STUDY

DELTA COLLEGE
FACILITIES CONDITION ASSESSMENT

DSD Project No. 20-0501

September 30, 2020

STUDY

FOR THE

DELTA COLLEGE
FACILITIES CONDITION ASSESSMENT

UNIVERSITY CENTER, MICHIGAN

Prepared by:

DiCLEMENTE SIEGEL DESIGN INC.
28105 GREENFIELD ROAD
SOUTHFIELD, MICHIGAN 48076

DSD Project No. 20-0501.00

OWNER PROGRESS REVIEW

September 30, 2020

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EXECUTIVE SUMMARY

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This study documents the Main Building, Utility Building, Maintenance Building, Farm buildings and Planetarium, by area utilizing a brief narrative study, detailed spreadsheets and a drawing package for equipment locations. The three components (Narrative Study, Spreadsheets and Drawings) of this study are to function to assist with maintenance planning, however the spreadsheet is the primary tool.

The spreadsheet lists the equipment and building systems along with the observed condition and estimated age of each item. Industry standards are used to determine estimated standard life and the remaining approximate service life is listed. The deficiencies and concerns identified are then prioritized based on age, condition and an evaluation of the impact of a failure.
Overall, where concerns were found, they were primarily due to the age of the systems in question. Everything was found to be in well maintained condition for its age and use. There are however many building components that are beyond their normal service life and in need of attention.

From a Site standpoint, the parking lots are in need of an overall topcoat and resurfacing, there are several structures that need repair before the resurfacing. There are several areas where ADA egress is inhibited by sidewalk heaving or cracking.
The architectural concerns identified in this study generally are identified as exterior door condition and hardware configuration, building exterior wall crack and repair, corrosion on window frames and doors and a generally aging finishes such as flooring, millwork and ceiling tiles.

Mechanically, the concerns are centered around aging air handling systems including inefficient multizone units that should be considered for replacement. There are also several pieces of hydronic equipment including heat exchangers, circulating pumps and condensate return pumps that are beyond their service life and likely to cause high maintenance attention if not replaced.
The primary energy plant serving the campus is in generally good condition and is well maintained. One newer boiler should be considered to increase the system reliability and efficiency as the main boilers age. The cooling towers are beyond their normal service life and should be systematically replaced or rebuilt in order to increase the campus cooling system reliability.

Electrically, there is evidence of a systematic conversion to LED lighting. Although many areas still have fluorescent fixtures and some minor areas of incandescent fixtures, however, fluorescent and incandescent fixtures have been retrofitted with LED lamps. Lighting control is achieved through occupancy/daylight sensors and building control systems.

Some electrical panels and substations in the building are original and beyond normal service life, however, they are maintained well and serviced accordingly. Panels and equipment that are 50+ years old should be planned on replacement in the near future.

The fire alarm systems installed through most areas are over 20 years old and should be planned on being replaced in the near future.

Several conditions arose out of building discussions for future improvements needed to the campus:

The Planetarium Chiller is in need of replacement due to a combination of age and problems experienced with the chiller, the chiller is to be replaced. Along with the chiller replacement, the pumps should be replaced and pump accessories (valves, strainers, etc.). Consideration for the addition of a buffer tank to reduce short-cycling of the compressors during light loads should also be included.

The pool equipment room has a high level of humidity and aeriated chlorine in the air. A dedicated ventilation system including outdoor air and exhaust air should be added to reduce the concentration and its corrosion impact on items within the room.

The campus uses an outdoor water tower for domestic and fire protection water supply. The tower is connected to the piping that loops the campus. Because of the piping arrangement, on a daily basis the filling of the tower causes a water shortage in the campus loop. The tower is filled by pressure booster pumps that draw their water from the same main that feeds the tower and feeds the campus. The piping system should be studied to determine what modifications would be necessary to allow for simultaneous filling of the pump while maintaining pressure on the campus loop.

The kitchen serving the campus utilizes a grease separation system for addressing cooking grease to protect the sanitary piping system, as is required by the Michigan Plumbing Code. The initial design of the system had a warming system to re-liquify the grease and pump it to a tank. The heaters have failed and were generally unreliable from the initial installation forcing the college to hire a sanitary pumping service to pump out the holding tank. Because the system was not designed for this approach, the location for the pumping access points and the configuration of the system make this a difficult process. Consideration to study the system further to either replace the heating/pumping system or make the access point more accessible should be undertaken.

