

Facility: \\Rancho Santiago Community College District\Santa Ana College\0001 CESAR CHAVEZ - A

Facility Description:

0001. Building "A" Cesar Chavez Business / Computer Center is located on the Santa Ana campus of Rancho Santiago Community College in Santa Ana, California. The 2-story (plus two basements) 68,459 square foot building contains classrooms. Originally constructed in 1996, there have been no additions or major renovations to date, 2014. A major remodel consists of a full gut face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a slab on and below grade using concrete footings and foundation walls. The main structure is typically metal framing using masonry panels over CMU. The roof is a built up system with reflective coating and metal standing seam of unknown vintage. Exterior doors are typically aluminum storefront and the windows and in fills are typically metal single pane fixed units.

INTERIORS:

Partition wall types include painted drywall with vinyl wall coverings and wire glass panels. The interior wall finishes are generally of original type. Most ceilings are 12"x12" glue on acoustical tiles and metal pandeck. Flooring in high use areas is VCT/vinyl tile. Most other flooring is carpet with a raised wood floor in room 119-B. Interior doors are generally solid wood in metal jambs using panic and lever type hardware, with electric access control. The rest rooms have tile floors with tile and vinyl wainscot. Toilet partitions are stainless steel.

MECHANICAL/PLUMBING:

EMS monitored. Heating for the building is provided by two roof mounted 2014 vintage Ray pack 990,000 BTU gas fired hot water boilers using two 5 HP 89.5% EFF circulation pumps. Cooling is provided by four roof mounted Continental air cooled water chillers, Model # DSA80F using two 15 HP 92.4% EFF circulation pumps. The heating/cooling distribution system is by roof mounted Energy lab air handling units, Model # 60-100FCHF that have hot and cold coils using VAVs. Fresh air is supplied by ducts using the air handlers. Three roof mounted Liebert condensing units serve refrigerant to three floor mounted Liebert air handling units to provide under floor air conditioning for the computer rooms. One Model # CDF380Y and Two Model # CDF165A. Four roof mounted exhaust fans serve the restrooms and other areas of the building. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs. The up grades consists of auto operation type toilets and urinals. The buildings piping is mostly original. Domestic hot water is supplied by One Rudd 19.9 and One State 19.9 gallon electric hot water heaters.

ELECTRICAL:

The electrical system is fed from the campus 4160 volt distribution system to a 2000 KVA transformer that provides 3000 amps of 277/480 volt, 3-phase, 4-wire power. Two 300 KVA transformers each provide 1200 amps of 120/208 volt, 3-phase, 4-wire power. A 480 volt 112.5 KVA transformer provides 120/240 225 amp 3-phase 4-wire power to the facility local distribution. A 250 KW standby generator provides 500 amps of 277/480 volt, 3-phase, 4-wire emergency power. A 45 KVA transformer then provides 120/208 volt, 3-phase, 4-wire emergency power. LCS lighting is mostly T-8 and F-42 fluorescent using the buildings EMS system with motion sensors using typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting that are powered by the stand by generator power system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations or heat/smoke detectors, and is centrally monitored by a Notifier panel. The building has a fire sprinkler system. The computer rooms are equipped with FM 200 fire suppression systems. This building has specific rooms connected to a monitored security system. A video system is present.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels. The elevator and equipment are believed to be original to construction.

Hazmat.

None noted.

Hazmat.

Current Repair Cost: \$936,224.60

Replacement Cost: \$31,196,766.30

FCI: 3.00%

Life Cycle Data:

| Sub-System | | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|------------|---------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 | Slab on Grade | | \$18.98 | 4% | 100 | 100% | 18% | 1 | \$0 |
| B1010 | Floor Construction | | \$41.55 | 9% | 100 | 100% | 18% | 1 | \$0 |
| B1020 | Roof Construction | | \$14.45 | 3% | 100 | 120% | 18% | 1 | \$0 |
| B2010 | Exterior Walls | | \$21.09 | 5% | 100 | 100% | 18% | 1 | \$0 |
| B2020 | Exterior Windows | | \$14.71 | 3% | 35 | 105% | 51% | 1 | \$0 |
| B2030 | Exterior Doors | | \$1.09 | 0% | 30 | 105% | 60% | 1 | \$0 |
| B3010 | Roof Coverings | | \$13.06 | 3% | 20 | 120% | 90% | 1 | \$0 |
| B3020 | Roof Openings | | \$0.48 | 0% | 30 | 120% | 60% | 1 | \$0 |
| C1010 | Partitions | | \$15.66 | 3% | 30 | 110% | 60% | 1 | \$0 |
| C1020 | Interior Doors | | \$15.95 | 4% | 30 | 110% | 60% | 1 | \$0 |
| C2010 | Stair Construction | | \$4.16 | 1% | 100 | 100% | 18% | 1 | \$0 |
| C3010 | Wall Finishes | | \$13.68 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 | Floor Finishes | | \$15.93 | 3% | 20 | 105% | 90% | 1 | \$0 |
| C3030 | Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 72% | 1 | \$0 |
| D1010 | Elevators and Lifts | | \$8.82 | 2% | 25 | 100% | 72% | 1 | \$0 |
| D2010 | Plumbing Fixtures | | \$38.09 | 8% | 35 | 100% | 51% | 1 | \$0 |
| D3020 | Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 51% | 1 | \$0 |
| D3030 | Cooling Generating Systems | | \$82.99 | 18% | 30 | 100% | 60% | 1 | \$0 |
| D4030 | Fire Protection Specialties | | \$5.38 | 1% | 35 | 100% | 51% | 1 | \$0 |
| D5010 | Electrical Service/Distribution | | \$50.71 | 11% | 35 | 100% | 51% | 1 | \$0 |
| D5030 | Communications and Security | | \$10.95 | 2% | 20 | 100% | 90% | 1 | \$0 |
| F1030 | Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 72% | 1 | \$0 |
| Total: | | | \$455.70 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-----------------------------|--|-----------------|--------------|--------------|---------------|
| 09912372 | Wals And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$936,224.60 |
| Total | | | | 1 | | \$936,224.60 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0006 COOK GYMNASIUM-G

Facility Description:

0006. Building "G" Cook Gymnasium is located on the Santa Ana campus of Rancho Santiago Community College in Santa Ana, California. The 1 and 2-story 34,612 square foot building contains classrooms. Originally constructed in 1954, with a cosmetic remodel in 2013 with no major renovations to date, 2014. A major renovation consists of a full gut face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls. The main structure is typically stucco over cast in place concrete and or CMU. The roof is metal truss with a built up and composition shingle system of unknown vintage. Exterior main entry's are auto operation metal doors in a aluminum framed dual pane in fill system. The service doors are typically metal in metal/wood jambs using panic type hardware. The windows/window wall in fills are typically aluminum dual pane fixed units.

INTERIORS:

Partition wall types include painted drywall, plaster and cast in place concrete. The interior wall finishes are generally painted and original. Most ceilings are cast in place concrete and open to metal truss. Flooring in high use areas is exposed concrete. Most other flooring is wood strip and 9"x9" vinyl tiles. Room 106-7 has a raised floor. Interior doors are generally solid wood in metal jambs using lever handles.

The rest rooms have tile floors with a combination of plaster, concrete and tile walls using a combination of painted hard lds and concrete.

MECHANICAL/PLUMBING:

EMS monitored. Heating for portions of the building is provided by five floor mounted gas fired furnaces. Two ceiling hung furnaces provide heating for the main gym. Building W roof contains three heat pump condensing units that serve refrigerant to ceiling hung fan coil units that provide heating and cooling to the east end of the building. The majority of the building is not provided with cooling. Four roof and two wall mounted exhaust fans serve the restrooms and showers. Plumbing fixtures are a combination of auto and manual operation type with up grades as needed for maintenance needs using the buildings piping that is mostly original. Domestic hot water is supplied by a 300,000 BTU gas fired boiler and storage tank as well as a 50 gallon Rheem gas unit of 07 vintage and a 100 gallon AOSmith electric unit.

A separate restroom facility located adjacent to the baseball field is not provided with heating or cooling. A strip of screen between the top of the walls and ceiling provides ventilation. Plumbing fixtures are of original type using piping that is original to construction. There is no domestic hot water provided for this location.

ELECTRICAL:

The electrical system is fed from the campus 4160 volt distribution system to a 150 and a 100 KVA transformer that provides 800 amps of 480/277 and 600 and 500 amps of 120/240 volt, 1 and 3-phase, 3 and 4- wire power. Lighting is a combination of T-12, T-8 fluorescent and and T-5 hi output and CFLs. The building is equipped with illuminated exit signs along with emergency lighting.

The baseball restrooms are fed with 120/208 volt, 3-phase, 4-wire power from the F building electrical service.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system and fire extinguishers and fire hose reels. This building does not have a monitored security system. An assisive listening system is present.

The baseball restrooms do not have a fire alarm system, a fire sprinkler system, or a monitored security system.

Hazmat.

None noted.

Current Repair Cost: \$13,877,734.08

Replacement Cost: \$20,111,302.60

FCI: 69.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$56.02 | 10% | 100 | 100% | 60% | 1 | \$0 |
| A2020 Basement Walls | | \$32.02 | 6% | 100 | 100% | 60% | 1 | \$0 |
| B1010 Floor Construction | | \$23.52 | 4% | 100 | 100% | 60% | 1 | \$0 |
| B1020 Roof Construction | | \$14.64 | 3% | 100 | 120% | 60% | 1 | \$0 |
| B2010 Exterior Walls | | \$64.73 | 11% | 100 | 100% | 60% | 1 | \$0 |
| B2020 Exterior Windows | | \$18.90 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | \$28.09 | 5% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$23.78 | 4% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$3.31 | 1% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$34.36 | 6% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$10.56 | 2% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | \$29.32 | 5% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$45.86 | 8% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$9.71 | 2% | 25 | 105% | 100% | 1 | \$0 |
| D1010 Elevators and Lifts | | \$11.45 | 2% | 25 | 75% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$22.58 | 4% | 35 | 90% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$41.02 | 7% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$47.13 | 8% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$5.55 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$46.56 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | \$3.32 | 1% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$8.62 | 1% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$581.05 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|-----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$1,309,007.89 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$987,194.49 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$138,027.19 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,020,951.14 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$402,079.21 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$687,135.37 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$352,569.46 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,666,828.39 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$1,014,949.96 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$114,772.61 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$328,564.73 |
| 14281010 | Elevator Controls And Doors | L1 Elevator or Lift past useful life | L2 Deficiencies | 1 | 100.00% | \$297,058.52 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,420,029.76 |
| 22111964 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$192,037.83 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$703,638.63 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,631,571.44 |
| 26272620 | Warning Devices Elements | L1 Electrical System Beyond Expected Useful Lif | L2 Deficiencies | 1 | 100.00% | \$1,611,317.45 |
| Total | | | | 17 | | \$13,877,734.08 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0008 PUBLICATIONS\MAI-J

Facility Description:

Building "J" Publications / Maintenance is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1- story 11,703 square foot building contains a print shop and maintenance facilities. Originally constructed in 1950 with no major remodels to date, 2014, A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is typically paint over cast in place concrete using wood/metal framing. The roof is a built up system with a reflective coating of unknown vintage. Exterior doors are a combination of metal and solid wood in metal jambs using panic and lever hardware. Metal roll up doors are present. No windows were noted.

INTERIORS:

Partition wall types include painted drywall, plaster and concrete. The interior wall finishes are generally of original type. Most ceilings are a combination of T-bar type 2'x4' acoustical tiles as well as wood and metal frame and some 12"x12" glue on type. Flooring in high use areas is exposed concrete. Most other flooring is 12"x12" VCT and 9"x9" vinyl floor tiles. Interior doors are a combination of solid wood in metal jambs, wood in wood jambs and or metal in metal jambs using lever and or knob type hardware.

MECHANICAL/PLUMBING:

Heating and cooling for the building is provided by several different types of equipment. Four roof mounted package gas/electric units provide heating and cooling to several portions of the complex. Three American Standard. Two model # WCH060F100AB. One American Standard WCH036B100CB. One York Model # B1H048A46B. Three radiant space heaters provide heat to some of the shop space. One shop space is cooled by a roof mounted evaporative cooler. The majority of the complex does not have heating or cooling. Nine roof mounted exhaust fans serve the complex needs. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs using the mostly original piping. The up grades consists of auto operation toilets. Domestic hot water is supplied by two each, Rheem 19.9-gallon electric hot water heaters.

ELECTRICAL:

The electrical system is 7.5 KV at 600 amps fed from the campus 4160 volt distribution system to a 2006 vintage 5.5KV 2001 vintage switch to a 300 KVA transformer that provides 1200 amps of 480 volt, 3-phase, 3-wire power to various locations within the complex.. Other transformers, 100 and 30 KVA provide 120/208 volt power to the facility. Lighting is mostly T-8 fluorescent using typical switches and outlets. The building (some areas) are equipped with illuminated exit signs and emergency lighting. FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the complex. The system is activated by pull stations, smoke detectors and is centrally monitored by a Notifier panel. The building does not have a fire sprinkler system. A video system is present.

Hazmat.

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

Current Repair Cost: \$4,454,025.17

Replacement Cost: \$5,201,398.35

FCI: 85.63%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|------------|------------------|-----------|-------|------|---------|------|----------|---------|
|------------|------------------|-----------|-------|------|---------|------|----------|---------|

| Sub-System | | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|--|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | | \$35.86 | 8% | 100 | 100% | 64% | 1 | \$0 |
| B1010 Floor Construction | | | \$6.76 | 2% | 100 | 100% | 64% | 1 | \$0 |
| B1020 Roof Construction | | | \$28.92 | 7% | 100 | 120% | 64% | 1 | \$0 |
| B2010 Exterior Walls | | | \$7.98 | 2% | 100 | 100% | 64% | 1 | \$0 |
| B2020 Exterior Windows | | | \$14.71 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | | \$26.09 | 6% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | | \$15.66 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | | \$37.94 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | | \$39.67 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | | \$82.99 | 19% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | | \$4.67 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | | \$58.03 | 13% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | | \$9.32 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | | \$444.45 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|---------------------------------------|--|-----------------|--------------|--------------|---------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$201,643.61 |
| 07015010 | Roof Ceatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$366,509.46 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$13,087.81 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$13,316.09 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$205,448.21 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$180,845.15 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$222,442.07 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$195,809.90 |
| 09651910 | Miscellaneous Resilient Tile Flooring | 9 x 9 Tile: Damaged or Falling | Room | 5 | 17.24% | \$41,682.44 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$159,539.41 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$109,065.10 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$131,385.40 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$464,160.77 |
| 22111964 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$54,786.19 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$444,123.23 |

| | | | | | | |
|----------|-------------------------------|--|-----------------|----|---------|----------------|
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$971,186.66 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Li | L2 Deficiencies | 1 | 100.00% | \$678,993.65 |
| Total | | | | 21 | | \$4,454,025.17 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0009 HAMMOND-HALL-H

Facility Description:

Building "H" Hammond Hall is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 2-story 15,720 square foot building contains classrooms. Originally constructed in 1954, with no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete below grade using concrete footings and cast in place concrete foundation walls that are original to construction. The main structure is typically stucco over CMU. The roof is a built up system with reflective coating of unknown vintage. Exterior doors are typically auto operation aluminum doors in aluminum jambs. The windows are wood single pane units that are fixed and operational.

INTERIORS:

Partition wall types include painted drywall, plaster and CMU. The interior walls are generally original to construction. Most ceilings are T-bar 2'x4' acoustic tiles in metal grids and or 12"x12" glue on acoustical tiles. Flooring in high use areas is VCT vinyl tile. Most other flooring is carpet or 9"x9" vinyl flooring. Interior doors are generally solid wood in both wood and metal jambs using knob and lever type hardware, some use electric access control. The rest rooms have tile floors with plaster walls and a tile wainscot using 12"x12" glue on ceilings with metal toilet partitions.

MECHANICAL/PLUMBING:

Heating and cooling for the building is provided by two Trane heat pumps with no info. Two American Standard heat pumps, Model # TWA240B300BD. Additional cooling is provided by DX cool air handlers, Model # D7-1500-608. Two roof mounted exhaust fans serve the restrooms and building ventilation. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs. The up grades consists of auto operation toilets and urinals with typical sinks using the buildings mostly original piping. Domestic hot water is supplied by a Proline 19 gallon and a 12-gallon electric hot water heater of 92 vintage.

ELECTRICAL:

The mostly original electrical system is fed from the campus 4160 volt distribution system to two transformers. The first is a 150 KVA transformer that provides 400 amps of 240 volt, 3-phase, 3-wire power to local distribution. The second is a 75 KVA transformer that provides 350 amps of 120/240 volt, 1-phase, 3-wire power to local distribution. Lighting is mostly T-8 fluorescent and CFLs using an EMS system with motion sensors and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations and is centrally monitored by a Notifier panel. The building has a limited fire sprinkler system in janitor closets. This building does not have a monitored security system. The building has fire hose reels with fire extinguishers in cabinets.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels. The elevator appear original with equipment (pump) up grades of 2010 vintage providing 15 HP, 70% EFF.

Hazmat:

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

Current Repair Cost: \$5,755,079.11

Replacement Cost: \$7,109,212.80

FCI: 80.95%

Life Cycle Data:

| Sub-System | | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|--|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | | \$19.10 | 4% | 100 | 100% | 60% | 1 | \$0 |
| A2020 Basement Walls | | | \$9.32 | 2% | 100 | 100% | 60% | 1 | \$0 |
| B1010 Floor Construction | | | \$27.22 | 6% | 100 | 100% | 60% | 1 | \$0 |
| B1020 Roof Construction | | | \$15.92 | 4% | 100 | 120% | 60% | 1 | \$0 |
| B2010 Exterior Walls | | | \$21.09 | 5% | 100 | 100% | 60% | 1 | \$0 |
| B2020 Exterior Windows | | | \$14.71 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | | \$13.06 | 3% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | | \$0.48 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | | \$15.66 | 3% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C2010 Stair Construction | | | \$4.16 | 1% | 100 | 100% | 60% | 1 | \$0 |
| C3010 Wall Finishes | | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D1010 Elevators and Lifts | | | \$8.82 | 2% | 25 | 100% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | | \$38.09 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | | \$39.67 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | | \$82.99 | 18% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | | \$5.38 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | | \$50.71 | 11% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | | \$10.95 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | | \$452.24 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|----------------------------|---|-----------------|--------------|--------------|---------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$270,856.84 |
| 07015010 | Roof Catlrigs | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$246,667.11 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$8,994.49 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$17,886.77 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$275,967.35 |
| 08521650 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$242,919.41 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$298,794.28 |
| 09512310 | Suspended Acoustic Ceiling | Acoustical Ceiling Title: Damaged or Failing | Room | 1 | 2.33% | \$6,567.41 |
| 09515310 | Ceiling Tile | Glue on ceiling tile: Damaged or falling | Room | 1 | 2.33% | \$2,122.83 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$263,020.73 |

| | | | | | | |
|----------|-------------------------------|--|-----------------|----|---------|----------------|
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$214,300.57 |
| 10155100 | Partitions, Toilet | Toilet Partition: Damaged | Room | 1 | 2.33% | \$11,412.62 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$172,053.72 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$176,482.82 |
| 14281010 | Elevator Controls And Doors | L1 Elevator or Lift past useful life | L2 Deficiencies | 1 | 100.00% | \$138,665.07 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$623,481.78 |
| 22111964 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$84,493.71 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$598,610.65 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,304,541.94 |
| 26272620 | Mining Devices Elements | L1 Electrical System Beyond Expected Useful Lif | L2 Deficiencies | 1 | 100.00% | \$797,239.00 |
| Total | | | | 20 | | \$5,755,079.11 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0010 LIBRARY-L

Facility Description:

Building "L" Library is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 2-story 50,473 square foot building contains study / book areas and offices. Originally constructed in 1956, there has been one addition and or cosmetic remodel in 1994 with no major remodels to date, 2014. A major renovation consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using cast in place concrete walls. The main structure is typically brick veneer over CMU. The roof is a built up system with reflective coating of unknown vintage. Exterior main entry doors are typically auto operation store front type in aluminum jambs and aluminum sliding units. The service doors are metal in meal jambs using a combination of levers, panic and knob type hardware. The windows/fin fills are single pane aluminum framed fixed units.

