contained Acoustical Ceilings and Fireproofing
 - Assumed asbestos until individual testing is completed: Roofing materials, siding and stucco.

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

GOLEMAN CENTER

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

Flexibility and Expandability:

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

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which is strong.
- Increasing the capacity of the electric panel will increase the useful life and safety.

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.
- Replacement of asbestos containing Crawl Space Doors is estimated to cost \$4,900,000.00 (State funding).

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

BUILDING: HOLT CENTER / HOLT SHOPS

Construction Date:1972 Age: 28 years
Gross Square Feet:12,4726 Assignable Square Feet: 76,683
Number of Stories:4 Elevators: 1 - passenger & 1 - freight

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

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

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

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

HOLT CENTER / HOLT SHOPS

- Asbestos Material
 - Asbestos contained Acoustical Ceiling and Fireproofing
 - Assumed asbestos until individual testing is completed: Roofing materials, stucco, transite sheeting, floor tile and mastic.
- Hazardous Materials
 - Fixer and Developer
 - Chemistry Chemicals
 - Biology/Medical
 - Liquid Nitrogen
 - Paint
 - Oil
 - Antifreeze
 - Fuel
 - Solvents
 - Oil Filters
 - Resin
 - Pressurized Cylinders
- ADA Compliance
 - Door thresholds need to be lowered. (Applying For Funds)
 - Replacement of the doorknobs with lever handles type. (Applying For Funds)
 - Improve the surface on the ramps to make them less slippery. (Applying For Funds)
 - Lower signage. (Applying For Funds)
 - Upgrade restrooms to new disabled standards. (Applying For Funds)
 - Key access signage outside each elevator. (Applying For Funds)
 - Bomanite walkways - difficult to navigate. (Applying For Funds)
 - Some automatic doors shut too quickly. (Applying For Funds)
 - Stair step edges - improve visibility. (Applying For Funds)
 - Lower floor plan maps signage around campus. (Being Done In House)
 - Improve steps to make them less slippery and more visible. (Being Done In House)
- Fire Alarm System
 - Pull Stations
 - Fire Extinguishers - Chemical and Halon
 - No Automatic Sprinkler System
- Fume Hood
 - Holt 121 - EM Lab
 - Holt 142 - Welding Shop
 - Holt 141 - Body Shop
 - Fume hoods need to be checked and possible upgrade to a newer system. Note: transite is a concern in upgrading the fume hoods

Flexibility and Expandability:

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

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

HOLT CENTER / HOLT SHOPS

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which
- Increasing the capacity of the electric panel will increase the useful life and

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring will be an issue for reconstruction and remodeling.

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.
- Replacement of asbestos containing Crawl Space Doors is estimated to cost \$4,900,000.00 (applied for State funding).
- Removal of "exposed" asbestos in the Holt Lounge and Holt 113/213 Music Rooms is estimated to cost \$186,865.80 (applied for State funding).
- Removal of "exposed" asbestos in Holt 127 - Machine Shop is estimated to cost \$117,500.00 (applied for State funding).
- Removal of "exposed" asbestos in Holt 129 - Welding Shop is estimated to cost \$117,500.00 (applied for State funding).
- Removal of "exposed" asbestos in Holt 136 - HVAC Shop is estimated to cost \$117,500.00 (applied for State funding).
- Removal of "exposed" asbestos in Holt 141 - Body Shop is estimated to cost \$140,000.00 (applied for State funding).
- Removal of "exposed" asbestos in Holt 142 - Auto Electric Shop is estimated to cost \$140,000.00 (applied for State funding).
- Removal of "exposed" asbestos in Holt 143 - Auto Mechanic Shop is estimated to cost \$140,000.00 (applied for State funding).
- Repair Gas Vents in Holt 136 - HVAC Shop is estimated to cost \$16,500.00 (funds from Deferred Maintenance and the District).

BUILDING: LOCKE CENTER

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

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

- Lights:
 - 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
- HVAC Deficiency
 - Locke 108 classroom units also server Box Office 101, 102, 103 and 104.
 - Locke 118 classroom units also service office 119, 199A and 119b
 - Locke 408 - the units serve Light Booth that also serves Locke 326.
 - Locke 402 has very high ceilings these units also serve office 403-407. The under sized and Locke 402 is always hot.
 - Locke Tillie Lewis Theater stage needs more cooling.
 - Locke 325 classroom also serves dressing rooms Locke 325A- C. Units in another serving different rooms and serving part of room Locke 325.
 - Locke 243 is a large classroom, which is served by two units, which also serve
 - Locke 408 - Studio Lighting Booth has insufficient cooling.
 - Plumbing is in poor condition and needs continuous maintenance.
 - See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

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

LOCKE CENTER

Seismic:

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

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

- Asbestos Material
 - Asbestos contained Acoustical Ceilings
 - Assumed asbestos until individual testing is completed: Roofing materials, stucco, stage fire curtain and electrical wire insulation.
- Hazardous Materials
 - Paint
 - Misc. painting supplies
 - Biology/Medical
- ADA Compliance
 - Door thresholds need to be lowered. (Applying For Funds)
 - Replacement of the doorknobs with lever handles type. (Applying For Funds)
 - Improve the surface on the ramps to make them less slippery. (Applying For Funds)
 - Lower signage. (Applying For Funds)
 - Upgrade restrooms to new disabled standards. (Applying For Funds)
 - Key access signage outside each elevator. (Applying For Funds)
 - Bomanite walkways - difficult to navigate. (Applying For Funds)
 - Some automatic doors shut to quickly. (Applying For Funds)
 - Stair step edges - improve visibility. (Applying For Funds)
 - Lower floor plan maps signage around campus. (Being Done In House)
 - Improve steps to make them less slippery and more visible. (Being Done In House)
- Fire Alarm System
 - Pull Stations
 - Fire Extinguisher - Chemical & Halon
 - Automatic Sprinkler System (Locke Basement, Locke 149, Locke 4th Floor)
 - No Automatic Sprinkler System in the rest of the building.

Flexibility and Expandability:

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

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which is strong.
- Increasing the capacity of the electric panel will increase the useful life and safety.

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodeling.

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

LOCKE CENTER

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.
- Replacement of asbestos containing Crawl Space Doors is estimated to cost \$6,600,000.00 (State funding).
- Removal of "exposed" asbestos in the Locke Lounge, Locke 242A \ 244A - Costume Room is estimated to cost \$104,742.00 (applied for State funding).

- Replace Dimmer Control System in the Tillie Lewis Theater is estimated to cost are from Deferred Maintenance and the District).

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

BUILDING: MANTECA CENTER

Construction Date: Existing Buildings Unknown Age: 3 years (New Building)
New Building: 1996

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

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

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

- The general condition of the exterior walls is good, minor repairs may need to stucco.
- The general condition of the roof is good, minor repairs may need to be done.

Interior (floors, walls ceilings):

- The general condition of the interior floors, walls and ceilings are in good condition and general up keeps in always needed

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

- Lights:
 - 3 x 3 fluorescent drop light fixtures with energy saving ballast materials. being installed.
 - See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

- The existing landscape condition is very good although some areas will need to be replaced at the reach of the plant life span.
- The parking lots are in declining condition and need continuous maintenance.

Seismic:

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

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

- Asbestos Material
 - Existing Building (unknown age)
 - Assumed asbestos until individual testing is completed: Roofing materials, mud, transite pipe and sheet flooring.
 - New Instructional Classroom Building (1996)
 - Asbestos contained floor tiles.

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

MANTECA CENTER

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

Flexibility and Expandability:

Remaining Useful Life and Future Use:

Cost of Reconstruction or Remodeling:

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$25,000.00

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

BUILDING: MOUNTAIN RANCH

Construction Date:Unknown

Age: Unknown

Gross Square Feet:

Assignable Square Feet: 1,152

Number of Stories:1

Elevators: 0

Condition: Good Fair Poor

Basic Structure and Foundation:

The property is leased.

Exterior (walls, roof, ceilings):

Interior (floors, walls ceilings):

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

Communications:

Landscape (parking lots):

Seismic:

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

Flexibility and Expandability:

Remaining Useful Life and Future Use:

Cost of Reconstruction or Remodeling:

Cost of Demolition and Replacement:

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

BUILDING: SHIMA CENTER

Construction Date:1972

Age: 28 years

Gross Square Feet:107,065

Assignable Square Feet: 79,591

Number of Stories:4

Elevators: 1 - passenger

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

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

Interior (floors, walls ceilings):

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

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

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

- HVAC Deficiency
- Shima 417 classroom units also serve office Shima 412-416. The offices are
- Shima 308 is supplied by two units; one of these units also serves offices S
These offices complain of being too cold.
- Shima 110 - Hydraulic Shop and Shima 112/113 - AG Shop has no air conditio
- Shima 237 and 240 are computer labs with under sized air conditioning.
- Shima 117 has been remodeled and the air conditioning is under sized.
- Shima 148- 150 - Photo Lab air conditioning is insufficient and has a real
- Plumbing is in poor condition and needs continuous maintenance.
- See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