The present wood dust collector is beyond normal service life and although it is functioning, it should be reconditioned for efficiency and effectiveness. Along with the review, consideration can be given to recycling the clean air or applying energy recovery in order to improve campus energy consumption.

Portions of the campus utilized grooved couplings for the heating hot water system. This is often applied because it is generally more efficient to install in an existing system than welding for larger pipes. The campus has been experiencing seasonal leaks in the system as the system is cooled down and then rewarmed for the next season. The leaking us due to normal wear on the system at the couplings, however, the unpredictable nature of the leaks causes significant damage to ceiling tiles. During each renovation of an area, the piping or piping joints should be replaced to avoid future problems in renovated areas.

The structural support for exterior piping at the chilled water ice storage equipment is showing significant signs of rust. A full scraping and galvanizing of the piping should be considered. The existing cooling towers are performing well and there is a stand-by tower in the system, however because the campus is

dependent on the system, the N+1 nature of the tower system should be maintained. Reconditioning of the tower should be considered.

The water service to the “Farmhouse” portion of the campus comes from the main campus. The unusually long run of the piping has been a significant source of maintenance problems each year due to the elevational changes in the piping and distance. Because the meeting-use of the farmhouse area, maintaining the larger water service is appropriate. Further study should be undertaken to determine if a deeper installation (below frost) is needed, alternative materials should be considered or a dedicated water service for the farmhouse is most appropriate.

The F-Wing of the main campus building has been experienced footing drain clogs causing backups within the building. There are piping irregularities at the southwestern most corner of this piping contributing to the problem that should be addressed through replacement or rerouting.

INTRODUCTION

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The purpose of this study is to provide a conditional assessment of the Delta College buildings and campus. It is to provide an overview of the architectural, structural, mechanical, plumbing, electrical and low voltage systems of the buildings, their condition and establish a prioritized means for system replacement and upgrade. The buildings consist of the following:

DELTA COLLEGE	ADDRESS	SQUARE FEET	Yr. BUILT
Planetarium & Science Center	100 Center Ave, Bay City, MI	39204	1996
A Wing	1961 Delta Road, University Center, MI	153406	1961
B Wing	1962 Delta Road, University Center, MI	25413	1961
C Wing - Administration	1963 Delta Road, University Center, MI	39773	1961
D-Wing	1964 Delta Road, University Center, MI	40323	1968
E Wing	1965 Delta Road, University Center, MI	28392	1978
F Wing (Health Professions)	1966 Delta Road, University Center, MI	93387	1978
G Wing	1967 Delta Road, University Center, MI	20698	1961
H Wing	1968 Delta Road, University Center, MI	11630	1961
J Wing	1969 Delta Road, University Center, MI	27156	1962
K Wing	1970 Delta Road, University Center, MI	16247	1961
L Wing	1971 Delta Road, University Center, MI	35072	1961
M Wing	1972 Delta Road, University Center, MI	70799	1968
N Wing	1973 Delta Road, University Center, MI	126073	1961
P Wing	1974 Delta Road, University Center, MI	117702	1979
S Wing (Fine Arts)	1975 Delta Road, University Center, MI	79545	1972
Z Wing (Power House)	1976 Delta Road, University Center, MI	14066	1961
Grounds Maintenance	Delta Road, University Center, MI	8400	1968
Grounds Maintenance Storage	Delta Road, University Center, MI	1792	1984
Grounds Maintenance Storage	Delta Road, University Center, MI	4224	2009
Grounds Maintenance Storage	Delta Road, University Center, MI	2772	2009
Transmitter 1	Delta Road, University Center, MI	1025	1981
Transmitter 2	Delta Road, University Center, MI	860	1964
Satilite Ground Terminal	Delta Road, University Center, MI	100	1964
TV Tower	Delta Road, University Center, MI	450	1964
Water Tower	Delta Road, University Center, MI	1362	1960
Water Meter Building	Delta Road, University Center, MI	408	2004
Farm House	Delta Road, University Center, MI	9064	1870
Farm Barn	Delta Road, University Center, MI	7900	1881
Farm Shed	Delta Road, University Center, MI	1020	1890
Farm Tool Shed	Delta Road, University Center, MI	1320	1930
Farm Pavilion	Delta Road, University Center, MI	960	1984