INTERIORS:

Partition wall types include painted drywall and cast in place concrete and areas using metal framed, single pane glass wall partitions. Most ceilings are T-bar type 2'x4' acoustic in metal grids and 12"x12" glue on acoustical tiles with areas exposed to concrete. Flooring in high use areas is concrete and sheet vinyl. Most other flooring is carpet. Interior doors are generally metal in metal jambs using lever type hardware. The rest rooms have tile floors with tile walls with painted gypsum ceilings using metal/stainless steel toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building are provided by a variety of systems. Ten roof mounted package gas/electric units provide heating and cooling to various portions of the building. One roof mounted heat pump unit provides heating and cooling to the television broadcast mezzanine. Two roof mounted split system gas/electric units provide heating and cooling to portions of the building. One roof mounted split system is served with hot water from a roof mounted gas fired hot water Ray pack boiler using a 1 HP circulation pump, and chilled refrigerant from a roof mounted condensing unit. (Air Fan) Model #LPM235B, provides heating and cooling to a portion of the building. The heating/cooling air distribution system is through ducts using zone thermostats. Seven roof mounted exhaust fans serve the building/restrooms. Plumbing fixtures are of original type with up grades as needed for maintenance needs. The upgrades consists of to auto operation type toilets and urinals using the mostly original copper piping. Domestic hot water is supplied by a Rheem 50-gallon electric two stage, 4500 watt hot water heater. Some of the restrooms do not appear to have hot water.

ELECTRICAL:

The electrical system is fed from at 7.5 KV at 600 amps to a 5.5KV switch providing 4160 volt to two transformers. The first is a 750 KVA transformer that provides 800 amps of 480 volt, 3-phase, 3-wire power. The second is a 112.5 KVA transformer that provides 800 amps of 120/208 volt, 3-phase, 4-wire power. Lighting is mostly T-8 fluorescent using the buildings EMS system with magnetic switching and typical switches and outlets. Some incandescent are present. The building is equipped with illuminated exit signs and emergency lighting powered from a central emergency battery system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations and is centrally monitored by a Notifier panel. The building has a partial fire sprinkler system in JC closets. This building has specific rooms connected to a monitored security system.

CONVEYING:

This building is equipped with two hydraulic elevators that provides passage between levels. The elevators and equipment appear original.

Hazmat.

Current Repair Cost: \$10,443,317.20

Replacement Cost: \$25,474,732.56

FCI: 40.99%

Life Cycle Data:

| Sub-System | | Deficiency Desc. | Cost/V.S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|------------|---------------------------------|------------------|-------------|-------|------|---------|------|----------|---------|
| A1030 | Slab on Grade | | \$24.36 | 5% | 100 | 100% | 58% | 1 | \$0 |
| A2020 | Basement Walls | | \$26.17 | 5% | 100 | 100% | 58% | 1 | \$0 |
| B1010 | Floor Construction | | \$23.10 | 5% | 100 | 100% | 58% | 1 | \$0 |
| B1020 | Roof Construction | | \$9.85 | 2% | 100 | 120% | 58% | 1 | \$0 |
| B2010 | Exterior Walls | | \$57.12 | 11% | 100 | 100% | 58% | 1 | \$0 |
| B2020 | Exterior Windows | | \$18.41 | 4% | 35 | 105% | 54% | 1 | \$0 |
| B2030 | Exterior Doors | | \$5.64 | 1% | 30 | 105% | 63% | 1 | \$0 |
| B3010 | Roof Coverings | | \$16.58 | 3% | 20 | 120% | 95% | 1 | \$0 |
| B3020 | Roof Openings | | \$1.95 | 0% | 30 | 120% | 63% | 1 | \$0 |
| C1010 | Partitions | | \$34.36 | 7% | 30 | 110% | 63% | 1 | \$0 |
| C1020 | Interior Doors | | \$2.13 | 0% | 30 | 110% | 63% | 1 | \$0 |
| C2010 | Stair Construction | | \$3.63 | 1% | 100 | 100% | 58% | 1 | \$0 |
| C3010 | Wall Finishes | | \$21.49 | 4% | 15 | 100% | 100% | 1 | \$0 |
| C3020 | Floor Finishes | | \$12.40 | 2% | 20 | 105% | 95% | 1 | \$0 |
| C3030 | Ceiling Finishes | | \$16.45 | 3% | 25 | 105% | 76% | 1 | \$0 |
| D1010 | Elevators and Lifts | | \$13.43 | 3% | 25 | 100% | 76% | 1 | \$0 |
| D2010 | Plumbing Fixtures | | \$33.49 | 7% | 35 | 100% | 100% | 1 | \$0 |
| D3020 | Heat Generating Systems | | \$36.07 | 7% | 35 | 100% | 100% | 1 | \$0 |
| D3030 | Cooling Generating Systems | | \$75.44 | 15% | 30 | 100% | 100% | 1 | \$0 |
| D4030 | Fire Protection Specialties | | \$5.55 | 1% | 35 | 100% | 54% | 1 | \$0 |
| D5010 | Electrical Service/Distribution | | \$39.48 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D5030 | Communications and Security | | \$2.65 | 1% | 20 | 100% | 95% | 1 | \$0 |
| F1030 | Special Construction Systems | | \$24.97 | 5% | 25 | 110% | 76% | 1 | \$0 |
| Total: | | | \$504.72 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|---|-----------------|--------------|--------------|-----------------|
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$1,085,152.88 |
| 10155100 | Partitions, Toilet | Toilet Partition: Damaged | Room | 2 | 2.50% | \$7,581.28 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,820,256.45 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$1,690,081.86 |
| 23121310 | Pump And Motor Sets | Circulator pump: Damaged or failing | Mechanical | 1 | 100.00% | \$39,271.19 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$3,807,880.23 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Lif | L2 Deficiencies | 1 | 100.00% | \$1,993,093.30 |
| Total | | | | 8 | | \$10,443,317.20 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0013 MEN'S WOMEN'S P.E. LOCKE

Facility Description:

Buildings "F" Men's PE (One new, three old) is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story 24,172 and 8,571 and others, square foot building contains locker rooms and showers, storage, electrical and pool equipment. Originally constructed in 1947 ECT and 2007 with no additions or major remodels to the 1947 vintage building with no major remodels to the 2007 building to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade with footings and a 24" stem foundation walls. The main structure is typically painted stucco and brick veneer over cast in place concrete/CMU. The roof is a built up system with a reflective coating of unknown vintage. Exterior doors are typically aluminum store front type in aluminum jambs using panic type hardware. The service doors are metal in metal jambs using lever type hardware and wood in wood jambs using knob type type hardware. The windows and in fills are typically aluminum framed single pane fixed units. One building has no windows.

INTERIORS:

Partition wall types include painted drywall and CMU and plaster. The interior wall are generally original. Most ceilings are, depending on use a combination of plaster, metal frame, metal frame and pandeck and painted hard lids. Flooring in high use areas is concrete. Most other flooring is carpet. Interior doors are generally metal in metal jambs with single pane side lites using lever type hardware on the interior doors and panic type on the exterior doors. The rest rooms have tile floors with tile walls with plaster ceilings with vinyl toilet partitions.

MECHANICAL/PLUMPING:

EMS monitored, Heating is provided by a Ray pack gas fired boiler of 2014 vintage providing 1.5 MBTUs using a 3 HP 89.5% EFF circulation pump. EMS monitored cooling is provided by a Carrier air cooled chiller, Model # 30XAA1406N-0-S33 using a 10 HP 89.5% EFF circulation pump. The distribution system uses 9 noted Alliance 4-pipe two coil air handlers with fan coil units. A roof mounted package heat pump unit provides cooling to the server room. The majority of the building is not provided with cooling. Roof mounted exhaust fans serve the restrooms, showers, and other portions of the buildings ventilation needs. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs using the buildings mostly original piping. The up grades consists of auto operation toilets, sinks and urinals. Domestic hot water is primarily supplied by a Lochinvar gas fired boilers of 2006 vintage providing 399,000 BTUs using a 2500 gallon storage tank using two 1/4 HP circulation pumps and mixing valve. It appears there are approximately 45 mens and women's shower present.

The pool is heated by two 1,966,00 million BTU gas fired boilers. Water is circulated by a 30-horsepower pump.

ELECTRICAL:

The electrical system is fed at 4160 volt to a 1500 KVA pad mounted transformer to a 480/277 volt 2000 amp switch to a 300 and 150 KVA pad mounted transformer providing 1200 amps of 120/208 volt, 3-phase, 4 wire power. Lighting is primarily T-8 fluorescent \ using the buildings EMS system with motion sensors and switches and typical switches and outlets. There are some T-12 fluorescent lighting present. Portions of the building are equipped with battery powered illuminated exit signs and wall mounted emergency lighting units.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations and is centrally monitored by a Notifier panel. The building has a fire sprinkler system. This building does not have a noted security alarm system. The HVAC system has smoke dampers and fire detectors. Fire extinguishers are present.

Hazmat.

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

Current Repair Cost: \$5,826,700.51

Replacement Cost: \$13,303,543.64

FCI: 43.80%

Life Cycle Data:

| Sub-System | | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|------------|---------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 | Slab on Grade | | \$53.06 | 10% | 100 | 100% | 67% | 1 | \$0 |
| A2020 | Basement Walls | | \$13.94 | 3% | 100 | 100% | 67% | 1 | \$0 |
| B1010 | Floor Construction | | \$24.00 | 4% | 100 | 100% | 67% | 1 | \$0 |
| B1020 | Roof Construction | | \$19.76 | 4% | 100 | 120% | 67% | 1 | \$0 |
| B2010 | Exterior Walls | | \$40.99 | 7% | 100 | 100% | 67% | 1 | \$0 |
| B2020 | Exterior Windows | | \$21.90 | 4% | 35 | 105% | 20% | 1 | \$0 |
| B2030 | Exterior Doors | | \$8.94 | 2% | 30 | 105% | 23% | 1 | \$0 |
| B3010 | Roof Coverings | | \$29.22 | 5% | 20 | 120% | 35% | 1 | \$0 |
| B3020 | Roof Openings | | \$3.74 | 1% | 30 | 120% | 23% | 1 | \$0 |
| C1010 | Partitions | | \$21.99 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C1020 | Interior Doors | | \$2.13 | 0% | 30 | 110% | 100% | 1 | \$0 |
| C3010 | Wall Finishes | | \$13.41 | 2% | 15 | 100% | 47% | 1 | \$0 |
| C3020 | Floor Finishes | | \$62.84 | 11% | 20 | 105% | 35% | 1 | \$0 |
| C3030 | Ceiling Finishes | | \$16.45 | 3% | 25 | 105% | 28% | 1 | \$0 |
| D2010 | Plumbing Fixtures | | \$121.66 | 22% | 35 | 100% | 100% | 1 | \$0 |
| D3020 | Heat Generating Systems | | \$36.07 | 7% | 35 | 100% | 100% | 1 | \$0 |
| D3030 | Cooling Generating Systems | | \$0.05 | 0% | 30 | 100% | 100% | 1 | \$0 |
| D4030 | Fire Protection Specialties | | \$7.49 | 1% | 35 | 100% | 20% | 1 | \$0 |
| D5010 | Electrical Service/Distribution | | \$44.72 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D5030 | Communications and Security | | \$2.65 | 0% | 20 | 100% | 35% | 1 | \$0 |
| F1030 | Special Construction Systems | | \$5.36 | 1% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | | \$550.37 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|----------------|
| 0541330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$585,175.18 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$56,474.38 |
| 09631100 | Flooring | Concrete Floor Finish: Damaged or Failing | Room | 6 | 11.54% | \$147,934.25 |
| 13851665 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$142,495.66 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$871,736.14 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$2,940,544.57 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,571.64 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Lif | L2 Deficiencies | 1 | 100.00% | \$1,080,766.69 |
| Total | | | | 13 | | \$5,826,700.51 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0014 PHILLIPS HALL

Facility Description:

0014. Building "P" Phillips Hall is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 2-story 14,985 square foot building contains theater classrooms and an auditorium. Originally constructed in 1955, there have been no major remodels to date. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation. The main structure is typically metal framed using pandeck with painted cast in place masonry panels and or CMU. The roof is a built up system with reflective coating of unknown vintage. Exterior main entry doors are store front type aluminum set in aluminum jambs using panic type hardware. The service doors are typically solid wood in wood jambs using lever type hardware. The windows/finfills are typically and aluminum/steel framed single pane fixed and operational units.

INTERIORS:

Partition wall types include painted drywall, plaster and CMU. The interior walls are original. Most ceilings are painted plaster and 12"x12" glue on acoustic type. Flooring in high use areas is sheet vinyl and 9"x9" vinyl tiles. Most other flooring is carpet with the stage being wood. Interior doors are generally solid wood in metal jambs using knob type hardware. The rest rooms have tile floors with painted gypsum walls as well as a tile wainscot using stainless steel toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored. Heating and cooling for most of the building is provided by a Trane gas fired DX cooled roof mounted air handler, Model # YCH420A4L2ASBC10000000000. A mezzanine mounted gas fired furnace air handling unit is served chilled refrigerant from a roof mounted condensing unit and serves heating and cooling to the auditorium seating area. A roof mounted package heat pump unit serves heating and cooling to the vending area. Air distribution is supplied through ducts using zone controls. Six roof mounted exhaust fans serve the restrooms and other areas of the building ventilation needs. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs. The up grades consists of auto operation toilets using the buildings piping that is mostly original. Domestic hot water is supplied by a 30-gallon gas fired hot water heaters. The building has drinking fountains in common areas. A portable eye wash station is present.

ELECTRICAL:

The electrical system is fed from the campus 7.5 main oil switch that is original to construction using the 4160 volt distribution system to a 500 KVA transformer that provides 800 amps of 277/480 volt, 3-phase, 4-wire power. A 300 KVA transformer then provides 1200 amps of 120/208 volt, 3-phase, 4-wire power. LCS lighting is mostly CFLs and T-8 fluorescent using typical switches and outlets. This building contains theater lighting systems that include incandescent lamps and dimming equipment that appears to be of 80s vintage. The building is equipped with illuminated exit signs and emergency lighting that are powered from a central emergency battery inverter system of unknown vintage.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations and is centrally monitored by a Notifier panel. The building has a partial fire sprinkler system. This building is not connected to a monitored security system. The building has a 2010 vintage fire curtain at the stage area per staff, Model # CSC-G2WC. The building has fire hose reels and fire extinguishers in cabinets.

Hazmat.

Current Repair Cost: \$4,995,130.42

Replacement Cost: \$7,652,240.10

FCI: 65.28%

Life Cycle Data:

California Community Colleges

COMET Facility Report
Facility Executive SummaryReport Date: 14 Apr 2014
Page 23

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$36.73 | 7% | 100 | 100% | 59% | 1 | \$0 |
| B1010 Floor Construction | | \$7.46 | 1% | 100 | 100% | 59% | 1 | \$0 |
| B1020 Roof Construction | | \$47.69 | 9% | 100 | 120% | 59% | 1 | \$0 |
| B2010 Exterior Walls | | \$62.51 | 12% | 100 | 100% | 59% | 1 | \$0 |
| B2020 Exterior Windows | | \$17.24 | 3% | 35 | 105% | 100% | 2 | \$0 |
| B2030 Exterior Doors | | \$6.42 | 1% | 30 | 105% | 100% | 2 | \$0 |
| B3010 Roof Coverings | | \$23.98 | 5% | 20 | 120% | 90% | 1 | \$0 |
| B3020 Roof Openings | | \$1.53 | 0% | 30 | 120% | 60% | 1 | \$0 |
| C1010 Partitions | | \$11.36 | 2% | 30 | 110% | 100% | 2 | \$0 |
| C1020 Interior Doors | | \$7.28 | 1% | 30 | 110% | 100% | 2 | \$0 |
| C2010 Stair Construction | | \$4.29 | 1% | 100 | 100% | 59% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.68 | 3% | 15 | 100% | 100% | 2 | \$0 |
| C3020 Floor Finishes | | \$35.09 | 7% | 20 | 105% | 100% | 2 | \$0 |
| C3030 Ceiling Finishes | | \$12.72 | 2% | 25 | 105% | 100% | 2 | \$0 |
| D1010 Elevators and Lifts | | \$16.76 | 3% | 25 | 100% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$23.71 | 5% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$36.07 | 7% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$75.33 | 15% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$6.48 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Services/Distribution | | \$45.17 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | \$19.16 | 4% | 20 | 100% | 100% | 1 | \$0 |
| Total: | | \$510.66 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|---------------------------------------|---|-----------------|--------------|--------------|---------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$187,067.94 |
| 07723310 | Roof Hatch Options | Roof Hatches: Damaged or Failing | Roof | 1 | 100.00% | \$7,273.02 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$101,003.70 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$120,165.17 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$271,183.56 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$200,058.77 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$652,110.25 |
| 09651910 | Miscellaneous Resilient Tile Flooring | 9 x 9 Tile: Damaged or Failing | Room | 1 | 2.38% | \$1,017.05 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$204,930.33 |
| 11313323 | Water Heaters | Water heater: Damaged or failing | Plumbing | 1 | 100.00% | \$13,626.11 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$287,097.33 |
| 14281010 | Elevator Controls And Doors | L1 Elevator or Lift past useful life | L2 Deficiencies | 1 | 100.00% | \$251,047.78 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$540,418.50 |

| | | | | | | |
|----------|-------------------------------|--|-----------------|----|---------|----------------|
| 22111964 | Hydrants | L1 Fire Protection System Past useful life | L2 Deficiencies | 1 | 100.00% | \$97,106.45 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$355,299.18 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,128,903.07 |
| 26272620 | Writing Devices Elements | L1 Electrical System Beyond Expected Useful Life | L2 Deficiencies | 1 | 100.00% | \$676,822.21 |
| Total | | | | 17 | | \$4,995,130.42 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0018 AUTO DIESEL

Facility Description:

0018, Building "J" Auto Diesel, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story 20,612 square foot building contains auto shops, offices, and classrooms. Originally constructed in 1958, with the last noted remodel in 1972 with no major remodels to date, 2014. A major remodel consists of a full gut face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade with footings and foundation walls that are original to construction. The main structure is typically a combination of wood and metal framing using split face CMU and a stucco finish. The roof is a built up system with a reflective coating of unknown vintage. Exterior doors are typically metal doors in metal jambs using knobs as well as the large rollups. No windows are present.

INTERIORS:

Partition wall types include painted drywall, cast in place concrete and CMU. Most ceilings are mostly wood framed. Flooring in high use areas is concrete. Most other flooring is VCT. Interior doors are generally metal and or wood in metal jambs using knobs and panic hardware. The rest rooms have tile and concrete floors with concrete and tile walls with a painted hard lids. The toilet partitions are metal type.

MECHANICAL/PLUMBING:

None EMS, Heating and cooling for classroom and office portions of the building is provided by three roof mounted package gas/electric units, and one roof mounted package heat pump unit. Air distribution is supplied by ducts. The shop portion of the building is served by two ceiling hung space heaters, and eleven ceiling hung radiant heaters. The majority of the building does not have air conditioning. Seven roof mounted exhaust fans serve the restrooms and other areas of the building. A ceiling hung exhaust fan serves the under floor vehicle exhaust system. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs using the buildings mostly original piping. Domestic hot water is supplied by a 40 gallon 32,000 BTU gas fired hot water heater and a 30 gallon electric unit of 2005 vintage. A eye wash system is present. Stainless steel sinks are present.

ELECTRICAL:

The electrical system is fed from two 5.5 KV 2001 vintage switches using the campus 4160 volt distribution system to two transformers. The first is a 75 KVA transformer that provides 100 amps of 480 volt, 3-phase, 3-wire power. The second is a 225 KVA transformer that provides 600 amps of 120/240 volt, 3-phase, 4-wire power. Lighting is mostly T-8 fluorescent using typical switches and outlets. The building is equipped with illuminated exit signs. Battery powered emergency lighting is present.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations and is centrally monitored by a Notifier panel. The system is appears original to construction. The building has a fire sprinkler system. This building does not have a monitored security system. Fire blankets are present.

Hazmat.
Flammables stored in metal cabinets.

Current Repair Cost: \$7,115,834.61

Replacement Cost: \$8,766,901.96

FCI: 81.17%

Life Cycle Data:

Sub-System

Deficiency Desc.

Cost/S.F.