SHIMA CENTER

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

- Asbestos Material
 - Asbestos contained Acoustical Ceilings
 - Assumed asbestos until individual testing is completed: Roofing materials, s
stucco, sheet flooring, floor tile and mastic.
 - Hazardous Materials
 - Oil
 - Fuel
 - Paint
 - Solvents
 - Pesticides
 - Ceramic Glazing
- ADA Compliance
 - Door thresholds need to be lowered. (Applying For Funds)
 - Replacement of the doorknobs with lever handles type. (Applying For Funds)
 - Improve the surface on the ramps to make them less slippery. (Applying For Fu
 - Lower signage. (Applying For Funds)
 - Upgrade restrooms to new disabled standards. (Applying For Funds)
 - Key access signage outside each elevator. (Applying For Funds)
 - Bomanite walkways - difficult to navigate. (Applying For Funds)
 - Some automatic doors shut to quickly. (Applying For Funds)
 - Stair step edges - improve visibility. (Applying For Funds)
 - Lower floor plan maps signage around campus. (Being Done In House)
 - Improve steps to make them less slippery and more visible. (Being Done In Hou
- Fire Alarm System
 - Pull Stations
 - Fire Extinguisher - Chemical & Halon

- No Automatic Sprinkler System in this building.
- Fume Hoods
 - Shima 134 - Sculpture Room
 - Shima 147-150 - Photo Lab
 - Fume hoods need to be checked and possible upgrade to a newer system. Note: transite is a concern in upgrading the fume hoods.

Flexibility and Expandability:

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

Remaining Useful Life and Future Use:

- Basic structure of the building is steel I-beam, with non-bearing walls, which
- Increasing the capacity of the electric panel will increase the useful life an

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

SHIMA CENTER

Cost of Reconstruction or Remodeling:

- Asbestos will be an issue for reconstruction and remodeling.
- The electrical wiring and HVAC will be an issue for reconstruction and remodel

Cost of Demolition and Replacement:

- Removal of "concealed" asbestos is estimated to cost \$1,000,000.00.
- Replacement of asbestos containing Crawl Space Doors is estimated to cost \$4,9(State funding).
- Removal of "exposed" asbestos in the Shima Lounge is estimated to cost \$106,26(State funding).
- Replacement of drains in Shima 134 - Ceramic Lab & Shima 138 - Sculpture Lab : cost \$81,900.00 (funds are from Deferred Maintenance and the District).
- Replacement of the HVAC ductwork in the Shima Building is estimated to cost \$3 are from Deferred Maintenance and the District).
- Repair the electric work in the Shima Crawl Space is estimated to cost \$29,500 Deferred Maintenance and the District).

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

BUILDING: THE WAREHOUSE

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

Condition: Good Fair Poor

Basic Structure and Foundation:

Exterior (walls, roof, ceilings):

- The general condition of the exterior walls is good, minor repairs may need to
- The general condition of the roof is good, minor repairs may need to be done.

Interior (floors, walls ceilings):

- The general condition of the interior floors, walls and ceilings are in good and general up keeps in always needed.

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

- Lights:
 - 3 x 3 fluoresecent drop light fixtures with energy saving ballast materials. being installed.
 - Plumbing is in poor condition and needs continuous maintenance.
 - See section on "Group I Equipment".

Communications:

- See section "Communications".

Landscape (parking lots):

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

Seismic:

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

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

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

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

THE WAREHOUSE

Flexibility and Expandability:

Remaining Useful Life and Future Use:

Cost of Reconstruction or Remodeling:

Cost of Demolition and Replacement:

CONDITION OF HARDSCAPE AND LANDSCAPE

The Delta College hardscape (roads, walkways, fencing, lighting, curbing, terraces, and parking lots) and landscape (trees, shrubs, turf, irrigation, and drainage) will be evaluated for current condition and the need for repairs and replacement.

Summary - Major repairs are needed

- Generally the Delta College hardscape is in good condition and well maintained.
- The bomanite walkways and plazas are in poor condition and are too rough for wheelchairs. Major replacement and repairs costing about \$600,000 are needed in the near term.
- Some fencing needs replacement; costing about \$156,000.
- Some parking lots need major repairs in the near term; costing about \$1.3 million.
- The irrigation systems need repairs and some replacements; costing up to \$1.5 million.

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

CONDITION OF CAMPUS UTILITY SYSTEM

Utility Trench

In 1996 a new utility loop trench was completed that surrounds all of the ca trench includes the following utilities:

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

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

Central Plant

In 1996 the District, using its own funds, completed construction of a new c College to supply chilled and hot water for cooling and heating of the main k the plant contains:

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

Water, Sewers and Storm Drainage Systems

The water supply, sewage disposal and storm water drainage systems are report Maintenance Division to be in good working condition with the exception of th system that has had overflow problems in recent years. This appears to have city.

PART 5: STATUS OF COMMUNICATIONS SYSTEMS

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

Communications Subsystems

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

PART 6: SCHEDULED MAINTENANCE PROGRAM

Each year, the District's Business Services Division submits a request for sc
projects to the State Chancellor's Office for funding in the annual Governor'

The District's request for 1999-2000 is an essential part of this master pla

PART 7: HAZARDOUS MATERIALS AND INSURANCE PROGRAMS

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

The District's request for 1999-2000 is an essential part of this master plan.

INSURANCE SUMMARY

PART 8: DISTRICT PURCHASING PROGRAM

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

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