BUILDING ANALYSIS

BUILDING ANALYSIS

The composite building consists of Wings sixteen wings, lettered A through P (skipping I and O), but including S and Z. All the wings are connected at the main level but also include some interconnecting utility tunnels. The wings have some separation by Colleges. Four additional building areas, Facilities, Grounds, the Farm area and a remote Planetarium were also included in the study. Altogether, the areas studied include almost one million square feet. The building construction generally ranges from 1960 to present, with exception of the historical farms were which were constructed in 1870, 80 and 90. The objective of this study is to establish maintenance and building planning in the coming decade as well as to outline general condition.

As an architectural overview, the buildings are generally in good condition. With exception of some cracking of exterior walls, all of the features of the building are in good condition relative to their age and material type but are showing signs of aging. The parking lots, generally asphalt, are in need of resurfacing along with considerable patching.

Exterior walls: The exterior walls of the building have areas within every wing where cracks have formed. In some areas the cracks are more significant and should receive immediate attention. Other areas are minor fractures where infill and caulking is needed and then a schedule should be established for regular review to determine the crack growth and expansion.

The roof of the building is under a regular maintenance program and has received ongoing attention. The roofing repairs and replacements have been systematic and have generally left the roofs in good condition due to the vigilant approach to maintenance.

Exterior doors and windows are one of the areas where age is showing. There is considerable corrosion on the windows and doors with some reaching a point of infiltration and water penetration into the buildings. In most cases, minor repairs and preventive maintenance should be applied. Generally speaking, window replacement is never financed in a reasonable amount of time by the energy savings, however, in any major renovation window replacement should be reviewed and strongly considered. Exterior door and door hardware, however, is a significant issue around the building and a replacement program should be considered, methodically

addressing those doors in the worse condition and allowing infiltration in the most vulnerable areas.

Generally, the interior of the building, with exception of recently renovated areas, is showing signs of age. Although well kept and in good condition for its age, the carpet, ceiling tiles and mill work should each be refreshed. In any renovation project, these systems should be upgraded, however a phased prioritized systematic approach to their upgrade should also be planned to allow for a continuous refreshing of the building. Similarly, systematic painting of the non-wood surfaces should be considered, especially in high traffic areas.

There are several areas where door hardware should be replaced and upgraded to present code requirements to allow better building egress. This condition exists primarily in the exterior doors (which would be addressed during the envelope walk).

In the auditorium area, there are ADA slope issues that should be addressed in order to allow for a more accessible building.

Mechanically, the building is sound and, again, well maintained. There is not evidence of significant leakage or poorly maintained equipment and there are many pieces of equipment that are in good appearance for their age. There are, however quite a few multizone air handling units that are beyond their normal service life and should be scheduled for replacement. The replacement systems should be more efficient air-side systems to allow for indoor air quality measurement and meet present and upcoming ventilation standards while providing variable volume efficiency for a reduced motor and heat/cool energy footprint. These conditions occur in several wings of the building.

The second predominant issue with the mechanical systems are heat exchangers and pumps. There are several hydronic pumps that are beyond service life and in need of replacement. Similarly, there are non-redundant heat exchangers that should be considered for systematic replacement to avoid a loss of heat in various areas of the building. Because of the multizone/reheat nature of the building, loss of these systems will result in pockets or wings of the building with discomfort in the event of a failure.

The cooling towers in the power plant are beyond their normal service life and should be considered for systematic replacement or rebuilding with pan, fill and control replacement.

The boilers are at the end of normal service life, however with routine 20 year maintenance, they can continue life serving the building. Because of their life, however one new boiler should be considered to increase the system reliability. Many of the supporting equipment components have been replaced. There are, however, out in the wings of the building, steam-condensate units that are beyond normal service life and should receive pump replacement or entire unit replacement. There is evidence of a systematic approach to the replacement of these, found by several wings having new or relatively new equipment.

The terminal heating equipment (cabinet heaters and unit ventilators) are generally original throughout the areas they serve and should be systematically replaced in order to avoid a high maintenance requirement in the future. Most of this equipment is 25-50+ years old.

The plumbing fixtures in the building are mostly original. Although water saving fixtures are generally not recommended in existing systems of this age due to poor flow conditions in the sanitary piping, touch free technology can be introduced in order to provide more reliable and regular flushing while maintaining sanitary conditions.