%Bldg

Life

Renewal

Used

Priority

Adj.Amt

| Sub-System | | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|--|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | | \$35.86 | 8% | 100 | 100% | 56% | 1 | \$0 |
| B1010 Floor Construction | | | \$6.76 | 2% | 100 | 100% | 56% | 1 | \$0 |
| B1020 Roof Construction | | | \$28.92 | 7% | 100 | 120% | 56% | 1 | \$0 |
| B2010 Exterior Walls | | | \$21.09 | 5% | 100 | 100% | 56% | 1 | \$0 |
| B2020 Exterior Windows | | | \$14.71 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | | \$26.09 | 6% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | | \$15.66 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | | \$13.68 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | | \$42.25 | 10% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | | \$26.72 | 6% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | | \$56.29 | 13% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | | \$6.11 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | | \$58.03 | 14% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | | \$10.95 | 3% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | | \$425.33 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|---------------------------------------|--|-----------------|--------------|--------------|---------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$355,146.39 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$645,517.65 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$23,051.01 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$23,453.06 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$361,847.26 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$318,514.94 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$391,777.84 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$344,871.71 |
| 09651910 | Miscellaneous Resilient Tile Flooring | VCT: Damaged or Falling | Room | 2 | 8.00% | \$9,288.40 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$281,883.48 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$225,596.13 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$231,403.56 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$550,811.94 |
| 22111964 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$125,976.45 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$870,667.05 |

California Community Colleges

COMET Facility Report

Facility Executive Summary

Report Date: 14 Apr 2014

Page 27

| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | |
|----------|-------------------------------|--|----------------|
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Life | |
| Total | | | 18 |
| | | L2 Deficiencies | 1 |
| | | | 100.00% |
| | | L2 Deficiencies | 1 |
| | | | 100.00% |
| | | | \$1,160,144.86 |
| | | | \$1,195,882.86 |
| | | | \$7,115,834.61 |

18

Facility: \Rancho Santiago Community College District\Santa Ana College\ 0019 DIESEL

Facility Description:

0019. Building "K" Diesel shop, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 2-story 9,801 square foot building contains auto shops and classrooms. Originally constructed in 1958, with no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using cast in place concrete walls that are original to construction. The main structure is typically wood and metal framing using painted concrete walls. The roof is a built up system with reflective coating of unknown vintage. Exterior doors are typically metal in metal jambs using lever hardware, there are no windows are present. Metal roll ups are present.

INTERIORS:

Partition wall types include painted drywall and plywood. The interior wall finishes are generally of original type. Most ceilings are painted drywall and exposed to wood framing. Flooring in high use areas is concrete and 9"x9" vinyl tiles. Interior doors are generally solid wood in wood jambs using knob type hardware, that appear to be original to construction. The rest rooms have sheet vinyl floors with plaster and or concrete walls with painted gypsum ceilings.

MECHANICAL/PLUMBING:

Heating for the building is provided by three ceiling hung space heaters and eight ceiling hung radiant heaters. Air conditioning is served to one office by a window type unit. The majority of the building does not have air conditioning. 12 wall mounted exhaust fans serve the welding and diesel shops. A wall mounted exhaust fan serves the restroom. The building has a tail pipe exhaust system. Plumbing fixtures are of original type with up grades as needed for maintenance needs using the buildings mostly original piping. Domestic hot water is supplied by a 50 gallon gas fired hot water heater. The building has a Oxygen/Acetylene distribution system.

ELECTRICAL:

The electrical system is fed from two 5.5 KV 2001 vintage switches providing 4160 volt distribution to, two transformers. The first is a 300 KVA transformer that provides 400 amps of 480 volt, 3-phase, 3-wire power. The second is a 167 KVA transformer that provides 600 amps of 120/240 volt, 1-phase, 3-wire power to local distribution. Lighting is mostly T-5 and T-8 fluorescent using typical switches and outlets. The building is not equipped with illuminated exit signs or emergency lighting.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible annunciators located throughout the building. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system. This building is partially protected by a monitored security system.

Hazmat:

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

Current Repair Cost: \$3,405,798.70**Replacement Cost:** \$4,168,659.33**FCI:** 81.70%**Life Cycle Data:**

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 56% | 1 | \$0 |
| B1010 Floor Construction | | \$6.76 | 2% | 100 | 100% | 56% | 1 | \$0 |

California Community Colleges

COMET Facility Report
Facility Executive SummaryReport Date: 14 Apr 2014
Page 29

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| B1020 Roof Construction | | \$28.92 | 7% | 100 | 120% | 56% | 1 | \$0 |
| B2010 Exterior Walls | | \$21.09 | 5% | 100 | 100% | 56% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 6% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.68 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$42.25 | 10% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$26.72 | 6% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$56.29 | 13% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$6.11 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 14% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | \$10.95 | 3% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$425.33 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$168,872.00 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$306,943.45 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$10,960.75 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$11,151.92 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$172,058.27 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$151,453.76 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$186,290.25 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$163,986.40 |
| 09651910 | Miscellaneous Resilient Tile | 9 x 9 Tile: Damaged or Failing | Room | 2 | 9.09% | \$26,638.05 |
| 09912372 | Flooring | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$134,035.51 |
| 13851065 | Walls And Ceilings, Interior | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$107,270.90 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$110,032.32 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$261,910.92 |
| 22111964 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$59,901.77 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$414,001.93 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$551,648.54 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Lif | L2 Deficiencies | 1 | 100.00% | \$568,641.95 |
| Total | | | | 18 | | \$3,405,798.70 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0020 E BUILDING

Facility Description:

0020. Building "E" Women's PE is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1- story 5,280 square foot building contains locker rooms, showers, and offices. Originally constructed in 1947, there have been no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is typically metal framed with painted brick veneer over concrete. The roof is a built up system with reflective coating of unknown vintage. Exterior doors are typically solid metal in metal jambs using lever type hardware. The windows are typically steel single pane fixed and operational units.

INTERIORS:

Partition wall types include painted drywall and CMU. The interior wall finishes are generally of original type. Most ceilings are painted plaster. Flooring in high use areas is concrete. Most other flooring is carpet. Interior doors are generally metal in metal jambs using the lever type hardware. The rest rooms have tile floors with tile walls using painted hard lids.

MECHANICAL/PLUMBING:

EMS monitored. Heating and cooling for the building is primarily provided by three Carrier roof mounted gas fired package units. Unit one, Model # 48HJM004-641 providing 60,000 btus. Unit Two, model # 48HJD012-671 providing 180,000 BTUs and the third Model # 48HJL006-641 providing 60,000 BTUs. Six roof mounted exhaust fans serve the restrooms and building ventilation. Plumbing fixtures are of original type with up grades as needed for maintenance needs using the mostly original piping. The up grades consists of auto operation toilets and urinals. Domestic hot water is supplied by two, 2,7 gallon Airston electric water heaters.

ELECTRICAL:

The mostly original electrical system is fed from the 7.5 KV oil filled transformer located in G Building providing 400 amps of 480/277 volt power to a 75 KVA pad mounted transformer providing 300 amps of 120/208 volt, 3-phase, 4-wire power. Additional buildings are fed from this location. Lighting is primarily T-8 fluorescent using the building EMS system with motion sensors and switches and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, smoke detectors and is centrally monitored by a Notifier panel. The building has a partial fire sprinkler system. This building has a video monitored and security alarm system. The building has a FEED device.

Hazmat.

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

Current Repair Cost: \$1,982,047.82**Replacement Cost:** \$2,905,953.60**FCI:** 68.21%**Life Cycle Data:**

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$53.06 | 10% | 100 | 100% | 67% | 1 | \$0 |

California Community Colleges

COMET Facility Report
Facility Executive SummaryReport Date: 14 Apr 2014
Page 31

| Sub-System | | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|--|------------------|-----------|-------|------|---------|------|----------|---------|
| A2020 Basement Walls | | | \$13.94 | 3% | 100 | 100% | 67% | 1 | \$0 |
| B1010 Floor Construction | | | \$24.00 | 4% | 100 | 100% | 67% | 1 | \$0 |
| B1020 Roof Construction | | | \$19.76 | 4% | 100 | 120% | 67% | 1 | \$0 |
| B2010 Exterior Walls | | | \$40.99 | 7% | 100 | 100% | 67% | 1 | \$0 |
| B2020 Exterior Windows | | | \$21.90 | 4% | 35 | 105% | 100% | 2 | \$0 |
| B2030 Exterior Doors | | | \$8.94 | 2% | 30 | 105% | 100% | 2 | \$0 |
| B3010 Roof Coverings | | | \$29.22 | 5% | 20 | 120% | 85% | 1 | \$0 |
| B3020 Roof Openings | | | \$3.74 | 1% | 30 | 120% | 57% | 1 | \$0 |
| C1010 Partitions | | | \$21.99 | 4% | 30 | 110% | 100% | 2 | \$0 |
| C1020 Interior Doors | | | \$2.13 | 0% | 30 | 110% | 100% | 2 | \$0 |
| C3010 Wall Finishes | | | \$13.41 | 2% | 15 | 100% | 100% | 2 | \$0 |
| C3020 Floor Finishes | | | \$62.84 | 11% | 20 | 105% | 100% | 2 | \$0 |
| C3030 Ceiling Finishes | | | \$16.45 | 3% | 25 | 105% | 100% | 2 | \$0 |
| D2010 Plumbing Fixtures | | | \$121.66 | 22% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | | \$36.07 | 7% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | | \$0.05 | 0% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | | \$7.49 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | | \$44.72 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | | \$2.65 | 0% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | | \$5.36 | 1% | 25 | 110% | 100% | 2 | \$0 |
| Total: | | | \$550.37 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$127,822.48 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors past expected useful life | L2 Deficiencies | 1 | 100.00% | \$49,664.24 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$12,335.96 |
| 08141610 | Wood Doors Decorator | Wood Door - Damaged or Failing | Room | 1 | 6.25% | \$6,486.77 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$121,528.62 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$91,203.68 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$348,336.28 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$70,834.48 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$13,960.92 |
| 15755600 | Heating & Ventilating Units | L1 Heating system beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$31,125.98 |
| 22111964 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$190,417.73 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$39,594.07 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$642,316.54 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Life | L2 Deficiencies | 1 | 100.00% | \$343.30 |
| Total | | | | 15 | | \$1,982,047.82 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0022 RUSSELL HALL

Facility Description:

0022. Building "R" Russell Hall, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 3-story 58,666 square foot building contains classrooms, laboratories, and offices. Originally constructed in 1967, there have been no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is typically a combination of wood and metal framing with stucco over cast in place concrete. The roof is a built up system with reflective coating of unknown vintage. Exterior main entry's are auto operation aluminum store front type doors and sliders in aluminum jambs with some using electric access control and panic type hardware. The service doors are typically metal in a combination of metal and aluminum jambs using panic type hardware. The windows are typically steel and aluminum framed single pane clear and wire glass units that are both fixed and operational.

INTERIORS:

Partition wall types include painted drywall and concrete with vinyl wall coverings and areas using wall paper. The interior wall finishes are generally of original type. Most ceilings are 2'x4' T-bar type suspended acoustical tiles in metal grids with areas using painted hard lids. Flooring in high use areas is painted concrete and 9"x9" vinyl tile. Most other flooring is carpet. Interior doors are generally solid wood in metal jambs using knob and lever type hardware. The rest rooms have tile floors with tiled walls and tile wainscot using painted gypsum ceilings with metal toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored, Heating for the building is provided by hot water from two penthouse Ray pack 1.2 MBTU gas fired hot water boilers, Model # 366295 using a 7.5 HP circulation pump. Cooling is provided by cold water from a penthouse mounted air cooled chiller unit, Model # USBDA50-CFDS using two 20 HP 87% EFF circulation pump. The heating/cooling distribution system is by four air handling units that contain hot and cold coils. Air is supplied through ducts. One portion of the building is served with heating and cooling by a roof mounted York, 45,000 BTU package gas/electric unit Model # DINA024N03606C. The roof top greenhouse contains three ceiling hung electric space heaters. Fifteen roof mounted exhaust fans serve the fume hoods, restrooms, and other areas of the building. Additional cooling is provided by a split system for the server room. Plumbing fixtures are of original type with up grades as needed for maintenance needs using the buildings mostly original piping. The up grades consists of auto operation toilets and urinals. Domestic hot water is supplied by two Rudd 100 gallon 199,000 gas fired hot water heaters and one 10 electric unit. The building has eye/shower wash systems. The building has drinking fountains in common places. A gas distribution system is present.

ELECTRICAL:

The electrical system is fed from building F, 7.5 KV oil switch that is original to construction using the 4160 volt distribution system that has to two transformers. The first is a 500 KVA transformer that provides 700 amps of 480 volt, power. The second is a 500 KVA transformer that provides 1600 amps of 120/208 volt, power. Lighting is primarily T-8 and T-12 fluorescent using the buildings EMS system with motion sensors, switches magnetic switching and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting that is powered from a central emergency battery system. The building has a few incandescent in the roof top green house.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible annunciators strobe located throughout the building. The system is activated by pull stations and is centrally monitored by a Notifier panel. The building has a partial fire sprinkler system. This building does not have a monitored security system. The building has fire hose reels and fire extinguishers in cabinets.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels. The elevator controls have been upgraded with solid state equipment. Hazmat.

Due to age of building Asbestos is present per label and staff. Led based may also be present.

Current Repair Cost: \$21,935,995.30

Replacement Cost: \$26,531,111.84

FCI: 82.68%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$19.10 | 4% | 100 | 100% | 47% | 1 | \$0 |
| A2020 Basement Walls | | \$9.32 | 2% | 100 | 100% | 47% | 1 | \$0 |
| B1010 Floor Construction | | \$27.22 | 6% | 100 | 100% | 47% | 1 | \$0 |
| B1020 Roof Construction | | \$15.92 | 4% | 100 | 120% | 47% | 1 | \$0 |
| B2010 Exterior Walls | | \$21.09 | 5% | 100 | 100% | 47% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$13.06 | 3% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$0.48 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 3% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C2010 Stair Construction | | \$4.16 | 1% | 100 | 100% | 47% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D1010 Elevators and Lifts | | \$8.82 | 2% | 25 | 100% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$38.09 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 18% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$5.38 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$50.71 | 11% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | \$10.95 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$452.24 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|---|---|-------------------------|--------------|--------------|-----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$1,010,819.81 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$920,545.34 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$33,566.85 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$66,752.25 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$1,029,891.88 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$906,559.15 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,115,080.47 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$981,575.97 |
| 09651910 | Miscellaneous Resilient Tile | 9 x 9 Tile: Damaged or Failing | Room | 25 | 20.33% | \$484,168.08 |
| 09912372 | Flooring | | | | | |
| 10155100 | Walls And Ceilings, Interior Partitions, Toilet | L1 Walls and finish beyond useful life Toilet Partition: Damaged | L2 Deficiencies Room | 1 | 100.00% | \$799,755.55 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 4 | 3.25% | \$26,575.15 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$642,093.09 |
| 14281010 | Elevator Controls And Doors | L1 Elevator or Lift past useful life | L2 Deficiencies | 1 | 100.00% | \$658,622.22 |
| 15530400 | Furnaces | Gas fired unit heater damaged or failing | L2 Deficiencies | 1 | 100.00% | \$517,488.88 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | Mechanical | 1 | 100.00% | \$21,311.44 |
| 22111964 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$2,326,792.77 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$315,324.92 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$2,233,975.35 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Lif | L2 Deficiencies | 1 | 100.00% | \$4,868,464.22 |
| Total | | | | 47 | 100.00% | \$21,934,606.60 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0023 CAMPUS CENTER**Facility Description:**

0023, Building "U" Johnson Student Center, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 2- story 54,364 square foot building contains classrooms, food service, bookstore and offices. Originally constructed in 1968, there was one addition in 1981 with no major remodels to date,2014. A major remodel consists of a full gut face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is cast in place and CMUs using metal framing. The roof is a built up system with a reflective coating of unknown vintage. Exterior doors are typically auto operation aluminum storefront type in aluminum jambs using lever type hardware. The windows and in fills are typically aluminum dual pane fixed units.

INTERIORS:

Partition wall types include painted drywall and CMU with areas using aluminum framed dual pane fixed window walls. Most ceilings are T-bar 2'x4' suspended acoustic tiles in metal grids and or 12"x12" glue on acoustical tile. Flooring in high use areas is a combination of 9"x9" and VCT vinyl tile. Most other flooring is carpet and or concrete. Interior doors are a wide verity depending on use, aluminum in aluminum jambs, wood in metal jambs, metal in metal jambs and wood in aluminum jambs using panic, lever and knob type hardware. The rest rooms have tile, VCT vinyl tiles and Epoxy floors with tiled walls, tiled wainscot with painted gypsum ceilings with wood laminate and metal type toilet partitions. This building has a commercial type stainless steel kitchen.

MECHANICAL/PLUMPING:

EMS Monitored, Heating and cooling for the bookstore portion of the building is provided by a floor mounted Reznor furnace/Temptrol air handling unit that contains a cold coil that is served with chilled refrigerant by a ground mounted 25-ton condensing unit, Model # WFBT-Z22. Heating and cooling for the 1981 building addition is provided by approximately 34 ceiling hung water source heat pumps. This system is served by a yard mounted 2,000,000 BTU gas fired Ajax hot water boiler, Model # WPG2000-WV using two 15 HP circulation pumps and a yard mounted Evapco cooling tower, Model #, no info, using a 7.5 HP circulation pump. All air distribution is through ducts using zone stats. The kitchen portion of the building contains four split system cooling units for cooler/freezer boxes. Additional cooling and make up is provided by two evaporative coolers, Model # H1480. Thirteen roof mounted exhaust fans serve the restrooms and other areas of the building including the kitchen. Plumbing fixtures are of original type with up grades as needed for maintenance/use needs using the buildings original piping. The up grades consists of auto operation toilets and urinals. Domestic hot water is supplied by two 19.9 electric units and a 2007 vintage, Rheem 40-gallon gas fired 40,000 BTU unit and two BradfordWhite 2007 vintage 100 gallon, 270,000 BTU hot water heaters.

ELECTRICAL:

The mostly original electrical system is fed from the F buildings 7.5 KV, 600 amp oil transformer using 2001 vintage 5.5 KV switch providing 4160 volt distribution system to three transformers. The first is a 500 KVA transformer that provides 1200 amps of 277/480 volt, 3-phase, 4-wire power. The second is a 300 KVA transformer that provides 1200 amps of 120/240 volt, 3-phase, 4-wire power. The third is a 150 KVA transformer that provides 400 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. Lighting is mostly T-8 fluorescent with some T-12s using magnetic switching and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting that are powered from a central emergency battery system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, smoke detectors and is centrally monitored. The system appears original to construction. The building has a partial fire sprinkler system, fire hose reels and fire extinguishers. The commerial kitchen has a fire supperssion system in the exhaust hood. This building has specific rooms connected to a monitored security alarm and video system. The building has a **FEED.**

CONVEYING:

This building is equipped with three hydraulic elevators that provide passage between levels. The elevators and equipment appear original.

Hazmat.

Current Repair Cost: \$23,308,381.00

Replacement Cost: \$26,847,661.40

FCI: 86.82%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|---|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$54.51 | 11% | 100 | 100% | 33% | 1 | \$0 |
| A2020 Basement Walls | | \$12.59 | 3% | 100 | 100% | 46% | 1 | \$0 |
| B1010 Floor Construction | | \$5.49 | 1% | 100 | 100% | 46% | 1 | \$0 |
| B1020 Roof Construction | | \$28.45 | 6% | 100 | 120% | 33% | 1 | \$0 |
| B2010 Exterior Walls | Majority of this building is the 1981 addition. | \$8.62 | 2% | 100 | 100% | 33% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.86 | 3% | 35 | 105% | 100% | 2 | \$0 |
| B2030 Exterior Doors | | \$32.78 | 7% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$23.78 | 5% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$3.06 | 1% | 30 | 120% | 73% | 1 | \$0 |
| C1010 Partitions | | \$69.67 | 14% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$9.41 | 2% | 30 | 110% | 100% | 1 | \$0 |
| C2010 Stair Construction | | \$2.16 | 0% | 100 | 100% | 46% | 1 | \$0 |
| C3010 Wall Finishes | | \$32.55 | 7% | 15 | 100% | 100% | 2 | \$0 |
| C3020 Floor Finishes | | \$15.22 | 3% | 20 | 105% | 100% | 2 | \$0 |
| C3030 Ceiling Finishes | | \$16.45 | 3% | 25 | 105% | 100% | 2 | \$0 |
| D1010 Elevators and Lifts | | \$8.89 | 2% | 25 | 100% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$20.05 | 4% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$31.91 | 6% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$36.67 | 7% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$5.55 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$41.73 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | \$2.69 | 1% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$16.76 | 3% | 30 | 110% | 100% | 2 | \$0 |
| Total: | | \$493.85 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|-----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$4,167,413.57 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,550,555.91 |
| 07511310 | Built-Up Roofing Components | Built-Up Roof: Damaged or Failing | Roof | 1 | 100.00% | \$1,107,216.38 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,672,213.79 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$562,017.61 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$848,328.46 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$939,052.48 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$668,358.44 |
| 09651910 | Miscellaneous Resilient Tile | 9 x 9 Tile: Damaged or Failing | Room | 2 | 1.28% | \$6,552.33 |
| 09651910 | Flooring | VCT: Damaged or Failing | Room | 1 | 0.64% | \$4,682.36 |
| 09912372 | Miscellaneous Resilient Tile | Flooring | L2 Deficiencies | 1 | 100.00% | \$1,769,707.43 |
| 13851065 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$146,101.01 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$1,001,498.88 |
| 14281010 | Elevator Controls And Doors | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$483,075.93 |
| 15765600 | Heating & Ventilating Units | L1 Elevator or Lift past useful life | L2 Deficiencies | 1 | 100.00% | \$1,734,360.41 |
| 22111964 | Hydrants | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$301,627.90 |
| 22411610 | Lavatories | L1 Fire Protection System Past useful Life | Room | 1 | 0.64% | \$2,860.65 |
| 22421340 | Water Closets | L1 Lavatory: Damaged or failing | L2 Deficiencies | 1 | 100.00% | \$1,089,866.43 |
| 23121310 | Pump And Motor Sets | L1 Plumbing fixtures past useful life | Plumbing | 1 | 100.00% | \$12,633.31 |
| 23222310 | Condensate Return System | Circulator pump: Damaged or failing | Mechanical | 1 | 100.00% | \$139,640.99 |
| 23641610 | Centrifugal Type Water | Cooling Tower: Damaged or failing | Mechanical | 1 | 100.00% | \$406,913.32 |
| 23761310 | Chillers | Water cooled Chiller: Damaged or failing | Mechanical | 1 | 100.00% | \$32,031.13 |
| 23811920 | Evaporative Coolers | Evaporative coolers: Damaged or failing | L2 Deficiencies | 1 | 100.00% | \$1,993,571.89 |
| 26272620 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$2,268,100.40 |
| Total | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Lif | | 25 | | \$23,308,381.00 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0024 TECHNICAL BUILDING

Facility Description:

0024, Building "T" Technical Arts, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 2-story 18,212 square foot building contains trade labs and classrooms. Originally constructed in 1970, there have been no additions or major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is typically cast in place concrete and CMU. The roof is a built up system with reflective coating of unknown vintage. Exterior doors are typically a combination of metal and solid wood in metal jambs using levers, panic and knob type hardware. The window/fills are metal fixed units.