Electrically, the buildings are in generally very good condition. Although some equipment is beyond normal service life it is well maintained and functioning well.

The lighting in the buildings are mostly fluorescent, however there are pockets of LED lighting throughout. Any future renovation should include replacement of fluorescent fixtures with LED. Lighting controls have been systematically replaced with occupancy and daylighting technology. Building emergency and egress lighting should be tested regularly, (power was not turned off during this study to test emergency fixtures). Parking Lot lighting has been converted to LED with some minor exceptions, including Hodgkin’s Drive, which is still utilizing H.I.D. fixtures.

Most of the panel boards in the building are original and generally beyond industry normal service life, however it is rare to replace electrical panels due to age, except where replacement parts cannot be obtained. There are, however several panels and load centers that are in

excess of 50 years old and are recommended to be replaced. In any renovation of a wing or large area that encompass an electrical panels area of service, the panel should be replaced to avoid less convenient replacement in the future at equipment failure. Where panels are replaced, the accompanying transformers, where applicable, should also be replaced.

There are areas where the electrical service area clearances have been violated at electrical panels and equipment. In particular, the original unit substations do not meet current code requirements for rear egress.

Electrical equipment, including substations and panel boards, in the pool equipment room, P020, are showing signs of external corrosion due to the room's chlorinated atmospheric condition. Methods of remediation should be considered.

Underground conduit in A-Wing are also showing signs of corrosion and consideration should be given to remedy this.

A systematic fire alarm replacement and upgrade should be considered due to the age of the system and changing code requirements for sound levels and synchronization. Currently, replacement heat detectors are not available.

DiClemente Siegel Design Inc.
Engineering and Architecture

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered or no immediate action required**

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
ROOFING																		
											1	Ea.						
EXTERIOR ELEMENTS																		
											1	Ea.						
INTERIORS																		
A Wing			Lower Level															
		Mechanical Room & Tunnels																
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors to exterior ventilation pit have no locksets, panic hardware, and are in poor condition.		Ea.	x					
		Corridors																
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Ceilings (Act 1 x 1)		X				20				Ea.					x	
		Ceilings (Gyp. bd.)		X				50+				Ea.					x	
		Doors (H.M.)		X				30									x	
		Steel Columns			X			50+		Coulmns show rusting at base		Ea.			x			
		Floors (Vct)		X				25		As VCT is replaced where worn, the color is a fair match. Missing appropriate expansion joint covers in some locations.		Ea.					x	
		Walls (Brick)		X				50 +		All tile or resilient base has been removed.		Ea.					x	
		Walls (Gyp. Bd.)						50 +				Ea.					x	
		Windows (Aluminum)			X			30		Sealant/ weatherstripping requires replacement in some areas. Glass is in good condition. No signs of cracking.		Ea.		x	x			
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)			X			20		Minor water staining throughout.		Ea.				x		
		Floors (Carpet)			X			10		Carpet is fading in areas wear furniture has been movedor at high volume circulation locations.		Ea.				x		
		Walls (Gyp. Bd.)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows		X				30		Same as Corridors, life expectancy if a sealer is approximately 5 years		Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				20				Ea.					x	
		Walls (Ceramic Tile)		X				20				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (S.S.)		X				30				Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Epoxy / Exposed)		X				10		Floors require painting.		Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames rusting at floor.		Ea.			x			
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet/ VCT)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M. / Wood)		X				50 +				Ea.					x	
A Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Ceilings (Act 1 x 1)		X				20				Ea.					x	
		Ceilings (Gyp. bd.)		X				50+				Ea.					x	
		Doors (H.M.)		X				30									x	
		Steel Columns			X			50+		Coulmns show rusting at base		Ea.			x			
		Floors (Vct)		X				25		As VCT is replaced where worn, the color is a fair match. Missing appropriate expansion joint covers in some locations.		Ea.					x	
		Walls (Brick)		X				50 +		All tile or resilient base has been removed.		Ea.					x	
		Walls (Gyp. Bd.)						50 +				Ea.					x	
		Windows (Aluminum)			X			30		Sealant/ weatherstripping requires replacement in some areas. Glass is in good condition. No signs of cracking.		Ea.			x			