INTERIORS:

Partition wall types include painted drywall and CMU. The interior wall finishes are generally of original type. Most ceilings are exposed to concrete and or T-bar 2'x4' acoustic type tiles in metal grids. Flooring in high use areas is a combination of 9'x9' vinyl tiles and concrete. Most other flooring is carpet. Interior doors are generally solid wood in metal jambs using lever type hardware. The rest rooms have tile floors with painted gypsum ceilings and CMU walls. Toilet partitions are metal.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by two Govenair roof mounted package multi-zone gas/electric units providing 300,000 BTUs each, Model # TL-203526. Air distribution is supplied through ducts using zone stats. Two roof mounted exhaust fans serve the restrooms and other areas of the building ventilation needs. Plumbing fixtures are mostly of original type with up grades as needed for maintenance/use needs using the buildings mostly original copper piping. The up grades consists of auto operation toilets and urinals. Domestic hot water is supplied by a Rheem 75 gallon, 75,000 BTU gas fired hot water heater using a 1/5 HP circulation pump.

ELECTRICAL:

The mostly original electrical system is fed from a 7.5 KV- 600 amp switch to two 5.5 KV switches providing 4160 volt distribution to a combination of transformers. The first is a 300 KVA transformer that provides 800 amps of 480 volt, 3-phase, 3-wire power. The second set is a 300 and three 25 and one 27 KVA transformer that provides 800 amps of 120/240 and 120/208 volt, 3-phase, 4-wire power to local distribution. Lighting is mostly T-8 and CFL fluorescent using the building EMS system with motion sensors, switches, magnetic switching and typical switches and outlets. There a few incandescent present. The building is not equipped with illuminated exit signs. Emergency lighting is provided by wall mounted battery operated units.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, smoke detectors and is centrally monitored by a Notifier panel. The building has a partial fire sprinkler system. This building has specific areas connected to a monitored video security system. The building has fire hose reels and fire extinguishers in cabinets located in common places.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels. The elevator and equipment are original.

Hazmat:

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

Current Repair Cost: \$7,033,471.62

Replacement Cost: \$8,468,215.76

FCI: 83.06%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 44% | 1 | \$0 |
| B1010 Floor Construction | | \$6.76 | 1% | 100 | 100% | 44% | 1 | \$0 |
| B1020 Roof Construction | | \$28.92 | 6% | 100 | 120% | 44% | 1 | \$0 |
| B2010 Exterior Walls | | \$21.09 | 5% | 100 | 100% | 44% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 6% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 3% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 3% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.68 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 3% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$42.25 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 18% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$6.11 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 12% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | \$10.95 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$464.98 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|---------------------------------------|--|-----------------|--------------|--------------|---------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$313,794.20 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$570,355.49 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$20,367.02 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$20,722.26 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$319,714.84 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$281,428.00 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$346,160.39 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$304,715.87 |
| 09651910 | Miscellaneous Resilient Tile Flooring | 9 x 9 Tile: Damaged or Failing | Room | 2 | 6.45% | \$18,840.41 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$249,061.81 |
| 11313323 | Water Heaters | Water heater: Damaged or failing | Plumbing | 1 | 100.00% | \$13,626.11 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$199,328.39 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$204,459.62 |

| | | | | | | |
|----------|-------------------------------|---|-----------------|----|---------|----------------|
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$722,318.72 |
| 22111964 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$111,308.13 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$769,289.17 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,511,343.37 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Lif | L2 Deficiencies | 1 | 100.00% | \$1,056,637.82 |
| Total | | | | 19 | | \$7,033,471.62 |

Facility Executive Summary

Facility: \Rancho Santiago Community College District\Santa Ana College\ 0025 MUSIC BUILDING

Facility Description:

0025. Building "N" Music is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story 7,875 square foot building contains classrooms. Originally constructed in 1970, there have been no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is typically split face CMU. The roof is wood framed using a built up system with reflective coating of unknown vintage. Exterior doors are typically metal in metal jambs using lever and panic type hardware. There are no windows. The building has wood framed walk ways using metal support post.

INTERIORS:

Partition wall types include painted drywall and CMU. The interior wall finishes are generally of original type. Most ceilings are acoustic 2'x4' T-bar type in metal grids and or 12"x12" glue on acoustical tiles and painted gypsum. Flooring in high use areas is 9"x9" vinyl tile. Most other flooring is carpet. Interior doors are generally solid wood in metal jambs using lever type hardware. The rest rooms have tile floors with a tile wainscot using painted gypsum ceilings with metal toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by a roof mounted Governair multi-zone package gas/electric unit, Model # TL-203526 using a 7.5 HP and a 5 HP circulation pumping system. Air distribution is supplied through ducts using supply and return fans with zone stats. Two roof mounted exhaust fans serve the restrooms and other areas of the building ventilation needs. Plumbing fixtures are mostly of original type with up grades as needed or maintenance needs using the buildings piping that is original. The up grades consists of auto operation toilets and urinals in some locations. Domestic hot water is supplied by a Rheem 30-gallon electric hot water heater of 2003 vintage.

ELECTRICAL:

The mostly original electrical system is fed from the campus 7.5 KV oil switch, providing 4160 volt distribution system to two transformers. The first is a 150 KVA transformer that provides 400 amps of 480 volt, 3-phase, 3-wire power. The second is a 75 KVA transformer that provides 225 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. Lighting is mostly T-8 and or CFL fluorescent using the building EMS system. The building is equipped with illuminated exit signs and emergency lighting that are powered from a central emergency battery system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations and is centrally monitored by a Notifier panel. The building does not have a fire sprinkler system. This building is not connected to a monitored security system. The building has fire hose reels and fire extinguishers in cabinets.

Hazard:

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

Current Repair Cost: \$3,053,745.49

Replacement Cost: \$3,796,616.25

FCI: 80.43%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|------------|------------------|-----------|-------|------|---------|------|----------|---------|
|------------|------------------|-----------|-------|------|---------|------|----------|---------|

| Sub-System | | Deficiency Desc. | Costs/F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|--|------------------|----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | | \$38.18 | 8% | 100 | 100% | 44% | 1 | \$0 |
| A2020 Basement Walls | | | \$18.67 | 4% | 100 | 100% | 44% | 1 | \$0 |
| B1020 Roof Construction | | | \$31.86 | 7% | 100 | 120% | 44% | 1 | \$0 |
| B2010 Exterior Walls | | | \$21.09 | 4% | 100 | 100% | 44% | 1 | \$0 |
| B2020 Exterior Windows | | | \$14.71 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | | \$26.09 | 5% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | | \$15.66 | 3% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | | \$15.95 | 3% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | | \$15.93 | 3% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | | \$42.25 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | | \$39.67 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | | \$82.99 | 17% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | | \$6.11 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | | \$58.03 | 12% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | | \$10.95 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | | \$482.11 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|---------------------------------------|--|-----------------|--------------|--------------|---------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$135,686.87 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$246,625.82 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$8,806.85 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$8,960.45 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$138,247.00 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$121,691.50 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$149,682.25 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$131,761.34 |
| 09651910 | Miscellaneous Resilient Tile Flooring | 9 x 9 Tile: Damaged or Failing | Room | 7 | 28.00% | \$19,220.51 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$107,354.77 |
| 10155100 | Partitions, Toilet | Toilet Partition: Damaged | Room | 2 | 8.00% | \$7,581.28 |
| 13851055 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$86,191.03 |
| 13851055 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$88,409.81 |
| 15755600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$312,335.82 |
| 22111964 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$48,130.44 |

Facility Executive Summary

| | | | | | | |
|----------|-------------------------------|--|-----------------|----|---------|----------------|
| 22421340 | Water Closets | L1 Plumbing Fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$332,646.18 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$653,515.76 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Life | L2 Deficiencies | 1 | 100.00% | \$456,897.81 |
| Total | | | | 25 | | \$3,053,745.48 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0026 TESSMAN PLANETARIUM

Facility Description:

0026. Building "W" Tessmann Planetarium is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story 3,600 square foot building contains classrooms and a viewing planetarium. Originally constructed in 1967, with no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is metal framed using exposed aggregate panels over CMU. The roof is a built up system with reflective coating (of unknown vintage) and a metal dome that is original to construction. Exterior main entry's are store front aluminum set in aluminum jambs using panic type hardware. The service doors are metal in metal jambs using lever and panic type hardware. The windows/finfills are tinted aluminum single pane fixed units that appear original to construction.

INTERIORS:

Partition wall types include painted drywall and or CMU. The interior wall finishes are generally original type. Most ceilings are T-bar acoustic 2'x4' acoustical tiles in metal grids and punched metal. Flooring in high use areas is 9"x9" vinyl tile. Most other flooring is Truncated and or carpet. Interior doors are generally solid wood in aluminum jambs using the lever and panic type hardware.

MECHANICAL/PLUMBING:

EMS monitored. Heating and cooling for the building is provided by two roof mounted package gas/electric units. One Lennox with no info and one York unit. Model # DF120N15N2AAA3C. Air distribution is supplied through ducts using zone stats. This building does not have any noted exhaust fans. This building only has one sink that is served with cold water only. Plumbing fixtures and piping are original. There are no rest rooms.

ELECTRICAL:

The mostly original electrical system is fed from the R Building 7.5 KV, 600 amp oil switch (original) with two feeders. The first provides 150 amps of 240 volt, 3-phase, 3-wire power. The second provides 225 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. Lighting is mostly T-8 fluorescent using motion sensors and typical switches and outlets. The building is equipped with illuminated exit signs but does not have any noted emergency lighting.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, smoke detectors and is centrally monitored. The building does not have a noted fire sprinkler system. Fire extinguishers are present.

Hazmat.

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

Current Repair Cost: \$2,841,893.85**Replacement Cost:** \$3,181,428.00**FCI:** 89.33%**Life Cycle Data:**

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|----------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$52.41 | 6% | 100 | 100% | 47% | 1 | \$0 |
| B2010 Exterior Walls | | \$109.80 | 12% | 100 | 100% | 47% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| B2030 Exterior Doors | | \$7.98 | 1% | 30 | 105% | 100% | 2 | \$0 |
| B3010 Roof Coverings | | \$213.15 | 24% | 20 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$111.84 | 13% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | \$30.48 | 3% | 10 | 100% | 100% | 2 | \$0 |
| C3020 Floor Finishes | | \$12.76 | 1% | 20 | 105% | 100% | 2 | \$0 |
| D3020 Heat Generating Systems | | \$55.39 | 6% | 30 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$68.84 | 8% | 25 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$160.65 | 18% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | \$60.43 | 7% | 20 | 100% | 100% | 1 | \$0 |
| Total: | | \$883.73 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|---------------------------------------|--|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$442,858.54 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$920,827.43 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$30,116.88 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$48,218.21 |
| 09651910 | Miscellaneous Resilient Tile Flooring | 9 x 9 Tile: Damaged or Failing | Room | 2 | 11.76% | \$4,487.17 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$109,700.34 |
| 13851055 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$217,528.12 |
| 15530400 | Furnaces | Gas fired unit heater damaged or failing | Mechanical | 1 | 100.00% | \$42,622.86 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$199,426.79 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$247,801.04 |
| 28272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Life | L2 Deficiencies | 1 | 100.00% | \$578,306.47 |
| Total | | | | 12 | | \$2,841,893.85 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0027 ADMIN

Facility Description:

0027. Building "S" Administration is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 2-story 24,304 square foot building contains offices. Originally constructed in 1972, there have been no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is metal frame and pandeck using masonry panels over CMU using a stucco finish. The roof is a built up system with reflective coating of unknown vintage. Exterior doors are typically auto operation aluminum store front type doors and sliders using panic type hardware. The windows/infills are typically aluminum single pane fixed units.

INTERIORS:

Partition wall types include painted drywall, FRP and CMU. The interior wall finishes are generally of original type. Most ceilings are 2'x4' acoustical tiles in metal grids. Flooring in high use areas is sheet vinyl. Most other flooring is tile and or carpet. Interior doors are generally solid wood and or metal in metal jambs using lever and panic type hardware. The rest rooms have tile floors with tile walls with painted gypsum ceilings with wood laminate toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by two 4 Seasons, Model # 6CZK25-0362DN4, roof mounted package gas fired/electric units and one Governor unit, Model # TL20-3524. Air distribution is supplied through ducts using zone stats. Two roof mounted exhaust fans serve the restrooms and other areas of the buildings ventilation needs. Plumbing fixtures are typically of original type with up grades as needed for maintenance needs using the buildings copper piping that is mostly original. The up grades consists of auto operation toilets and urinals in certain locations. Domestic hot water is supplied by a 2013 vintage, 40 gallon gas fired hot water heater.

Drinking fountains are present.

ELECTRICAL:

The mostly original electrical system is fed from a campus 7.5 KV oil switch (original) 4160 volt distribution system to a 500 KVA transformer that provides 1600 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. Lighting is mostly CFLs with T-8 fluorescent using the buildings EMS system using motion sensors, switches electric switching and typical switches and outlets. There are some on going LED lighting up grades. The building is equipped with illuminated exit signs and emergency lighting that are powered from a central emergency battery system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, smoke detectors and is centrally monitored by a Notifier panel. The building has a partial fire sprinkler system. This building/campus is protected by a monitored video security system.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels, that appears original to construction.

Hazmat.

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

Current Repair Cost: \$8,741,229.74

Replacement Cost: \$10,612,827.68

FCI: 82.36%

Life Cycle Data:

| Sub-System | | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|--|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | | \$15.66 | 4% | 100 | 100% | 42% | 1 | \$0 |
| B1010 Floor Construction | | | \$47.13 | 11% | 100 | 100% | 42% | 1 | \$0 |
| B1020 Roof Construction | | | \$18.79 | 4% | 100 | 120% | 42% | 1 | \$0 |
| B2020 Exterior Windows | | | \$31.83 | 7% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | | \$1.26 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | | \$9.74 | 2% | 20 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | | \$9.55 | 2% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | | \$17.40 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C2010 Stair Construction | | | \$4.21 | 1% | 100 | 100% | 42% | 1 | \$0 |
| C3010 Wall Finishes | | | \$9.32 | 2% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | | \$25.91 | 6% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | | \$19.72 | 5% | 25 | 105% | 100% | 1 | \$0 |
| D1010 Elevators and Lifts | | | \$19.52 | 4% | 25 | 100% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | | \$11.96 | 3% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | | \$43.29 | 10% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | | \$90.54 | 21% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | | \$7.59 | 2% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | | \$49.83 | 11% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | | \$1.18 | 0% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | | \$2.24 | 1% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | | \$436.67 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$254,943.10 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$283,913.90 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$32,078.58 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$465,113.13 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$812,236.06 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$503,565.29 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$661,587.87 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$226,499.03 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$59,521.84 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$28,444.06 |
| 14281010 | Elevator Controls And Doors | L1 Elevator or Lift past useful life | L2 Deficiencies | 1 | 100.00% | \$474,594.48 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,052,430.39 |
| 22111964 | Hydrams | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$184,359.68 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$290,761.55 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$2,200,201.06 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Lif | L2 Deficiencies | 1 | 100.00% | \$1,210,979.71 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0028 P.E. MULTI-PURPOSE

Facility Description:

0028. Building "W", P.E. / Multipurpose, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story 21,600 square foot building contains classrooms and multipurpose rooms. Originally constructed in 1972, there have been no major remodels to date. 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is cast in place concrete using red brick veneers over CMU. The roof is a built up system with reflective coating of 1996 vintage. Exterior main entry doors are typically aluminum store front doors set in aluminum jambs using panic type hardware. The service doors are metal in metal jambs using levers and panic type hardware. The windows/in fills are aluminum single pane fixed and operational units.

INTERIORS:

Partition wall types include painted drywall, plaster and CMU. The interior wall finishes are generally of original type. Most ceilings are 2'x4' acoustical tiles in metal grids. Other ceilings use fiber panels and exposed wood beams. Flooring in high use areas are sports type floors and VCT. Most other flooring is carpet and wood strip. Interior doors are generally solid wood in metal jambs using knob type hardware. The rest rooms have tile floors with tile, CMU and painted gypsum walls with painted gypsum ceilings and metal toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored, Heating/cooling for most of the building is provided by two 4 Seasons roof mounted gas fired furnace/air handling units. Model # 6SZE23-XXXADN1 and 6MZG28-0312-DN5. The office and lecture classroom portion of the building are supplied heating and cooling from a roof mounted package multi-zone gas/electric unit, Seasons. Model # 6SZE28-XXXA-DN5. Additional cooling is provided two General Electric A/Cs Model # BGAWAC09002FC and BWE048A300A5. Additional cooling is provided a Trane A/C unit, Model # 38YCC060540. Air distribution is supplied through ducts using supply an return fans using zone stats. Five roof mounted exhaust fans serve the restrooms and other areas of the buildings ventilation needs. Plumbing fixtures are typically of original type with up grades as needed for maintenance needs using the buildings original piping. Domestic hot water for the shower area is supplied by a 50 and a 38 gallon gas fired hot water heater. There is a 20-gallon electric (07 vintage) water heater to provide domestic hot water to the north restrooms.

ELECTRICAL:

The mostly original electrical system is fed from the campus 7.5 KV 600 amp oil switch to two 5.5 KV switch providing 4160 volt distribution to two transformers. The first is a 225 KVA transformer that provides 400 amps of 480 volt, 3-phase, 3-wire power. The second is a 112.5 KVA transformer that provides 400 amps of 120/208 volt, 3-phase, 4-wire power. Lighting is mostly T-8 fluorescent, with High Bay T-5 using an EMS system with motion sensors and magnetic contact switching and typical switches and outlets. Some of the rooms have metal halide hi-bay lighting. The building is equipped with illuminated exit signs and wall mounted battery type emergency lighting.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, smoke detectors and is centrally monitored. The building has a partial fire sprinkler system. Fire extinguishers are present. The building and campus has a video monitoring monitoring system.

Hazmat.