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Library										Ea.						
		Ceilings (Act 2 x 2)			X			20		Minor water staining throughout.		Ea.				x		
		Floors (Carpet)			X			10		Carpet is fading in areas wear furniture has been moved. Some rooms are currently being upgraded.		Ea.				x		
		Walls (Block / Dry Wall)			X			50 +		Uneven painting and unfinished wall repair. Some rooms are currently being upgraded.		Ea.				x		
		Doors (H.M. / Wood)			X			30		Frames have rusting at floor.		Ea.			x			
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Break Area										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vinyl sheet / Tile)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Windows (Aluminum)		X				30		Sealant/ weatherstripping requires replacement in some areas. Glass is in good condition. No signs of cracking.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)			X			20		Minor water staining throughout.		Ea.				x		
		Floors (Carpet)			X			10		Carpet is fading in areas wear furniture has been movedor at high volume circulation locations.		Ea.				x		
		Walls (Gyp. Bd.)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (H.M.)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				20				Ea.					x	
		Walls (Ceramic Tile)		X				20				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (S.S.)		X				30				Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Epoxy / Exposed)		X				10		Floors require painting.		Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames rusting at floor.		Ea.			x			

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork		X						Appearance is dated but no signs of wear.		Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet/ VCT)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M./ Wood)		X				30				Ea.					x	

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Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered or no immediate action required**

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A Wing			Second Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Ceilings (Gyp. bd.)		X				50+				Ea.					x	
		Doors (H.M.)		X				30									x	
		Floors (Vct)		X				25		As VCT is replaced where worn, the color is a fair match. Missing appropriate expansion joint covers in some locations.		Ea.					x	
		Walls (Brick)		X				50 +		All tile or resilient base has been removed.		Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				20				Ea.					x	
		Walls (Ceramic Tile)		X				20				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Epoxy / Exposed)		X				10		Floors require painting.		Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Storages										Ea.						
		Ceilings (Eposed)		X								Ea.					x	
		Floors (Carpet/ VCT)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
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Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
VERTICAL AND HORIZONTAL TRANSPORTATION																		
A Wing		Elevator			X					Walls, floor, and ceiling worn from use.	1	Ea.				x		
		Stairs (Terrazzo)		X				50+		Anti-slip rubber treads may be considered to be added.	4	Ea.					x	
INTERIORS																		
B Wing			Lower Level															
		Mechanical Room & Tunnels																
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors to exterior ventilation pit have no locksets, panic hardware, and are in poor condition.		Ea.	x					
		Storages										Ea.						
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block /Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
												Ea.						

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
INTERIORS																		
B Wing			First Level															
		Corridors																
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				25				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Where applicable. Life expectancy of a sealet is 5 years		Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Ceramic Tiles)		X				20				Ea.					x	
		Walls (Ceramic Tiles)		X				20				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Block)		X				50+				Ea.					x	
		Doors (H.M.)		X				50 +				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (Wood)		X				30				Ea.					x	
												Ea.						

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
INTERIORS																		
C Wing			Lower Level															
		Mechanical Room & Tunnels																
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors to exterior ventilation pit have no locksets, panic hardware, and are in poor condition.		Ea.			x			
C Wing			First Level															
		Corridors																
		Ceilings (Act 2 x 4)		X				20		Minor water staining throughout.		Ea.					x	
		Floors (Vct)		X				30				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Classrooms										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)				X		50+		Crack in wall all the way appears in the floor		Ea.	x					
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Windows (Aluminum)						30		Life expectancy of a sealer is approximately 5 years.		Ea.				x		
		Labs										Ea.						
		Ceilings (Act 2 x4)		X				20				Ea.					x	
		Floors (Vct)		X				30				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
		Toilet Rooms						20				Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				30				Ea.					x	
		Walls (Ceramic Tile)		X				30				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Millwork (P.lam)		X				20				Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X				50+				Ea.					x	
		Floors (Epoxy / Exposed)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Storages										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				30				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
INTERIORS																		
D Wing			Lower Level															
		Mechanical Room/ Tunnels										Ea.						
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50 +		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors to exterior ventilation pit have no locksets, panic hardware, and are in poor condition.		Ea.	x					