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

Current Repair Cost: \$8,320,332.81

Replacement Cost: \$10,413,576.00

FCI: 79.90%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$38.18 | 8% | 100 | 100% | 42% | 1 | \$0 |
| A2020 Basement Walls | | \$18.67 | 4% | 100 | 100% | 42% | 1 | \$0 |
| B1020 Roof Construction | | \$31.86 | 7% | 100 | 120% | 42% | 1 | \$0 |
| B2010 Exterior Walls | | \$21.09 | 4% | 100 | 100% | 42% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 5% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 3% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 3% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 3% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$42.25 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 17% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$6.11 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 12% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | \$10.95 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$482.11 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|------------------------------|--|-----------------|--------------|--------------|---------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$372,169.70 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$676,459.40 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$24,155.92 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$24,577.24 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$379,191.77 |
| 08141610 | Wood Doors Decorator | Wood Door - Damaged or Failing | Room | 1 | 3.85% | \$6,486.77 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$333,782.39 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$410,557.02 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$361,402.53 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$294,458.80 |
| 10155100 | Partitions, Toilet | Toilet Partition: Damaged | Room | 3 | 11.54% | \$11,371.92 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$236,409.69 |
| 15765600 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$242,495.48 |
| 22111964 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$856,692.53 |
| 22421340 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$132,014.91 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$912,400.95 |

| | | | | | | |
|----------|-------------------------------|--|-----------------|----|---------|----------------|
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,792,500.38 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Life | L2 Deficiencies | 1 | 100.00% | \$1,253,205.41 |
| Total | | | | 20 | | \$8,320,332.81 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0029 ART**Facility Description:**

0029, Building "C" Art, Humanities, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 2 story 22,537 square foot building contains classrooms and art labs. Originally constructed in 1972, there have been no additions. This building received a remodel in 2004 with no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls. The main structure is typically cast in place concrete using split face CMU with a combination of wood and metal framing. The roof is a built up system with reflective coating of 1990 vintage. Exterior main entry's are auto operation aluminum framed store front type set in aluminum jambs using panic type hardware and the service doors are typically metal in metal jambs using levers. The windows and in fills are aluminum single pane units fixed and operational units.

INTERIORS:

Partition wall types include painted drywall with areas using vinyl wall coverings and CMU. The interior wall finishes are generally of original type. Most ceilings are exposed to concrete and 2'x4' T-bar tiles in metal grids. Flooring in high use areas is a combination of concrete, and sheet vinyl, and tile. Most other flooring is carpet. Interior doors are a combination of solid wood and metal in metal jambs using a combination of knobs, levers and or panic type hardware. The rest rooms have tile floors and walls and tile wainscot using painted gypsum ceilings and wood toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by three roof mounted Pace package multi-zone gas/electric units, Model # TL-20-3026, all other info painted over. The system uses a 10 HP supply fans and 5 HP return fan. Air distribution is supplied through ducts using zone controls. Two roof mounted exhaust fans serve the restrooms and other areas of the buildings ventilation needs. Plumbing fixtures are of original type with up grades as needed for maintenance needs using the buildings original copper piping that is mostly original. The up grades consists of auto operation, toilets, sinks and urinals. Domestic hot water is supplied by a 40 gallon gas fired hot water heater using a 1/6 HP circulation pump. The building has drinking fountains as well as eye/shower wash systems. The building has gas and electric kilns. The ceramics room has a dehumidifier.

ELECTRICAL:

The mostly original electrical system is fed from the campus 7.5 KV original oil switch using 4160 volt distribution system to two transformers. The first is a 300 KVA transformer that provides 400 amps of 480 volt, 3-phase, 3-wire power. The second is a 225 KVA transformer that provides 800 amps of 120/208 volt, 3-phase, 4-wire power. Lighting is mostly T-8 and T-5 fluorescent and incandescents using the buildings EMS system and motion sensors with typical switches and outlets. The art gallery has an incandescent track lighting system using typical switches. The building is equipped with illuminated exit signs and emergency lighting that are powered from a central emergency battery system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, smoke detectors and is centrally monitored by a Notifier panel. The building has a limited fire sprinkler system. This building has specific rooms connected to a monitored security alarm and video system.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels. The elevator and equipment appear to be original.

Hazmat.

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

Current Repair Cost: \$8,221,956.71

Replacement Cost: \$10,192,132.88

FCI: 80.67%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$19.10 | 4% | 100 | 100% | 42% | 1 | \$0 |
| A2020 Basement Walls | | \$9.32 | 2% | 100 | 100% | 42% | 1 | \$0 |
| B1010 Floor Construction | | \$27.22 | 6% | 100 | 100% | 42% | 1 | \$0 |
| B1020 Roof Construction | | \$15.92 | 4% | 100 | 120% | 42% | 1 | \$0 |
| B2010 Exterior Walls | | \$21.09 | 5% | 100 | 100% | 42% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$13.06 | 3% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$0.48 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 3% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C2010 Stair Construction | | \$4.16 | 1% | 100 | 100% | 42% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D1010 Elevators and Lifts | | \$8.82 | 2% | 25 | 100% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$38.09 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 18% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$5.38 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$50.71 | 11% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | \$10.95 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$452.24 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$388,314.29 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$353,634.65 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$12,894.97 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$25,643.40 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$395,640.97 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$348,261.75 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$428,366.83 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$377,080.04 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$307,232.31 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$246,665.05 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$253,014.84 |
| 14281010 | Elevator Controls And Doors | L1 Elevator or Lift past useful life | L2 Deficiencies | 1 | 100.00% | \$198,797.38 |
| 15765600 | Heating & Ventilating Units | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$893,855.53 |
| 22111954 | Hydrants | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$121,134.52 |
| 22421340 | Water Closets | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$658,199.00 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,870,258.38 |
| 26272620 | Wiring Devices Elements | L1 Electrical System Beyond Expected Useful Lif | L2 Deficiencies | 1 | 100.00% | \$1,142,962.81 |
| Total | | | | 17 | | \$8,221,956.72 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0030 DUNLAP HALL

Facility Description:

0030. Building "D", Dunlap Hall, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 4-story 53,682 square foot building contains classrooms. Originally constructed in 1973. This building was remodelled in 2004, per staff with no major remodels to date, 2014. A major remodel consists a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using concrete footings and foundation walls that are original to construction. The main structure is cast in place concrete using split face CMU and stucco with concrete columns using metal framing. The roof is a built up system with reflective coating of 1997 vintage, per staff. Exterior doors are typically metal in metal jambs using a combination of panic, knob and lever type hardware. Windows were not noted.

INTERIORS:

Partition wall types include painted drywall and CMU with areas using vinyl wall coverings. The interior wall finishes are generally of original type. Most ceilings are 2'x4' suspended acoustical tiles in metal grids with areas exposed to concrete and or plaster. Flooring in high use areas are carpet. Most other flooring is VCT vinyl tiles and or concrete. Interior doors are generally solid wood in metal jambs using lever type hardware. The rest rooms have tile floors with tile walls using painted gypsum ceilings with wood type toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored. Heating for the building is provided by a penthouse mounted Lochinvar, 1,440,000 BTU gas fired hot water boiler, Model # CHN1440 using a 3 HP 92% EFF circulation pumps. Cooling is provided by four Trane penthouse mounted water chillers and air cooled condensing units, Model # RTCA09040H00A300, TRUA0904R302FXH using two 5 HP 89.5% EFF circulation pumps. The heating/cooling distribution system is by a roof mounted air handling unit that contains hot and cold coils, Hunt air, 52,000 CFM. Air is supplied by ducts through VAV boxes, some of which contain hot water reheat coils. Six roof mounted and one floor mounted exhaust fans serve the restrooms and other areas of the building ventilation needs. Plumbing fixtures are of original type with up grades as needed for maintenance needs. The up grades consist of auto operation type, toilets, sinks and urinals. Domestic hot water is supplied by a Rheem, 50 gallon gas fired 40,000 BTU hot water heater of 07 vintage using a 1/5 HP circulation pump. The building has a sump pumping system. The building has drinking fountains in common places.

ELECTRICAL:

The electrical system is fed from a 2004 vintage 476 KW at 600 amps providing 4160 volt distribution system to a 1000 KVA transformer that provides 1200 amps of 277/480 volt, 3-phase, 4-wire power. Each floor then has a 300 KVA transformer providing 400 amps of 120/208 volt, 3-phase, 4-wire power. Lighting is primarily T-8 fluorescent using the buildings EMS system with motion sensors, switches and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting that are powered from a 70 KW roof mounted natural gas fired original Onan emergency stand by generator system using a ATS.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations and is centrally monitored by a Notifier panel. The building does not have a fire sprinkler system, fire hose reels and fire extinguishers are present in cabinets with fire hose connection stand pipes in hall ways and stair ways. This building and campus has a video monitoring system.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels. The elevator and equipment are original.

Hazmat.

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

Current Repair Cost: \$19,590,773.96

Replacement Cost: \$24,277,147.68

FCI: 80.70%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$19.10 | 4% | 100 | 100% | 41% | 1 | \$0 |
| A2020 Basement Walls | | \$9.32 | 2% | 100 | 100% | 41% | 1 | \$0 |
| B1010 Floor Construction | | \$27.22 | 6% | 100 | 100% | 41% | 1 | \$0 |
| B1020 Roof Construction | | \$15.92 | 4% | 100 | 120% | 41% | 1 | \$0 |
| B2010 Exterior Walls | | \$21.09 | 5% | 100 | 100% | 41% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 100% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$13.06 | 3% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$0.48 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 3% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C2010 Stair Construction | | \$4.16 | 1% | 100 | 100% | 41% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D1010 Elevators and Lifts | | \$8.82 | 2% | 25 | 100% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$38.09 | 8% | 35 | 100% | 100% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 100% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 18% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$5.38 | 1% | 35 | 100% | 100% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$50.71 | 11% | 35 | 100% | 100% | 1 | \$0 |
| D5030 Communications and Security | | \$10.95 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$452.24 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|-----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$924,945.10 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$842,339.94 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$30,715.16 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$61,081.28 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$942,396.89 |
| 08141610 | Wood Doors Decorator | Wood Door - Damaged or Failing | Room | 1 | 0.80% | \$6,486.77 |
| 08521050 | Windows | L1 Windows beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$829,541.95 |
| 08222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$1,020,348.24 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$898,185.68 |
| 08912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$731,811.91 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$587,543.74 |
| 14281010 | Elevator Controls And Doors | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$602,668.63 |
| 15765600 | Heating & Ventilating Units | L1 Elevator or Lift past useful life | L2 Deficiencies | 1 | 100.00% | \$473,525.35 |
| 22111964 | Hydrants | L1 Heating system beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$2,129,118.90 |
| 22421340 | Water Closets | L1 Fire Protection System Past useful Life | L2 Deficiencies | 1 | 100.00% | \$288,536.33 |
| 23811920 | Self-Contained Single Package | L1 Plumbing fixtures past useful life | L2 Deficiencies | 1 | 100.00% | \$2,044,186.84 |
| 26222620 | Wiring Devices Elements | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$4,454,861.35 |
| | | L1 Electrical System Beyond Expected Useful Lif | L2 Deficiencies | 1 | 100.00% | \$2,722,479.91 |
| Total | | | | 18 | | \$19,590,773.96 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0032 SECURITY

Facility Description:

0032. Building, Campus Security, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1st story 1,630 square foot building contains classrooms. Originally constructed in 1996, with no major remodels to date 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using cast in place 48" concrete stem wall with metal framing. The main structure is precast panels. The roof is a built up system with reflective coating of unknown vintage. Exterior doors are typically aluminum storefront type set in aluminum jambs using panic type hardware. The windows/infills are aluminum units.

INTERIORS:

Partition wall types include painted drywall. The interior wall finishes are generally of original type. Most ceilings are 2'x4' suspended acoustical tiles in metal grids or painted gypsum. Flooring in high use areas are VCT vinyl tile. Most other flooring is carpet. Interior doors are generally solid wood in metal jambs using lever handles. The rest rooms have tile floors with tile walls with painted gypsum ceilings.

MECHANICAL/PLUMBING:

EMS monitored Heating and cooling for the building is provided by a roof mounted package heat pump unit, Not available for assessment. Air distribution is supplied through ducts using zone stats. A roof mounted exhaust fan serves the restroom ventilation needs. Plumbing fixtures are typically of original type with up grades as needed for maintenance needs using the buildings copper piping that is original. The up grades consists of auto operation toilets. Domestic hot water is supplied by an Insta hot electric hot water heater located under each bathroom sink.

ELECTRICAL:

The electrical system is fed from the campus 4160 volt distribution system to a 75 KVA transformer that provides 225 amps of 120/240 volt, 3-phase, 4-wire power. Lighting is mostly T-8 fluorescent using motion switches and typical switches and outlets. The building is equipped with emergency exit signs. Emergency ballasts provide emergency lighting. Emergency power was not noted.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, smoke detectors and is centrally monitored by a Notifier panel. The building has a partial fire sprinkler system. This building is not connected to a monitored security system. The campus video system is monitored at this location.

Hazmat.

None noted.

Current Repair Cost: \$15,190.64

Replacement Cost: \$781,780.60

FCI: 1.94%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/\$.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|------------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$41.67 | 9% | 100 | 100% | 18% | 1 | \$0 |
| B1010 Floor Construction | | \$7.73 | 2% | 100 | 100% | 18% | 1 | \$0 |

| Sub-System | | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|--|------------------|-----------|-------|------|---------|------|----------|---------|
| B1020 Roof Constnuction | | | \$56.31 | 12% | 100 | 120% | 18% | 1 | \$0 |
| B2020 Exterior Windows | | | \$31.83 | 7% | 35 | 105% | 51% | 1 | \$0 |
| B2030 Exterior Doors | | | \$1.26 | 0% | 30 | 105% | 60% | 1 | \$0 |
| B3010 Roof Coverings | | | \$29.06 | 6% | 20 | 120% | 90% | 1 | \$0 |
| C1010 Partitions | | | \$9.55 | 2% | 30 | 110% | 60% | 1 | \$0 |
| C1020 Interior Doors | | | \$17.40 | 4% | 30 | 110% | 60% | 1 | \$0 |
| C3010 Wall Finishes | | | \$9.32 | 2% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | | \$25.91 | 5% | 20 | 105% | 90% | 1 | \$0 |
| C3030 Ceiling Finishes | | | \$19.72 | 4% | 20 | 105% | 90% | 1 | \$0 |
| D2010 Plumbing Fixtures | | | \$17.40 | 4% | 35 | 100% | 51% | 1 | \$0 |
| D3020 Heat Generating Systems | | | \$43.29 | 9% | 35 | 100% | 51% | 1 | \$0 |
| D3030 Cooling Generating Systems | | | \$90.54 | 19% | 30 | 100% | 60% | 1 | \$0 |
| D4030 Fire Protection Specialties | | | \$9.42 | 2% | 35 | 100% | 51% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | | \$61.65 | 13% | 35 | 100% | 51% | 1 | \$0 |
| D5030 Communications and Security | | | \$1.18 | 0% | 20 | 100% | 90% | 1 | \$0 |
| F1030 Special Construction Systems | | | \$6.38 | 1% | 25 | 110% | 72% | 1 | \$0 |
| Total: | | | \$479.62 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|------------------------------|--|-----------------|--------------|--------------|---------------|
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$15,190.64 |
| Total | | | | 1 | | \$15,190.64 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0050 PORTABLES

Facility Description:

0050 Building "B", Portables, are located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The group of 4 one, story and 1 two story buildings have a total of 29,760 square feet of classrooms and offices. Originally constructed and or placed here in and around the 90s to 2001 with no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings typically rest on metal frame on green plate and or a concrete slab on grade using a combination of footings and foundation walls. The main structures are typically wood frame with wood siding and or stucco. The roofs are a combination of standing seam metal and rolled asphalt of unknown vintage. Exterior doors are typically metal in metal jambs using lever handles and or panic type hardware. The windows are aluminum framed, double and single pane fixed and operational units.

INTERIORS:

Partition wall types include vinyl wall covering over drywall and FRP. The interior wall finishes are generally of original type. Most ceilings are 2'x4' suspended acoustical tiles in metal grids and painted gypsum. Flooring in high use areas are VCT, sheet vinyl. Most other flooring is carpet. Interior doors are generally solid wood in metal jambs using lever type hardware. The rest rooms have a combination of sheet vinyl and tile floors with FRP and tile walls using T-bar ceilings with vinyl type toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling is provided by floor, wall, or roof mounted package heat pump units through ducts. Building 33 has a roof top Carrier HP, (no info). Buildings, 4-5-6-7 and 8 have Bard type heat pumps. Building 50 has 16 Scholar wall mounted heat pumps. There are ceiling and roof mounted exhaust fans to serve specific portions of the complex. All plumbing fixtures are typically of original type with up grades as needed for maintenance needs using the buildings piping that is original. Domestic hot water was not noted. Areas of the buildings have eye/shower system.

ELECTRICAL:

The electrical system is fed primarily from the campus 4160 volt distribution system to a 225 and 75 KVA transformer that provides 800, 200 and 100 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. Lighting is mostly T-8 fluorescent using typical switches and outlets. The emergency lighting is present. Illuminated exit signs are present. This complex does not have an emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible with some strobe annunciators located throughout the building. The system is activated by pull stations and or smoke detectors and is centrally monitored by a Notifier panel. Some of the buildings have a limited fire sprinkler system. This complex does not have a noted monitored security system. The buildings and the campus has emergency phones/ video monitoring system.

CONVEYING:

The two story portable building is equipped with a add on hydraulic elevator that provides passage between levels. The elevator and equipment are original of approximately 1995 vintage, per staff using 20 HP 72% EFF.

Hazmat.

None noted.

Current Repair Cost: \$368,168.50

Replacement Cost: \$8,953,296.00

FCI: 4.11%

Life Cycle Data:

California Community Colleges

COMET Facility Report Facility Executive Summary

Report Date: 14 Apr 2014
Page 61

| Sub-System | Deficiency Desc. | Costs.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|----------|-------|------|---------|------|----------|---------|
| B1010 Floor Construction | | \$107.97 | 36% | 25 | 100% | 76% | 1 | \$0 |
| B1020 Roof Construction | | \$12.84 | 4% | 25 | 120% | 76% | 1 | \$0 |
| B2010 Exterior Walls | | \$20.25 | 7% | 25 | 100% | 76% | 1 | \$0 |
| B2020 Exterior Windows | | \$4.30 | 1% | 25 | 105% | 76% | 1 | \$0 |
| B2030 Exterior Doors | | \$4.55 | 2% | 25 | 105% | 76% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.94 | 9% | 20 | 120% | 95% | 1 | \$0 |
| B3020 Roof Openings | | \$1.81 | 1% | 20 | 120% | 95% | 1 | \$0 |
| C3010 Wall Finishes | | \$7.21 | 2% | 10 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$4.91 | 2% | 15 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$9.59 | 3% | 25 | 105% | 76% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$10.10 | 3% | 25 | 100% | 76% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$11.60 | 4% | 25 | 100% | 76% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$34.13 | 11% | 25 | 100% | 76% | 1 | \$0 |
| D5030 Communications and Security | | \$44.65 | 15% | 20 | 100% | 95% | 1 | \$0 |
| Total: | | \$300.85 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|------------------------------|---|-----------------|--------------|--------------|---------------|
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$153,713.45 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$214,455.05 |
| Total | | | | 2 | | \$368,168.50 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0101 CEC-A

Facility Description:

0101. CEC building "A" is located on the Centennial Education Center campus of the Rancho Santiago Community College District in Santa Ana, California. The 1-story 9,224 square foot building contains classrooms and offices. Originally constructed and or placed here in 1980, with no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a metal frame using concrete footings and foundation walls. The main structure is typically wood framed with wood siding. The roof is a monolithic built up system with a reflective coating that was installed in 1987 with the renovation. Exterior doors are typically wood in metal, wood in wood jambs using lever and panic type hardware. The windows are typically aluminum single pane fixed units.

INTERIORS:

Partition wall types include vinyl covered drywall. The interior wall finishes are generally of original type. Most ceilings are 2'x4' suspended acoustical tiles and painted gypsum. Flooring in high use areas is sheet vinyl and the offices use carpet. Interior doors are generally solid wood in metal jambs using levers and panic type hardware. The rest rooms have tile floors with tile walls using 12"x12" glue on ceilings.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by eight roof mounted package gas/electric units through ducts using zone stats. A roof mounted exhaust fan serves the restrooms ventilation needs. Plumbing fixtures are of original type with up grades as needed for maintenance needs using the original piping. Domestic hot water is supplied by 2.7 gallon Airston electric water heater units.

ELECTRICAL:

The mostly original, 1991 vintage electrical system is fed from building E using the campus main switchboard with 600 amps of 120/208 volt, 3-phase, 4-wire power to local distribution, 400 amps, 225 amps and 200 amps. Lighting is mostly T-8 fluorescent using motion sensors. The building is equipped with emergency ballasts to provide emergency lighting. Illuminated exit signs with battery backup are present. This building does not have a noted emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, smoke detectors and or heat detectors, and is centrally monitored by a Notifier panel. This building/campus has a monitored security video system.

Hazmat.

None noted.

Current Repair Cost: \$2,048,197.29

Replacement Cost: \$4,099,606.80

FCI: 49.96%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 34% | 1 | \$0 |
| B1010 Floor Construction | | \$6.76 | 2% | 100 | 100% | 34% | 1 | \$0 |
| B1020 Roof Construction | | \$28.92 | 7% | 100 | 120% | 34% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 34% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 97% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 6% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$37.94 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 97% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 13% | 35 | 100% | 97% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$444.45 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$158,930.25 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$288,873.22 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$10,315.47 |
| 07723310 | Roof Hatch Options | Roof Hatches: Damaged or Failing | Roof | 1 | 100.00% | \$7,273.02 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$10,495.39 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$161,928.93 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$175,323.05 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$154,332.27 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$125,744.81 |
| 13851055 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$85,962.27 |
| 13851055 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$103,554.55 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$765,464.05 |
| Total | | | | 12 | | \$2,048,197.29 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0102 CEC-B

Facility Description:

0102. CEC building "B" is located on the Centennial Education Center campus of the Rancho Santiago Community College District in Santa Ana, California. The 1-story 5,160 square foot building contains classrooms and offices. Originally constructed/placed here in 1980, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel..

STRUCTURAL/EXTERIOR CLOSURE:

The building typically rests on a metal frame. The main structure is typically wood siding over wood framing. The roof is a monolithic built up system with a reflective coating that was installed in 1987. Exterior doors are typically wood in metal and or metal in metal jambs using lever and or panic type hardware. The windows are typically aluminum framed single pane fixed tinted units.

INTERIORS:

Partition wall types include painted drywall. The interior wall finishes are generally of original type. Most ceilings are 2"x4" suspended acoustical tiles in metal grids. Flooring in high use areas as well as office areas is carpet. Interior doors are generally solid wood in metal jambs with single pane metal side lites that are original to construction, others are aluminum patio type sliders using panic and lever type hardware. There are no rest rooms in this building..

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by nine roof mounted package gas/electric units through ducts using zone stats. This building has no roof mounted exhaust fans. This building does not have any noted plumbing systems.

ELECTRICAL:

The original electrical system is fed from the campus main switchboard with providing two section 200 amp 120/208 volt, 3-phase, 4-wire power to local distribution. Lighting is mostly T-8 fluorescent using typical switches and outlets. The building is equipped with emergency ballasts to provide emergency lighting. Illuminated exit signs with battery backup are present.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations or heat/smoke detectors, and is centrally monitored. The building does not have a fire sprinkler system. This building has a monitored security system.

Hazmat.

None noted.

Current Repair Cost: \$1,141,713.92

Replacement Cost: \$2,293,362.00

FCI: 49.78%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 34% | 1 | \$0 |
| B1010 Floor Construction | | \$6.76 | 2% | 100 | 100% | 34% | 1 | \$0 |
| B1020 Roof Construction | | \$28.92 | 7% | 100 | 120% | 34% | 1 | \$0 |
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 34% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 97% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 6% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$37.94 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 97% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 13% | 35 | 100% | 97% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$444.45 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$88,907.21 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$161,598.63 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$5,770.58 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$5,871.23 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$90,584.70 |
| 08222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$98,077.51 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$86,335.05 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$70,342.94 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$48,088.17 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$57,929.48 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$428,208.42 |
| Total | | | | 11 | | \$1,141,713.92 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0103 CEC-C

Facility Description:

0103, CEC building "C" is located on the Centennial Education Center campus of the Rancho Santiago Community College District in Santa Ana, California. The 1-story 3,720 square foot building contains classrooms. Originally constructed in 1980, there has been a 1987 roof renovation and one 960 square foot addition in 1998 bringing the total to 4,680 SF. There was a cosmetic remodel in 2010, with no major remodels to date, 2014. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a metal frame supporting a wood sub floor. The main structure is typically wood framed wit T-111 siding. The roof is a monolithic built up system with a reflective coating that was installed in 1987, per staff. Exterior doors are typically metal in metal jambs using lever/panic type hardware. The windows are typically aluminum framed single pane fixed and operational units.

INTERIORS:

Partition wall types include painted drywall. The interior wall finishes are generally original to construction. Most ceilings are 2"x4" suspended acoustical tiles in metal grids. Flooring in high use areas is a combination of Sheet vinyl, VCT vinyl flooring and carpet. The stainless steel commercial type kitchen has a tile floor. Interior doors are a combination of metal in metal jambs with metal side lites and or metal in wood jambs using lever type hardware.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the main building is provided by four Carrier roof mounted package gas/electric units. Three, Model # 48SX036-14801-1, providing 80,000 BTUs and one Model # 50EZ-A36, providing 50,000 BTUs. Kitchen hearing/cooling and make up air is provided a Greenheck gas fired unit, Model # PVF75H. Heating and cooling for each portable building is provided by roof wall mounted heat pump unit through ducts using zone stats. All restrooms are equipped with ceiling mounted exhaust fans. Plumbing fixtures are mostly original with up grades as needed for maintenance needs. The up grades consists of auto operation toilets and sinks. The noted domestic hot water is provided a Brad/Fordwhite 2010 vintage 100 gallon gas fired unit providing 85,000 BTUs using an expansion tank and the buildings original copper piping.

ELECTRICAL:

The mostly original electrical system is fed from the campus main switchboard with 175 amps of 120/208 volt, 3-phase, 4-wire power. Lighting is mostly T-8 fluorescent using motion sensors with typical switches and outlets. The building has emergency lighting and illuminated exit signs. This building does not have a noted emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations and or heat/smoke detectors, and is centrally monitored. Some of the smoke detectors are not monitored, per staff. The building does not have a fire sprinkler system. This building has a monitored security/video system. Fire extinguishers are present. The kitchen exhaust hood has a fire suppression system.

Hazard:

None noted.

Current Repair Cost: \$1,035,507.98

Replacement Cost: \$2,080,026.00

FCI: 49.78%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/VS.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|------------|------------------|------------|-------|------|---------|------|----------|---------|
|------------|------------------|------------|-------|------|---------|------|----------|---------|

California Community Colleges

COMET Facility Report
Facility Executive Summary

Report Date: 14 Apr 2014
Page 67

| Sub-System | | Deficiency Desc. | Costs/F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|--|------------------|----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | | \$35.86 | 8% | 100 | 100% | 34% | 1 | \$0 |
| B1010 Floor Construction | | | \$6.76 | 2% | 100 | 100% | 34% | 1 | \$0 |
| B1020 Roof Construction | | | \$28.92 | 7% | 100 | 120% | 34% | 1 | \$0 |
| B2010 Exterior Walls | | | \$7.98 | 2% | 100 | 100% | 34% | 1 | \$0 |
| B2020 Exterior Windows | | | \$14.71 | 3% | 35 | 105% | 97% | 1 | \$0 |
| B2030 Exterior Doors | | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | | \$26.09 | 6% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | | \$15.66 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | | \$37.94 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3020 Heat Generating Systems | | | \$39.67 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3030 Cooling Generating Systems | | | \$82.99 | 19% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | | \$4.67 | 1% | 35 | 100% | 97% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | | \$58.03 | 13% | 35 | 100% | 97% | 1 | \$0 |
| D5030 Communications and Security | | | \$9.32 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | | \$444.45 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$80,636.77 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$146,566.20 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$5,233.78 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$5,325.07 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$82,158.22 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$78,954.02 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$78,303.88 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$63,799.41 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$43,614.86 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$52,540.69 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$388,375.08 |
| Total | | | | 11 | | \$1,035,507.98 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0104 CEC-F

Facility Description:

0104. CEC building "F" is located on the Centennial Education Center campus of the Rancho Santiago Community College District in Santa Ana, California. The two 1-story 10,030 square foot building contains classrooms and offices. Originally constructed in 1980, one modular addition in 1998 with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building typically rests on a concrete slab on grade and metal framing with concrete footings and foundation walls that are original to construction. The main structure is typically wood framed with wood siding. The roof is a monolithic built up system with a reflective coating that was installed in 1987, per staff. Exterior doors are a combination of auto operation aluminum sliders and wood doors in metal jambs and or metal in metal jambs using a combination of panic and or lever type hardware. The windows are typically a combination of aluminum framed single and dual pane units.

INTERIORS:

Partition wall types include painted drywall with areas using vinyl wall coverings. The interior wall finishes are generally of original type. Most ceilings are 2'x4' suspended acoustical tiles in metal grids. Flooring in high use areas as well as office areas is carpet. Interior doors are generally solid wood in metal/aluminum jambs using lever hardware. The rest room have tile floors and tile walls using T-bar ceilings with vinyl type toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored. Heating and cooling for the building is provided by seven Carrier roof mounted package gas/electric units, Model # 48SX-042-14801-1. The distribution system is through ducts using zone stats. Plumbing fixtures are typically of original type with up grades as needed for maintenance needs using the buildings original piping. Domestic hot water was not noted.

ELECTRICAL:

This building is served from the campus main switchgear with 125 amps of 120/208 volt, 3-phase, 4-wire power. Lighting is mostly T-8 fluorescent using motion sensors with typical switches and outlets. The building has no emergency lighting. Illuminated exit signs are present. This building does not have an emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible annunciators and strobes located throughout the building. The system is activated by pull stations, smoke detectors and is centrally monitored. The building does not have a fire sprinkler system. This building has a monitored security video system as well emergency phones for the building and the campus.

Hazard.

None noted.

Current Repair Cost: \$2,219,261.76

Replacement Cost: \$4,457,833.50

FCI: 49.78%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 34% | 1 | \$0 |
| B1010 Floor Construction | | \$6.76 | 2% | 100 | 100% | 34% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/\$.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|------------|-------|------|---------|------|----------|---------|
| B1020 Roof Construction | | \$28.92 | 7% | 100 | 120% | 34% | 1 | \$0 |
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 34% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 97% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 6% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$37.94 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 97% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 13% | 35 | 100% | 97% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$444.45 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$172,817.69 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$314,115.18 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$11,216.85 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$11,412.49 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$176,078.40 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$190,642.91 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$167,817.93 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$136,732.49 |
| 13851065 | Detection Systems | L1 Detection system Past useful life | L2 Deficiencies | 1 | 100.00% | \$93,473.72 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$112,603.23 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$832,350.87 |
| Total | | | | 11 | | \$2,219,261.76 |

Facility: \\Rancho Santiago Community College District\Santa Ana College\0105 CEC-E

Facility Description:

0105. CEC building "E" is located on the Centennial Education Center campus of the Rancho Santiago Community College District in Santa Ana, California. The 1-story 9,480 square foot building contains classrooms. Originally constructed in 1980 with a cosmetic remodel in 1987, per staff, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel..

STRUCTURAL/EXTERIOR CLOSURE:

The building typically rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is typically wood framed with wood siding. The roof is a monolithic built up system with a reflective coating that was installed in 1987 with the renovation. Exterior doors are typically wood in metal and metal in metal jambs using lever and panic type hardware. The windows are typically aluminum single pane fixed units.

INTERIORS:

Partition wall types include painted drywall. The interior wall finishes are generally of original type. Most ceilings are 2"x4" suspended acoustical tiles. Flooring in high use areas as well as office areas is carpet and or sheet vinyl. Interior doors are generally solid wood in metal/aluminum jambs and or aluminum patio type sliding doors. There are no rest rooms in this building.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by Carrier roof mounted package gas/electric units, two roof mounted package heat pump units, Model # 50UX-024-301, and nine gas fired units, Model # 48SX-024-14801-1 providing 56,000 BTUs,all through ducts using zone stats. The plumbing system consists of a sink in the break room. All fixtures are of original type using piping that is original. Domestic hot water is provided a Pacemaker 30 gallon, 32,000 BTU gas fired unit, There is a 6 gallon electric unit, Not in use.

ELECTRICAL:

This building contains the main electrical equipment for the campus. Southern California Edison provides 2500 amps of 120/208 volt, 3-phase, 4-wire power to the campus distribution. This building feeds power to several panels and dimmer boards. Lighting is mostly T-8 fluorescent using motion sensors with typical switches and outlets. Some rooms of the building contain stage lighting and a dimming systems of unknown vintage. The building has wall mounted battery units that provide emergency lighting. Illuminated exit signs with battery backup are present. This building/campus has emergency phones and video monitoring system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible annunciators and strobes located throughout the building. The system is activated by pull stations or heat/smoke detectors, and is centrally monitored. The building has a fire sprinkler system. This building has a monitored security alarm video system.

Hazard.

None noted.

Current Repair Cost: \$2,097,567.44**Replacement Cost: \$4,213,386.00****FCI: 49.78%****Life Cycle Data:**

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 34% | 1 | \$0 |
| B1010 Floor Construction | | \$6.76 | 2% | 100 | 100% | 34% | 1 | \$0 |

| Sub-System | | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|--|------------------|-----------|-------|------|---------|------|----------|---------|
| B1020 Roof Construction | | | \$28.92 | 7% | 100 | 120% | 34% | 1 | \$0 |
| B2010 Exterior Walls | | | \$7.98 | 2% | 100 | 100% | 34% | 1 | \$0 |
| B2020 Exterior Windows | | | \$14.71 | 3% | 35 | 105% | 97% | 1 | \$0 |
| B2030 Exterior Doors | | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | | \$26.09 | 6% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | | \$15.66 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | | \$37.94 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3020 Heat Generating Systems | | | \$39.67 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3030 Cooling Generating Systems | | | \$82.99 | 19% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | | \$4.67 | 1% | 35 | 100% | 97% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | | \$56.03 | 13% | 35 | 100% | 97% | 1 | \$0 |
| D5030 Communications and Security | | | \$9.32 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | | \$444.45 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|-------------------------------|--|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$163,341.15 |
| 07015010 | Roof Coatings | L1 Roofing beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$296,890.51 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$10,601.77 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$10,786.68 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$166,423.06 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$180,188.91 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$158,615.56 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$129,234.69 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$88,348.04 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$106,428.57 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$786,708.50 |
| Total | | | | 11 | | \$2,097,567.44 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0106 CEC-D

Facility Description:

0106, CEC building "D" is located on the Centennial Education Center of the Rancho Santiago Community College District campus in Santa Ana, California. The buildings D-106 through D-112, 1-story 8,640 square foot building contains classrooms. Originally constructed in 1980, there has been a 1987, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel..

STRUCTURAL/EXTERIOR CLOSURE:

The building typically rests on a combination of concrete slab on grade and perimeter footings and foundation walls using metal framing. The main structure is typically wood framed with wood siding. D106 thru D112 are modular buildings. The roof is a monolithic built up system with a reflective coating that was installed in 1987 with the renovation. Exterior doors are typically metal in metal/wood jambs The windows are typically aluminum single and dual pane fixed and operational units.

INTERIORS:

Partition wall types include painted drywall with areas vinyl wall coverings. The interior wall finishes are generally of original type. Most ceilings are 2'x4' suspended acoustical tiles in metal grids. Flooring in high use areas as well as office areas is carpet, others are concrete and or sheet vinyl. Interior doors are generally wood in metal jambs using lever handles. There are no rest rooms.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the main building is provided by four roof mounted package gas/electric units, Model # 48SX-030-14B01-4 through ducts using zone stats. This building has no exhaust fans. Five of the portable classrooms are supplied with heating and cooling by wall mounted heat pump units. A sixth portable is supplied with heating and cooling by a roof mounted heat pump unit. The plumbing system consists of a custodial sink in the main building. All fixtures and piping is original. Domestic hot water is supplied by a 19.9-gallon electric water heater.

ELECTRICAL:

The mostly electrical system is fed from the campus main switchboard with 600 amps of 120/208 volt, 3-phase, 4-wire power. Lighting is mostly T-8 fluorescent using typical switches and outlets. The building has emergency lighting. Illuminated exit signs are present. This building does not have a noted emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible annunciators and strobes located throughout the building. The system is activated by pull stations or heat/smoke detectors, and is centrally monitored. The building does not have a fire sprinkler system. This building/campus has emergency phones and has a monitored security system.

Hazmat.

None noted.

Current Repair Cost: \$1,918,067.30

Replacement Cost: \$3,840,048.00

FCI: 49.95%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 34% | 1 | \$0 |
| B1010 Floor Construction | | \$6.76 | 2% | 100 | 100% | 34% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Costs.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|----------|-------|------|---------|------|----------|---------|
| B1020 Roof Construction | | \$28.92 | 7% | 100 | 120% | 34% | 1 | \$0 |
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 34% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 97% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 100% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 6% | 20 | 120% | 100% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 100% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 100% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 100% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 100% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 100% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$37.94 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 97% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 100% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 97% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 13% | 35 | 100% | 97% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 100% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 100% | 1 | \$0 |
| Total: | | \$444.45 | | | | | | |

Deficiency Analysis:

| Major Class | Major Class Description | Deficiency | Facility Type | # of Entries | % of Failure | Total Failure |
|-------------|----------------------------------|---|-----------------|--------------|--------------|----------------|
| 05411330 | Framing, Stud Walls | L1 Wall framing past useful life | L2 Deficiencies | 1 | 100.00% | \$148,867.88 |
| 07015010 | Roof Coatings | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$270,583.76 |
| 07723310 | Roof Hatch Options | L1 Roof openings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$9,682.37 |
| 08111610 | Entrance Doors And Frames | L1 Exterior doors beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$9,830.90 |
| 08141610 | Wood Doors Decorator | L1 Interior doors past useful life | L2 Deficiencies | 1 | 100.00% | \$151,676.71 |
| 09222613 | Ceiling Suspension Systems | L1 Ceilings beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$164,222.81 |
| 09512310 | Suspended Acoustic Ceiling Tiles | Acoustical Ceiling Tile: Damaged or Failing Tiles | Room | 1 | 5.88% | \$6,360.26 |
| 09631100 | Flooring | L1 Flooring beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$144,561.01 |
| 09912372 | Walls And Ceilings, Interior | L1 Walls and finish beyond useful life | L2 Deficiencies | 1 | 100.00% | \$117,783.52 |
| 13851065 | Detection Systems | L1 Detection system Past useful Life | L2 Deficiencies | 1 | 100.00% | \$80,519.73 |
| 13851065 | Detection Systems | L1 Special Electrical sys beyond exp useful life | L2 Deficiencies | 1 | 100.00% | \$96,998.19 |
| 23811920 | Self-Contained Single Package | L1 HVAC System beyond expected useful life | L2 Deficiencies | 1 | 100.00% | \$717,000.15 |
| Total | | | | 12 | | \$1,918,067.30 |

Facility: \Rancho Santiago Community College District\Santa Ana College\0120 DIGITAL MEDIA CENTER

Facility Description:

0120. Building "", DIGITAL MEDIA CENTER, is located at 1300 Bristol ave as part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 2-story 28,200 square foot building contains classrooms, offices. Originally constructed in 2006, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is typically metal frame and pandeck using split face CMU with a metal clad siding. The roof is a built up system of original construction using rain sensors. Exterior doors are aluminum framed store front type using panic type hardware with electric access control. The in fills/windows are fixed dual pane units. The service doors are metal in metal jams using the lever type hardware.

INTERIORS:

Partition wall types include painted drywall and CMU with areas using aluminum framed single pane fixed window walls. The interior wall finishes are generally of original type. Most ceilings are 2'x4' suspended acoustical tiles in metal grids with painted gypsum and or open to pandeck. Flooring in high use areas are carpet. Most other flooring is concrete. Interior doors are generally solid wood in metal jams using lever handles with electric access control.

MECHANICAL/PLUMBING:

EMS monitored. Heating for the building is provided by an Ajax, roof mounted 625,000 BTU gas fired hot water boiler Model # WPG525W using 1.5 HP 86% EFF circulation pump. Cooling is provided by Carrier roof mounted water chillers and air cooled condensing units. Two, Model # 50AY-030-PCQ11EY, One, 50AY-035PDQB11EY, One, 50EW-Q024-611CA. The heating/cooling distribution system is by a roof mounted air handling unit that contains hot and cold coils. Air is supplied using ducts with VAV boxes, some of which contain hot water reheat coils. Additional cooling is provided Libert and split systems. Six roof mounted and one floor mounted exhaust fans serve the restrooms and other areas of the building ventilation needs. Plumbing fixtures are typical of original type with upgrades as needed for maintenance needs using the buildings copper piping that is original. The up grades consists of auto operation, toilets, sinks and urinals. Domestic hot water is supplied by a Universal, 74 gallon gas fired hot water heater using a 1/6 HP circulation pump.

ELECTRICAL:

The mostly original electrical system is fed at 480 volts distribution system to a 225 KVA transformer that provides 1200 amps of 277/480 volt, 3-phase, 4-wire power. Each floor then has a 225 and a 75 KVA transformer providing 400/100 amps of 120/208 volt, 3-phase, 4-wire power. LCS lighting is primarily CFLs and T-8 fluorescent using motion sensors and typical switches and outlets. Typical theater lighting is present using a dimmer system. The building is equipped with illuminated exit signs and emergency lighting that are powered from a 70 KW roof mounted natural gas fired emergency stand by generator system using a ATS.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat/smoke detectors and is centrally monitored by a Notifier panel. The building has a fire sprinkler. This building has a monitored security alarm/video system. The HVAC system has smoke detectors and fire dampers.

CONVEYING:

This building is equipped with a wheel chair lift and hydraulic elevator that provides passage between levels. The elevator and equipment are original.