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
D Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20		Minor water staining throughout.		Ea.					x	
		Floors (Vct)		X				30				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Classrooms										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Windows (Aluminum)						30		Life expectancy of a sealer is approximately 5 years.		Ea.				x		
		Labs										Ea.						
		Ceilings (Act 2 x4)		X				20				Ea.					x	
		Floors (Vct)		X				30				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
		Toilet Rooms						20				Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				30				Ea.					x	
		Walls (Ceramic Tile)		X				30				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Millwork (P.lam)		X				20				Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X				50+				Ea.					x	
		Floors (Epoxy / Exposed)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Storages										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				30				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			

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D Wing			Second Level															
		Mechanical Room/ Tunnels										Ea.						
		Ceilings (Exposed)		X				50+				Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Concrete)		X				50 +				Ea.					x	
		Doors (H.M.)				X		30				Ea.	x					
VERTICAL AND HORIZONTAL TRANSPORTATION																		
D Wing												Ea.						
		Stairs (concrete)			X			50 +		Stair nosings damaged.	3	Ea.	x					
INTERIORS																		
E Wing			Lower Level															
		Mechanical Room & Tunnels																
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors to exterior ventilation pit have no locksets, panic hardware, and are in poor condition.		Ea.	x					
E Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20		Minor water staining throughout.		Ea.					x	
		Floors (Vct)		X				30				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Classrooms										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Windows (Aluminum)						30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	

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		Labs										Ea.						
		Ceilings (Act 2 x4)		X				20				Ea.					x	
		Floors (Vct)		X				30				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
		Toilet Rooms						20				Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				30				Ea.					x	
		Walls (Ceramic Tile)		X				30				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Millwork (P.lam)		X				20				Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X				50+				Ea.					x	
		Floors (Epoxy / Exposed)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
		Storages										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				30				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.		Ea.			x			
VERTICAL AND HORIZONTAL TRANSPORTATION																		
E Wing												Ea.						
		Stairs (Concrete)			X			50 +		Stair nosings damaged.	3	Ea.	x					

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Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered or no immediate action required**

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
INTERIORS																		
F Wing - Allied Health			Lower Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Labs										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vinyl sheet / Tile)		X				25				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50				Ea.					x	
		Floors (Ceramic Tiles)		X				50 +				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
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Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Epoxy / Exposed)		X				15		Cracks developed at certain areas		Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Dental Clinic / X-Ray Rooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				20				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors		X								Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	

Delta College Facilities Condition Assessment

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
F Wing - Allied Health			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Labs										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vinyl sheet / Tile)		X				25				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
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No. of Floors: 3
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Evaluated: First Quarter 2020

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50				Ea.					x	
		Floors (Ceramic Tiles)		X				50 +				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Epoxy / Exposed)		X				15		Cracks developed at certain areas		Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Dental Clinic / X-Ray Rooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				20				Ea.					x	
		Windows (Aluminum)		X				30		Life span of a sealer is approximately 5 years		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors		X								Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Locker Rooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors		X								Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
F Wing - Allied Health			Second Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors Vct)		X				25				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Labs										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vinyl sheet / Tile)		X				25				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50				Ea.					x	
		Floors (Ceramic Tiles)		X				50 +				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Epoxy / Exposed)		X				15		Cracks developed at certain areas		Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Dental Clinic / X-Ray Rooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				20				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
												Ea.						
VERTICAL AND HORIZONTAL TRANSPORTATION																		
F Wing - Allied Health												Ea.						
		Elevator		X							1	Ea.					x	
		Stairs (Terrazzo)		X							4	Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
INTERIORS																		
G Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30				Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Auditorium										Ea.						
		Ceilings (Gyp. Bd.)		X				20				Ea.					x	
		Floors (Carpet)				X		10		Floor slope exceeds ADA requirements.		Ea.		x				
		Walls (Brick / Dry Wall)		X				50 +				Ea.					x	
		Stage (Wood/ carpet)		X				10									x	
		Seating			X			10		Worn but still operable.						x		
		Doors (H.M.)		X				30				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tile)		X				50+				Ea.					x	
		Walls (ceramic Tile)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
G Wing			Second Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Auditorium										Ea.						
		Ceilings (Gyp. Bd.)		X				20				Ea.					x	
		Floors (wood)			X			10				Ea.			x			
		Walls (Gyp. Bd.)		X				50 +				Ea.					x	
		Lightning balcony				X		10		Finishes, access, and ADA.				x				
		Doors (H.M.)		X				30				Ea.					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered or no immediate action required**