Hazmat.

None noted.

Current Repair Cost: \$0.00 Replacement Cost: \$12,294,072.00 FCI: 0.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$18.98 | 4% | 100 | 100% | 8% | 1 | \$0 |
| B1010 Floor Construction | | \$41.55 | 10% | 100 | 100% | 8% | 1 | \$0 |
| B1020 Roof Construction | | \$14.45 | 3% | 100 | 120% | 8% | 1 | \$0 |
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 8% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 23% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 27% | 1 | \$0 |
| B3010 Roof Coverings | | \$13.06 | 3% | 20 | 120% | 40% | 1 | \$0 |
| B3020 Roof Openings | | \$0.48 | 0% | 30 | 120% | 27% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 27% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 27% | 1 | \$0 |
| C2010 Stair Construction | | \$4.16 | 1% | 100 | 100% | 8% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 53% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 40% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 32% | 1 | \$0 |
| D1010 Elevators and Lifts | | \$8.82 | 2% | 25 | 100% | 32% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$33.84 | 8% | 35 | 100% | 23% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 23% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 27% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 23% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$50.71 | 12% | 35 | 100% | 23% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 40% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 32% | 1 | \$0 |
| Total: | | \$435.96 | | | | | | |

Deficiency Analysis: None

Facility Executive Summary

Facility: \Rancho Santiago Community College District\Santa Ana College\0121 O.C. SHERIFF'S REG. TRAIN
Address: 15991 Armstrong Ave, ,

Facility Description:

0121. Building "", SHERIFF'S REG. TRAINING ACD, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The multiable 1-story buildings used by multiable tenants with the college using 8,697 square foot of building space that contains classrooms offices and showers/locker rooms. Originally constructed in 2007, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade using metal framing and pandeck. The main structure is typically split face CMU with large aluminium framed dual pane fixed in fills. The roof is a built up, rolled asphalt metal standing seam system that is original to construction. Exterior doors are typically aluminum framed store front type set in aluminum jambs. The windows and window in fills are dual pane fixed and operational units. The service doors are metal in metal jambs using lever/panic type hardware.

INTERIORS:

Partition wall types include painted drywall with metal framed wire/clear glass window walls. The interior wall finishes are generally of original type. Most ceilings are 2'x4' suspended acoustical tiles. Flooring in high use areas are carpet. Most other flooring is exposed to concrete and VCT. Interior doors are generally solid wood and metal in metal jambs using lever handles. The rest rooms have tile floors with tile walls and wainscot using painted gypsum ceilings. Toilet partitions are wood laminate.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by at least 29 noted roof top gas fired package units with DX cooling, sample Model #s 2CYC3030A104AA and UYCC3018A104AA providing 40,000 BTUs. The heating/cooling distribution system is by duct using the building EMS system on zone stats. Additional cooling for server room ECT is provided split systems. Additional cooling is provided by five AAON 100% FA units. Roof mounted exhaust fans serve the restrooms and other areas of the buildings ventilation needs. Plumbing fixtures are typical of original auto operation type with up grades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is supplied by two 500,000 Ray Pack gas fired hot water boilers using a mixing valve and a 250 gallon storage tank for showers. Additional hot water is provided by a 50 gallon gas fired 65,000 BTU water heater for rest rooms and sinks.

ELECTRICAL:

The mostly original electrical system is fed from Con Edison 480 volt distribution system that provides 2000 amps of 277/480, volt power to a combination of 150, 112.5 KVA transformers that provide 400, 225 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily CFLs and T-8 fluorescent using an EMS system with motion sensors and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting provided a battery system..

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is of 2007 vintage. The building has a full fire sprinkler system. This building has a monitored security/video system. The HVAC system has smoke and fire dampers. Two AEDs are present.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels. The elevator and equipment are original.

Hazmat.

None noted.

Current Repair Cost: \$0.00

Replacement Cost: \$3,791,544.12

FCI: 0.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bidg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$18.98 | 4% | 100 | 100% | 7% | 1 | \$0 |
| B1010 Floor Construction | | \$41.55 | 10% | 100 | 100% | 7% | 1 | \$0 |
| B1020 Roof Construction | | \$14.45 | 3% | 100 | 120% | 7% | 1 | \$0 |
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 7% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 20% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 23% | 1 | \$0 |
| B3010 Roof Coverings | | \$13.06 | 3% | 20 | 120% | 35% | 1 | \$0 |
| B3020 Roof Openings | | \$0.48 | 0% | 30 | 120% | 23% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 23% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 23% | 1 | \$0 |
| C2010 Stair Construction | | \$4.16 | 1% | 100 | 100% | 7% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 47% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 35% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 28% | 1 | \$0 |
| D1010 Elevators and Lifts | | \$8.82 | 2% | 25 | 100% | 28% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$33.84 | 8% | 35 | 100% | 20% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 20% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 23% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 20% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$50.71 | 12% | 35 | 100% | 20% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 35% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 28% | 1 | \$0 |
| Total: | | \$435.96 | | | | | | |

Deficiency Analysis: None

Facility: \\Rancho Santiago Community College District\Santa Ana College\0122 Z BUILDING

Facility Description:

0122.. "Z", Building, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 4-story 14,454 square foot building contains offices and shops for the maintenance, service department. Originally constructed in 2009, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel..

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using footings and foundation walls that are original to construction. The main structure is typically a combination of metal and wood framing using split face CMU. The roof is rolled that is original to construction. Exterior doors are mostly metal roll ups and standard type metal doors in metal jambs using lever type handles. Aluminum doors with aluminum jambs are present with electric access control. Some of the buildings have skylites.

INTERIORS:

Partition wall types include painted drywall and or CMU. The interior wall finishes are generally original. Most ceilings are T-bar 2'x4' suspended acoustical tiles in metal grids. Flooring in high use areas is concrete. Most other flooring is sheet vinyl and or carpet. Interior doors are a combination of wood in wood jambs with side lites and or metal in metal jambs using lever handles. The rest rooms have tile floors with a tile wainscot using a painted hard lid. Toilet partitions are not noted.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided roof top gas fired, DX cooling units using duct work with programmable thermostats, Sample Model # 48PGDC12A50. Additional heating is provided ceiling hung forced air furnace's. Additional cooling is provided split systems for the server rooms. Roof mounted exhaust fans serve the restrooms and other areas of the building ventilation needs. Plumbing fixtures are of original type with up grades as needed for maintenance needs. The up grades consists of auto operation type toilets,sinks and urinals using the buildings original copper piping. Domestic hot water is supplied by a Rudd 40 gallon electric water heater providing 3000 watts using a expansion tank with a 1/6 HP circulation pump. There is a eye wash shower stations.

ELECTRICAL:

The mostly original electrical system is fed from the campus 4160 volt distribution system to a 2000 KVA transformer that provides 400 amps of 277/480 volt and 1200 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily T-8 fluorescent using the buildings EMS system by Autolodgic, with motion sensors, switches, electric switches. The building is equipped with illuminated exit signs and emergency lighting.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations and smoke detectors is centrally monitored by a Notifier panel. The system is original to construction. The building has a fire sprinkler system and fire extinguishers. This building has a monitored video security alarm system.

Hazmat.

None noted.

Current Repair Cost: \$0.00 Replacement Cost: \$3,444,821.82 FCI: 0.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$38.23 | 16% | 40 | 100% | 13% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bidg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A2020 Basement Walls | | \$1.49 | 1% | 40 | 100% | 13% | 1 | \$0 |
| B1010 Floor Construction | | \$4.27 | 2% | 40 | 100% | 13% | 1 | \$0 |
| B1020 Roof Construction | | \$16.70 | 7% | 40 | 120% | 13% | 1 | \$0 |
| B2010 Exterior Walls | | \$15.17 | 6% | 40 | 100% | 13% | 1 | \$0 |
| B2020 Exterior Windows | | \$3.68 | 2% | 40 | 105% | 13% | 1 | \$0 |
| B2030 Exterior Doors | | \$2.29 | 1% | 40 | 105% | 13% | 1 | \$0 |
| B3010 Roof Coverings | | \$8.67 | 4% | 20 | 120% | 25% | 1 | \$0 |
| C1010 Partitions | | \$16.24 | 7% | 40 | 110% | 13% | 1 | \$0 |
| C1020 Interior Doors | | \$3.38 | 1% | 40 | 110% | 13% | 1 | \$0 |
| C3010 Wall Finishes | | \$0.56 | 0% | 15 | 100% | 33% | 1 | \$0 |
| C3020 Floor Finishes | | \$14.15 | 6% | 20 | 105% | 25% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$12.84 | 5% | 25 | 105% | 20% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$8.70 | 4% | 35 | 100% | 14% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$23.64 | 10% | 30 | 100% | 17% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$36.41 | 15% | 30 | 100% | 17% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$21.03 | 9% | 35 | 100% | 14% | 1 | \$0 |
| D5030 Communications and Security | | \$3.46 | 1% | 20 | 100% | 25% | 1 | \$0 |
| G2022 Paving & Surfacing | | \$6.92 | 3% | 20 | 120% | 5% | 1 | \$0 |
| G4020 Site Lighting | | \$0.50 | 0% | 40 | 110% | 13% | 1 | \$0 |
| Total: | | \$238.33 | | | | | | |

Deficiency Analysis: None

Facility: \\Rancho Santiago Community College District\Santa Ana College\0123 I BUILDING

Facility Description:

0123, "I", BUILDING, is located on the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 2-story 17,550 square foot building contains classrooms. Originally constructed in 2009, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel..

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a concrete slab on grade using concrete footings with cast in place concrete walls. The main structure is typically metal framed split face CMU. The roof is a built up system with reflective coating with areas using metal. Exterior doors are typically auto operation aluminum framed store front type using panic type hardware and auto operation sliding type. The service doors are metal in metal jambs using lever type hardware. The windows are dual pane fixed units.

INTERIORS:

Partition wall types include painted drywall and CMU. The interior wall finishes are generally of original type. Most ceilings are 2'x4' suspended acoustical tiles in metal grids and painted gypsum and or exposed to pandeck. Flooring in high use areas are sheet vinyl. Most other flooring is concrete/carpet. Interior doors are generally wood and or metal in metal jambs with side lites using lever handles. The rest rooms have tile floors with tile walls using painted gypsum ceilings with plastic toilet partitions.

MECHANICAL/PLUMBING:

EMS monitored, Heating/cooling for the building is provided by 17 each, Carrier roof gas fired package units with DX cooling. Model # 48HJL005651 providing 80,000 BTUs. Roof mounted exhaust fans serve the restrooms and other areas of the buildings ventilation needs. Plumbing fixtures are of original original type with up grades as needed for maintenance needs. The up grades consists of auto operation sinks, toilets and urinals using the buildings original copper. Domestic hot water is supplied by an AOSmith 19.9 gallon electric water heater.

ELECTRICAL:

The electrical system is fed from the campus 4160 volt distribution system to a 75 KVA transformer that provides,three section 800 amps of 120/208-277/480 volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily T-8 fluorescent using the buildings EMS system using a Illuminator lighting control system with motion sensors and typical switches and outlets. The building is equipped with a battery operation illuminated exit signs and emergency lighting.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, smoke detectors and is centrally monitored by a Notifier panel. The building has a fire sprinkler system and fire extinguishers. This building has a nine channel monitored security video system. The building has a security alarm system.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels. The elevator and equipment are original.

Hazmat.

None noted.

Current Repair Cost: \$0.00

Replacement Cost: \$7,651,098.00

FCI: 0.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|------------|------------------|-----------|-------|------|---------|------|----------|---------|
|------------|------------------|-----------|-------|------|---------|------|----------|---------|

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$18.98 | 4% | 100 | 100% | 5% | 1 | \$0 |
| B1010 Floor Construction | | \$41.55 | 10% | 100 | 100% | 5% | 1 | \$0 |
| B1020 Roof Construction | | \$14.45 | 3% | 100 | 120% | 5% | 1 | \$0 |
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 5% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 14% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 17% | 1 | \$0 |
| B3010 Roof Coverings | | \$13.06 | 3% | 20 | 120% | 25% | 1 | \$0 |
| B3020 Roof Openings | | \$0.48 | 0% | 30 | 120% | 17% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 17% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 17% | 1 | \$0 |
| C2010 Stair Construction | | \$4.16 | 1% | 100 | 100% | 5% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 33% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 25% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 20% | 1 | \$0 |
| D1010 Elevators and Lifts | | \$8.82 | 2% | 25 | 100% | 20% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$33.84 | 8% | 35 | 100% | 14% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 14% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 17% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 14% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$50.71 | 12% | 35 | 100% | 14% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 25% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 20% | 1 | \$0 |
| Total: | | \$435.96 | | | | | | |

Deficiency Analysis: None

Facility: \Rancho Santiago Community College District\Santa Ana College\0124 BUILDING V-100

Facility Description:

0124 Building V-100, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story building has 2,847 square foot of space that contains classrooms offices and offices. Originally constructed in 2010, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade. The main structure is metal /wood framed with plaster and Hardy board siding. The roof is a built up, rolled asphalt system that is original to construction. Exterior doors are typically aluminum framed store front type set in aluminum jambs using panic and lever type handles. The windows and window in fills are dual pane fixed and operational units. The service doors are metal in metal jambs using lever type hardware. The over hangs are plywood.

INTERIORS:

Partition wall types include painted drywall. The interior wall finishes are generally of original type. Most ceilings are fiberglass panels in exposed wood beams. Flooring in high use areas are carpet. Most other flooring is sheet vinyl. Interior doors are wood and metal in metal and aluminum jambs using lever handles. The rest rooms have tile floors with a tile wainscot using painted gypsum ceilings. Toilet partitions are not present. This building has a residential type kitchen.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by 2 Trane roof top gas fired package units with DX cooling, Model # YHCO48E3ELAONA2B0A1000000 providing 60,000 BTUs and YHCO060E3EMAONA2B0A1000000. The heating/cooling distribution system is by duct using the building EMS system on zone stats. Roof mounted exhaust fans serve the restrooms, kitchen and other areas of the buildings ventilation needs. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is supplied by a 75 gallon 76,000 BTU Lochinvar gas fired hot water heater using a expansion tank with a 1/6 HP circulation pump.

ELECTRICAL:

The mostly original electrical system is fed from Con Edison 480 volt distribution system that provides 150 amps of 120/208, volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily CFLs and T-8 fluorescent using an EMS system with motion sensors and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting provided a battery system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is original to construction. The building has a full fire sprinkler system. This building has a monitored security/video system. The HVAC system has smoke and fire dampers.

Hazard.

None noted.

Current Repair Cost: \$0.00**Replacement Cost:** \$1,265,349.15**FCI:** 0.00%**Life Cycle Data:**

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 4% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/\$.F. | %Bidg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|------------|-------|------|---------|------|----------|---------|
| B1010 Floor Construction | | \$6.76 | 2% | 100 | 100% | 4% | 1 | \$0 |
| B1020 Roof Construction | | \$28.92 | 7% | 100 | 120% | 4% | 1 | \$0 |
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 4% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 11% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 13% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 6% | 20 | 120% | 20% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 13% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 13% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 13% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 27% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 20% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 16% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$37.94 | 9% | 35 | 100% | 11% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 11% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 13% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 11% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 13% | 35 | 100% | 11% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 20% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 16% | 1 | \$0 |
| Total: | | \$444.45 | | | | | | |

Deficiency Analysis: None

Facility: \Rancho Santiago Community College District\Santa Ana College\0125 BUILDING V-200

Facility Description:

0125, Building V-200, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story building has 2,847 square foot of space that contains classrooms offices and offices. Originally constructed in 2010, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade. The main structure is metal /wood framed with plaster and Hardy board siding. The roof is a built up, rolled asphalt system that is original to construction. Exterior doors are typically aluminum framed store front type set in aluminum jambs using panic and lever type handles. The windows and window in fills are dual pane fixed and operational units. The service doors are metal in metal jambs using lever type hardware. The over hangs are plywood.

INTERIORS:

Partition wall types include painted drywall. The interior wall finishes are generally of original type. Most ceilings are fiberglass panels in exposed wood beams. Flooring in high use areas are carpet. Most other flooring is sheet vinyl. Interior doors are wood and metal in metal and aluminum jambs using lever handles. The rest rooms have tile floors with a tile wainscot using painted gypsum ceilings. Toilet partitions are not present. This building has a residential type kitchen.

MECHANICAL/PLUMBING:

EMS monitored. Heating and cooling for the building is provided by 2 Trane roof top gas fired package units with DX cooling. Model # YHCO48E3ELAONA2B0A1000000 providing 60,000 BTUs and YHCO060E3EMAONA2B0A1000000. The heating/cooling distribution system is by duct using the building EMS system on zone stats. Roof mounted exhaust fans serve the restrooms, kitchen and other areas of the buildings ventilation needs. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is supplied by a 75 gallon 76,000 BTU Lochinvar gas fired hot water heater using a expansion tank with a 1/6 HP circulation pump.

ELECTRICAL:

The mostly original electrical system is fed from Con Edison 480 volt distribution system that provides 150 amps of 120/208, volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily CFLs and T-8 fluorescent using an EMS system with motion sensors and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting provided a battery system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is original to construction. The building has a full fire sprinkler system. This building has a monitored security/video system. The HVAC system has smoke and fire dampers.

Hazmat.

None noted.

Current Repair Cost: \$0.00

Replacement Cost: \$1,265,349.15

FCI: 0.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost\$ S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|----------------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 4% | 1 | \$0 |
| B1010 Floor Construction | | \$6.76 | 2% | 100 | 100% | 4% | 1 | \$0 |

COMET Facility Report
Facility Executive SummaryReport Date: 14 Apr 2014
Page 85

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| B1020 Roof Construction | | \$28.92 | 7% | 100 | 120% | 4% | 1 | \$0 |
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 4% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 11% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 13% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 6% | 20 | 120% | 20% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 13% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 13% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 13% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 27% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 20% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 16% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$37.94 | 9% | 35 | 100% | 11% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 11% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 13% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 11% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 13% | 35 | 100% | 11% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 20% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 16% | 1 | \$0 |
| Total: | | \$444.45 | | | | | | |

Deficiency Analysis: None

Facility: \Rancho Santiago Community College District\Santa Ana College\0126 BUILDING V-300

Facility Description:

0126, Building V-300, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story building has 2,847 square foot of space that contains classrooms offices and offices. Originally constructed in 2010, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade. The main structure is metal /wood framed with plaster and Hardy board siding. The roof is a built up, rolled asphalt system that is original to construction. Exterior doors are typically aluminum framed store front type set in aluminum jambs using panic and lever type handles. The windows and window in fills are dual pane fixed and operational units. The service doors are metal in metal jambs using lever type hardware. The over hangs are plywood.

INTERIORS:

Partition wall types include painted drywall. The interior wall finishes are generally of original type. Most ceilings are fiberglass panels in exposed wood beams. Flooring in high use areas are carpet. Most other flooring is sheet vinyl. Interior doors are wood and metal in metal and aluminum jambs using lever handles. The rest rooms have tile floors with a tile wainscot using painted gypsum ceilings. Toilet partitions are not present. This building has a residential type kitchen.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by 2 Trane roof top gas fired package units with DX cooling. Model # YHCO48E3ELAONA2B0A1000000 providing 60,000 BTUs and YHCO060E3EMAONA2B0A1000000. The heating/cooling distribution system is by duct using the building EMS system on zone stats. Roof mounted exhaust fans serve the restrooms, kitchen and other areas of the buildings ventilation needs. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is supplied by a 75 gallon 76,000 BTU Lochinvar gas fired hot water heater using a expansion tank with a 1/6 HP circulation pump.

ELECTRICAL:

The mostly original electrical system is fed from Con Edison 480 volt distribution system that provides 150 amps of 120/208, volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily CFLs and T-8 fluorescent using an EMS system with motion sensors and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting provided a battery system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is original to construction. The building has a full fire sprinkler system. This building has a monitored security/video system. The HVAC system has smoke and fire dampers.

Hazmat.

None noted.

Current Repair Cost: \$0.00

Replacement Cost: \$1,265,349.15

FCI: 0.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost\$U.S.F. | %Bidg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|--------------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 4% | 1 | \$0 |
| B1010 Floor Construction | | \$6.76 | 2% | 100 | 100% | 4% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| B1020 Roof Construction | | \$28.92 | 7% | 100 | 120% | 4% | 1 | \$0 |
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 4% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 11% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 13% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 6% | 20 | 120% | 20% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 13% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 13% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 13% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 27% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 20% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 16% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$37.94 | 9% | 35 | 100% | 11% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 11% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 13% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 11% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 13% | 35 | 100% | 11% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 20% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 16% | 1 | \$0 |
| Total: | | \$444.45 | | | | | | |

Deficiency Analysis: None

Facility Executive Summary

Facility: \Rancho Santiago Community College District\Santa Ana College\0127 BUILDING V-400

Facility Description:

0127, Building V-400, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story building has 2,847 square foot of space that contains classrooms offices and offices. Originally constructed in 2010, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade. The main structure is metal /wood framed with plaster and Hardy board siding. The roof is a built up, rolled asphalt system that is original to construction. Exterior doors are typically aluminum framed store front type set in aluminum jambs using panic and lever type handles. The windows and window in fills are dual pane fixed and operational units. The service doors are metal in metal jambs using lever type hardware. The over hangs are plywood.

INTERIORS:

Partition wall types include painted drywall. The interior wall finishes are generally of original type. Most ceilings are fiberglass panels in exposed wood beams. Flooring in high use areas are carpet. Most other flooring is sheet vinyl. Interior doors are wood and metal in metal and aluminum jambs using lever handles. The rest rooms have tile floors with a tile wainscot using painted gypsum ceilings. Toilet partitions are not present. This building has a residential type kitchen.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by 2 Trane roof top gas fired package units with DX cooling, Model # YHCO48E3ELAONA2B0A1000000 providing 60,000 BTUs and YHCO060E3EMAONA2B0A1000000. The heating/cooling distribution system is by duct using the building EMS system on zone stats. Roof mounted exhaust fans serve the restrooms, kitchen and other areas of the buildings ventilation needs. Plumbing fixtures are typical of original type with up grades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is supplied by a 75 gallon 76,000 BTU Lochinvar gas fired hot water heater using a expansion tank with a 1/6 HP circulation pump.

ELECTRICAL:

The mostly original electrical system is fed from Con Edison 480 volt distribution system that provides 150 amps of 120/208, volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily CFLs and T-8 fluorescent using an EMS system with motion sensors and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting provided a battery system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is original to construction. The building has a full fire sprinkler system. This building has a monitored security/video system. The HVAC system has smoke and fire dampers.

Hazmat.

None noted.

Current Repair Cost: \$0.00

Replacement Cost: \$1,265,349.15

FCI: 0.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$35.86 | 8% | 100 | 100% | 4% | 1 | \$0 |
| B1010 Floor Construction | | \$6.76 | 2% | 100 | 100% | 4% | 1 | \$0 |

COMET Facility Report
Facility Executive SummaryReport Date: 14 Apr 2014
Page 89

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bidg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| B1020 Roof Construction | | \$28.92 | 7% | 100 | 120% | 4% | 1 | \$0 |
| B2010 Exterior Walls | | \$7.98 | 2% | 100 | 100% | 4% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 11% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 13% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.09 | 6% | 20 | 120% | 20% | 1 | \$0 |
| B3020 Roof Openings | | \$0.94 | 0% | 30 | 120% | 13% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 4% | 30 | 110% | 13% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 13% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 27% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 20% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 16% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$37.94 | 9% | 35 | 100% | 11% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 11% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 19% | 30 | 100% | 13% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$4.67 | 1% | 35 | 100% | 11% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$58.03 | 13% | 35 | 100% | 11% | 1 | \$0 |
| D5030 Communications and Security | | \$9.32 | 2% | 20 | 100% | 20% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 16% | 1 | \$0 |
| Total: | | \$444.45 | | | | | | |

Deficiency Analysis: None

Facility: \\Rancho Santiago Community College District\Santa Ana College\0128 BUILDING V-500

Facility Description:

0128, Building V-500, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The multiable 1-story buildings used by multiable tenants with the college using 8,697 square foot of building space that contains classrooms offices and showers/locker rooms. Originally constructed in 2007, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade using metal framing and pandeck. The main structure is typically split face CMU with large aluminum framed dual pane fixed in fills. The roof is a built up, rolled asphalt metal standing seam system that is original to construction. Exterior doors are typically aluminum framed store front type set in aluminum jambs. The windows and window in fills are dual pane fixed and operational units. The service doors are metal in metal jambs using lever/panic type hardware.

INTERIORS:

Partition wall types include painted drywall with metal framed wire/clear glass window walls. The interior wall finishes are generally of original type. Most ceilings are 2'x4' suspended acoustical tiles. Flooring in high use areas are carpet. Most other flooring is exposed to concrete and VCT. Interior doors are generally solid wood and metal in metal jambs using lever handles. The rest rooms have tile floors with tile walls and wainscot using painted gypsum ceilings. Toilet partitions are wood laminate.

MECHANICAL/PLUMBING:

EMS monitored, Heating and cooling for the building is provided by at least 29 noted roof top gas fired package units with DX cooling, sample Model #s 2CCYC3030A104AA and UYCC3018A104AA providing 40,000 BTUs. The heating/cooling distribution system is by duct using the building EMS system on zone stats. Additional cooling for server room ECT is provided split systems. Additional cooling is provided by five AAON 100% FA units. Roof mounted exhaust fans serve the restrooms and other areas of the buildings ventilation needs. Plumbing fixtures are typical of original auto operation type with up grades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is supplied by two 500,000 Ray Pack gas fired hot water boilers using a mixing valve and a 250 gallon storage tank for showers. Additional hot water is provided by a 50 gallon gas fired 65,000 BTU water heater for rest rooms and sinks.

ELECTRICAL:

The mostly original electrical system is fed from Con Edison 480 volt distribution system that provides 2000 amps of 277/480, volt power to a combination of 150, 112.5 KVA transformers that provide 400, 225 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. LGS lighting is primarily CFLs and T-8 fluorescent using an EMS system with motion sensors and typical switches and outlets. The building is equipped with illuminated exit signs and emergency lighting provided a battery system..

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is of 2007 vintage. The building has a full fire sprinkler system. This building has a monitored security/video system. The HVAC system has smoke and fire dampers. Two AEDs are present.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels. The elevator and equipment are original.

Hazmat.

None noted.

Current Repair Cost: \$0.00

Replacement Cost: \$2,336,724.08

FCI: 0.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bidg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$19.10 | 4% | 100 | 100% | 4% | 1 | \$0 |
| A2020 Basement Walls | | \$9.32 | 2% | 100 | 100% | 4% | 1 | \$0 |
| B1010 Floor Construction | | \$27.22 | 6% | 100 | 100% | 4% | 1 | \$0 |
| B1020 Roof Construction | | \$15.92 | 4% | 100 | 120% | 4% | 1 | \$0 |
| B2010 Exterior Walls | | \$21.09 | 5% | 100 | 100% | 4% | 1 | \$0 |
| B2020 Exterior Windows | | \$14.71 | 3% | 35 | 105% | 11% | 1 | \$0 |
| B2030 Exterior Doors | | \$1.09 | 0% | 30 | 105% | 13% | 1 | \$0 |
| B3010 Roof Coverings | | \$13.06 | 3% | 20 | 120% | 20% | 1 | \$0 |
| B3020 Roof Openings | | \$0.48 | 0% | 30 | 120% | 13% | 1 | \$0 |
| C1010 Partitions | | \$15.66 | 3% | 30 | 110% | 13% | 1 | \$0 |
| C1020 Interior Doors | | \$15.95 | 4% | 30 | 110% | 13% | 1 | \$0 |
| C2010 Stair Construction | | \$4.16 | 1% | 100 | 100% | 4% | 1 | \$0 |
| C3010 Wall Finishes | | \$13.64 | 3% | 15 | 100% | 27% | 1 | \$0 |
| C3020 Floor Finishes | | \$15.93 | 4% | 20 | 105% | 20% | 1 | \$0 |
| C3030 Ceiling Finishes | | \$18.09 | 4% | 25 | 105% | 16% | 1 | \$0 |
| D1010 Elevators and Lifts | | \$8.82 | 2% | 25 | 100% | 16% | 1 | \$0 |
| D2010 Plumbing Fixtures | | \$38.09 | 8% | 35 | 100% | 11% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$39.67 | 9% | 35 | 100% | 11% | 1 | \$0 |
| D3030 Cooling Generating Systems | | \$82.99 | 18% | 30 | 100% | 13% | 1 | \$0 |
| D4030 Fire Protection Specialties | | \$5.38 | 1% | 35 | 100% | 11% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$50.71 | 11% | 35 | 100% | 11% | 1 | \$0 |
| D5030 Communications and Security | | \$10.95 | 2% | 20 | 100% | 20% | 1 | \$0 |
| F1030 Special Construction Systems | | \$10.21 | 2% | 25 | 110% | 16% | 1 | \$0 |
| Total: | | \$452.24 | | | | | | |

Deficiency Analysis: None

Facility: \\Rancho Santiago Community College District\Santa Ana College\0900 BUILDING 900

Facility Description:

0900. Building 900, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story building is used for storage. Originally constructed in 2013, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade using metal framing and pandeck. The main structure is split face CMU. The roof was not available for assessment. Exterior doors are metal in metal jambs using lever hardware. A Metal rollup door is present. There are no windows note.

INTERIORS:

Partition wall types include CMU. The interior wall finishes are generally of original type. Most ceilings are exposed to metal framing. Flooring in high use areas is concrete.

MECHANICAL/PLUMBING:

There is no heating or cooling in this building. Ventilation is provided by roof top turbarans.

ELECTRICAL:

The mostly original electrical system is fed at 480 volt to local distribution system that provides three section 40 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily T-8 fluorescent using an EMS system with motion sensors and typical switches and outlets.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is of 2013 vintage.

Hazmat.

None noted.

Current Repair Cost: \$0.00**Replacement Cost:** \$337,215.68**FCI:** 0.00%**Life Cycle Data:**

| Sub-System | Deficiency Desc. | Cost/\$.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|------------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$97.72 | 27% | 100 | 100% | 1% | 1 | \$0 |
| B1010 Floor Construction | | \$6.29 | 2% | 100 | 100% | 1% | 1 | \$0 |
| B1020 Roof Construction | | \$18.38 | 5% | 100 | 120% | 1% | 1 | \$0 |
| B2010 Exterior Walls | | \$117.36 | 33% | 100 | 100% | 1% | 1 | \$0 |
| B2030 Exterior Doors | | \$31.05 | 9% | 30 | 105% | 3% | 1 | \$0 |
| B3010 Roof Coverings | | \$23.42 | 7% | 20 | 120% | 5% | 1 | \$0 |
| B3020 Roof Openings | | \$4.48 | 1% | 30 | 120% | 3% | 1 | \$0 |
| C1010 Partitions | | \$2.25 | 1% | 30 | 110% | 3% | 1 | \$0 |
| C3020 Floor Finishes | | \$1.31 | 0% | 20 | 105% | 5% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| D3020 Heat Generating Systems | | \$6.29 | 2% | 30 | 100% | 3% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$48.67 | 14% | 35 | 100% | 3% | 1 | \$0 |
| Total: | | \$357.22 | | | | | | |

Deficiency Analysis: None

Facility: \\Rancho Santiago Community College District\Santa Ana College\0910 BUILDING 910

Facility Description:

0910. Building 910, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story 1000 square foot building is used for storage and or rest rooms. Originally constructed in 2013, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade using metal framing and pandeck. The main structure is split face CMU. The roof was not available for assessment. Exterior doors are metal in metal jambs using pull handle hardware. There are no windows note.

INTERIORS:

Partition wall types include CMU. The interior wall finishes are generally of original type. Most ceilings are exposed to wood and or metal framing. Flooring in high use areas is concrete. The rest rooms have concrete floors with CMU walls with metal framed ceilings.

MECHANICAL/PLUMBING:

There is no heating or cooling in this building. Ventilation is provided by roof top turbars. Plumbing fixtures are of original type, Auto operation toilets, sinks with waterless urinals. Drinking fountains are present. A water filter system is present.

ELECTRICAL:

The mostly original electrical system is fed at 480 volt to local distribution system that provides three section 40 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily T-8 fluorescent using an EMS system with motion sensors and typical switches and outlets.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is of 2013 vintage.

Hazmat.

None noted.

Current Repair Cost: \$0.00**Replacement Cost:** \$337,215.68**FCI:** 0.00%**Life Cycle Data:**

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$97.72 | 27% | 100 | 100% | 1% | 1 | \$0 |
| B1010 Floor Construction | | \$6.29 | 2% | 100 | 100% | 1% | 1 | \$0 |
| B1020 Roof Construction | | \$18.38 | 5% | 100 | 120% | 1% | 1 | \$0 |
| B2010 Exterior Walls | | \$117.36 | 33% | 100 | 100% | 1% | 1 | \$0 |
| B2030 Exterior Doors | | \$31.05 | 9% | 30 | 105% | 3% | 1 | \$0 |
| B3010 Roof Coverings | | \$23.42 | 7% | 20 | 120% | 5% | 1 | \$0 |
| B3020 Roof Openings | | \$4.48 | 1% | 30 | 120% | 3% | 1 | \$0 |
| C1010 Partitions | | \$2.25 | 1% | 30 | 110% | 3% | 1 | \$0 |
| C3020 Floor Finishes | | \$1.31 | 0% | 20 | 105% | 5% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| D3020 Heat Generating Systems | | \$6.29 | 2% | 30 | 100% | 3% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$48.67 | 14% | 35 | 100% | 3% | 1 | \$0 |
| Total: | | \$357.22 | | | | | | |

Deficiency Analysis: None

Facility Executive Summary

Facility: \Rancho Santiago Community College District\Santa Ana College\ 0920 BUILDING 920

Facility Description:

0920, Building 920, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story 1000 square foot building is used for storage and or rest rooms. Originally constructed in 2013, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade using metal framing and pandeck. The main structure is split face CMU. The roof was not available for assessment. Exterior doors are metal in metal jambs using pull/push hardware. There are metal framed single pane obscured fiberglass fixed panels present.

INTERIORS:

Partition wall types include CMU. The interior wall finishes are generally of original type. Most ceilings are exposed to metal framing. Flooring in high use areas is concrete.

MECHANICAL/PLUMBING:

There is no heating or cooling in this building. Ventilation is provided by roof top exhaust fans. Plumbing fixtures are auto operation toilets, sinks with waterless. Drinking fountains are present. Domestic hot water is provided by Insta hots.

ELECTRICAL:

The mostly original electrical system is fed at 480 volt to local distribution system that provides 400 amps of 480/277 and 225 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily T-8 fluorescent using an EMS system with motion switches and typical outlets.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is of 2013 vintage.

Hazmat.

None noted.

Current Repair Cost: \$0.00

Replacement Cost: \$226,390.00

FCI: 0.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$106.85 | 47% | 100 | 100% | 1% | 1 | \$0 |
| B1010 Floor Construction | | \$6.29 | 3% | 100 | 100% | 1% | 1 | \$0 |
| B1020 Roof Construction | | \$18.38 | 8% | 100 | 120% | 1% | 1 | \$0 |
| B2010 Exterior Walls | | \$56.85 | 25% | 100 | 100% | 1% | 1 | \$0 |
| B2030 Exterior Doors | | \$3.16 | 1% | 30 | 105% | 3% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.03 | 11% | 20 | 120% | 5% | 1 | \$0 |
| B3020 Roof Openings | | \$5.27 | 2% | 30 | 120% | 3% | 1 | \$0 |
| C1010 Partitions | | \$2.25 | 1% | 30 | 110% | 3% | 1 | \$0 |
| C3020 Floor Finishes | | \$1.31 | 1% | 20 | 105% | 5% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|------------|------------------|-----------|-------|------|---------|------|----------|---------|
| Total: | | \$226.39 | | | | | | |

Deficiency Analysis: None

Facility: \\Rancho Santiago Community College District\Santa Ana College\0930 BUILDING 930

Facility Description:

0930. Building 930, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story, 1000 square foot building is used for storage. Originally constructed in 2013, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade using metal framing and pandeck. The main structure is split face CMU. The roof was not available for assessment. Exterior doors are metal in metal jambs using lever hardware. A Metal rollup door is present. There are no windows note.

INTERIORS:

Partition wall types include CMU. The interior wall finishes are generally of original type. Most ceilings are exposed to metal framing. Flooring in high use areas is concrete.

MECHANICAL/PLUMPING:

There is no heating or cooling in this building. Ventilation is provided by roof top turbans.

ELECTRICAL:

The mostly original electrical system is fed at 480 volt to local distribution system that provides three section 40 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily T-8 fluorescent using an EMS system with motion sensors and typical switches and outlets.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is of 2013 vintage.

Hazmat.

None noted.

Current Repair Cost: \$0.00**Replacement Cost: \$226,390.00****FCI: 0.00%****Life Cycle Data:**

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$106.85 | 47% | 100 | 100% | 1% | 1 | \$0 |
| B1010 Floor Construction | | \$6.29 | 3% | 100 | 100% | 1% | 1 | \$0 |
| B1020 Roof Construction | | \$18.38 | 8% | 100 | 120% | 1% | 1 | \$0 |
| B2010 Exterior Walls | | \$56.85 | 25% | 100 | 100% | 1% | 1 | \$0 |
| B2030 Exterior Doors | | \$3.16 | 1% | 30 | 105% | 3% | 1 | \$0 |
| B3010 Roof Coverings | | \$26.03 | 11% | 20 | 120% | 5% | 1 | \$0 |
| B3020 Roof Openings | | \$5.27 | 2% | 30 | 120% | 3% | 1 | \$0 |
| C1010 Partitions | | \$2.25 | 1% | 30 | 110% | 3% | 1 | \$0 |
| C3020 Floor Finishes | | \$1.31 | 1% | 20 | 105% | 5% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|------------|------------------|-----------|-------|------|---------|------|----------|---------|
| Total: | | \$226.39 | | | | | | |

Deficiency Analysis: None

Facility Executive Summary

Facility: \Rancho Santiago Community College District\Santa Ana College\ 0940 BUILDING 940

Facility Description:

0940, Building 940, is part of the Santa Ana campus of Rancho Santiago Community College District in Santa Ana, California. The 1-story 578 square foot building is used for storage and or rest rooms. Originally constructed in 2013, with no major remodels to date, 2014. A major remodel consists of a full gut,face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:

The buildings rest on a concrete slab on grade using metal framing and pandeck. The main structure is split face CMU. The roof was not available for assessment. Exterior doors are metal in metal jambs using pull handle hardware. There are no windows note.

INTERIORS:

Partition wall types include CMU. The interior wall finishes are generally of original type. Most ceilings are exposed to wood and or metal framing. Flooring in high use areas is concrete. The rest rooms have concrete floors with CMU walls with metal framed ceilings.

MECHANICAL/PLUMPING:

There is no heating or cooling in this building. Ventilation is provided by roof top turbans. Plumbing fixtures are of original type, Auto operation toilets, sinks. Drinking fountains are present. A water filter system is present.

ELECTRICAL:

The mostly original electrical system is fed at 480 volt to local distribution system that provides three section 40 amps of 120/208 volt, 3-phase, 4-wire power to local distribution. LCS lighting is primarily T-8 fluorescent using an EMS system with motion sensors and typical switches and outlets.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible strobe annunciators located throughout the building. The system is activated by pull stations, heat and or smoke detectors and is centrally monitored by a Notifier panel. The system is of 2013 vintage.

Hazmat.

None noted.

Current Repair Cost: \$0.00

Replacement Cost: \$206,473.16

FCI: 0.00%

Life Cycle Data:

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|--------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| A1030 Slab on Grade | | \$97.72 | 27% | 100 | 100% | 1% | 1 | \$0 |
| B1010 Floor Construction | | \$6.29 | 2% | 100 | 100% | 1% | 1 | \$0 |
| B1020 Roof Construction | | \$18.38 | 5% | 100 | 120% | 1% | 1 | \$0 |
| B2010 Exterior Walls | | \$117.36 | 33% | 100 | 100% | 1% | 1 | \$0 |
| B2030 Exterior Doors | | \$31.05 | 9% | 30 | 105% | 3% | 1 | \$0 |
| B3010 Roof Coverings | | \$23.42 | 7% | 20 | 120% | 5% | 1 | \$0 |
| B3020 Roof Openings | | \$4.48 | 1% | 30 | 120% | 3% | 1 | \$0 |
| C1010 Partitions | | \$2.25 | 1% | 30 | 110% | 3% | 1 | \$0 |

| Sub-System | Deficiency Desc. | Cost/S.F. | %Bldg | Life | Renewal | Used | Priority | Adj.Amt |
|---------------------------------------|------------------|-----------|-------|------|---------|------|----------|---------|
| C3020 Floor Finishes | | \$1.31 | 0% | 20 | 105% | 5% | 1 | \$0 |
| D3020 Heat Generating Systems | | \$6.29 | 2% | 30 | 100% | 3% | 1 | \$0 |
| D5010 Electrical Service/Distribution | | \$48.67 | 14% | 35 | 100% | 3% | 1 | \$0 |
| Total: | | \$357.22 | | | | | | |

Deficiency Analysis: None