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tile)		X				50+				Ea.					x	
		Walls (ceramic Tile)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
VERTICAL AND HORIZONTAL TRANSPORTATION																		
G Wing												Ea.						
		Stairs (Terrazzo)		x							2	Ea.					x	

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
INTERIORS																		
H Wing			Lower Level															
		Mechanical Area/ Tunnels										Ea.						
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors are in poor condition.		Ea.		x				
H Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)			X			50+		Cracking at various areas at window sill.		Ea.		x				
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tile)		X				50+				Ea.					x	
		Walls (ceramic Tile)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Pantry										Ea.						
		Ceilings (Act 2 x 2)		X				50+				Ea.					x	
		Floors (Vinyl sheet/ Tile)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
INTERIORS																		
J Wing			Lower Level															
		Mechanical Area/ Tunnels										Ea.						
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors are in poor condition.		Ea.			x			

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
J Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+		Cracking at various areas at window sill.		Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)				X		50+		Cracking at various areas.		Ea.		x				
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tile)		X				50+				Ea.					x	
		Walls (ceramic Tile)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
INTERIORS																		
K Wing			Lower Level															
		Mechanical Area/ Tunnels										Ea.					x	
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.						
		Doors (H.M.)				X		30		Doors are in poor condition.		Ea.		x				
K Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)				X		25		Crack appears in flooring at some areas.		Ea.		x				
		Walls (Brick)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)			X			20		Worn out carpet in some areas.		Ea.				x		
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+		Cracking at various areas at window sill.		Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tile)		X				50+				Ea.					x	
		Walls (ceramic Tile)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
INTERIORS																		
L Wing			Lower Level															
		Mechanical Area/ Tunnels										Ea.						
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors are in poor condition.		Ea.		x				

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
L Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)			X			20		Worn out carpet in some areas.		Ea.				x		
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Workshops										Ea.						
		Ceilings (Exposed)		X				10				Ea.					x	
		Floors (concrete)			X			20		cracks in some areas		Ea.		x				
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30				Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tile)		X				50+				Ea.					x	
		Walls (ceramic Tile)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)			X			20		Missing ceiling tiles and stained.		Ea.			x			
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Exhaust Fan				X				Rust on roofing around and up to exhaust fan		Ea.				x		
		Exterior wall				X				Bricks missing, exposed metal leaking into building		Ea.		x				
		Walking pads				X				Needs replacment of all walkpads in area		Ea.			x			
		Roofing		X						Needs cleaning, Minimal / to no damage identified (Replaced in 2001 / 2003)		Ea.					x	
		Metal Coping		X						Minimal / to no damage identified		Ea.					x	
		Water buildup			X					Build up of water		Ea.			x			
		Roof drain / Overflow drain		X						Clean in and around drains for proper draining		Ea.					x	
INTERIORS																		
M Wing			Lower Level															
		Mechanical Area/ Tunnels										Ea.						
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors are in poor condition.		Ea.			x			

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
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Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered or no immediate action required**

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
M Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)			X			20		Worn out carpet in some areas.		Ea.				x		
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Workshops										Ea.						
		Ceilings (Exposed)		X				10				Ea.					x	
		Floors (concrete)			X			20		cracks in some areas		Ea.		x				
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30				Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.						
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tile)		X				50+				Ea.					x	
		Walls (ceramic Tile)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)			X			20				Ea.				x		
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
M Wing			Second Level															
		Mechanical Area										Ea.						
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors are in poor condition.		Ea.			x			
		Walking pads				X				Needs replacment of all walkpads in area		Ea.		x				
		Roofing		X						Needs cleaning, Minimal / to no damage identified (Replaced in 2003 / 2012)		Ea.					x	
		Metal Coping		X						Minimal / to no damage identified		Ea.					x	
		Water buildup			X					Build up of water		Ea.			x			
		Roof drain / Overflow drain		X						Clean in and around drains for proper draining		Ea.					x	
VERTICAL AND HORIZONTAL TRANSPORTATION																		
M Wing												Ea.						
		Stairs (Terrazzo)						50 +			2	Ea.						

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
INTERIORS																		
N Wing			Lower Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Cafeteria										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet & VCT)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30		Frames have rusting at floor.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Break Area										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealant is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Kitchen																
		Ceilings (Act 2 x 2)		X				10									x	
		Floors (VCT)		X				10									x	
		Walls (Block / Dry Wall)		X				50+									x	
		Doors (H.M.)		X				30									x	
		Millwork (P.lam)		X				20									x	

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Kitchen cold storage																
		Ceilings		X				10									x	
		Floors (VCT)		X				10									x	
		Walls (Block / Dry Wall)		X				50+									x	
		Doors		X				30									x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tile)		X				50+				Ea.					x	
		Walls (ceramic Tile)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)			X			20				Ea.				x		
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)				X		50+		Craaking in the wall		Ea.			x			
		Doors (H.M.)		X				30				Ea.					x	
		Roofing		X						Recplaced in 2003							x	
		Metal Coping		X						Minimal / to no damage identified		Ea.					x	
		Walking pads								None		Ea.						

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
N Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Locker rooms										Ea.						
		Ceilings (Exposed)		X				20				Ea.					x	
		Floors (VCT)			X			10		Floor tiles were chipped at some locations		Ea.				x		
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30		Frames have rusting at floor.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Gym										Ea.						
		Ceilings (Exposed)		X				20				Ea.					x	
		Floors (Hardwood)		X				25				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)			X			50+		Damaged at certain locations		Ea.			x			
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tile)		X				50+				Ea.					x	
		Walls (ceramic Tile)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Storages										Ea.						
		Ceilings (Act 2 x 2)			X			20				Ea.				x		
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
N Wing			Second Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Bleachers Seating Balcony										Ea.						
		Ceilings (Exposed)		X				20				Ea.					x	
		Floors (VCT)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)		X				10				Ea.					x	
		Floors (Carpet)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Windows (Aluminum)		X				30		Life expectancy of a sealer is approximately 5 years.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tile)		X				50+				Ea.					x	
		Walls (ceramic Tile)		X				50 +				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork (P.lam)		X				30		Appearance is dated but no signs of wear.		Ea.					x	

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		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)			X			20				Ea.				x		
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
N Wing			Third Level															
		Mechanical Area										Ea.						
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)			X			30				Ea.			x			
VERTICAL AND HORIZONTAL TRANSPORTATION																		
N Wing												Ea.						
		Elevator		x				25			1	Ea.					x	
		Stairs (Terrazzo)		x				50 +			8	Ea.					x	

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INTERIORS																		
P Wing			Lower Level															
		Pool Mechanical Area										Ea.						
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Corridors										Ea.						
		Ceilings (Act 2 x 4)		X				20				Ea.					x	
		Doors (H.M.)			X			30		Frames showing rust at floor.					x			
		Floors (Vct)		X				25		As VCT is replaced where worn, the color is a fair match. .		Ea.					x	
		Walls (Brick)		X				50 +				Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x42)		X				20		Minor water staining throughout.		Ea.					x	
		Floors (Carpet)			X			10		Carpet is fading in some areas.		Ea.				x		
		Walls (Concrete & Gyp. Bd.)		X				50 +				Ea.					x	
		Doors (H.M)		X				30				Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				20				Ea.					x	
		Walls (Ceramic Tile)		X				20				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork		X				30				Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered or no immediate action required**

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
P Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Doors (H.M.)		X				30									x	
		Floors (VCT and Carpet)		X				25									x	
		Walls (Brick)		X				50 +				Ea.					x	
		Swimming Pool										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Doors (H.M.)		X				30									x	
		Floors (VCT and Carpet)		X				25									x	
		Walls (Brick)		X				50 +				Ea.					x	
		Windows				X		30		Life expectancy of sealer is approximately 5 years		Ea.			x			
		Swimming Pool Equipment		X													x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x42)		X				20				Ea.					x	
		Floors (Carpet)		X				10				Ea.					x	
		Walls (Concrete & Gyp. Bd.)		X				50 +				Ea.					x	
		Doors (H.M)		X				30				Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Locker rooms										Ea.						
		Ceilings (Exposed)		X				20				Ea.					x	
		Floors (VCT)			X			10		Floor tiles were chipped at some locations		Ea.				x		
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30		Frames have rusting at floor.		Ea.					x	
		Millwork (P.lam)		X				20				Ea.					x	
		Exercise Rooms										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Rubber Mat)		X				10				Ea.					x	
		Walls (Storefrontl)		X				50+				Ea.					x	
		Doors (Glass)		X				50 +				Ea.					x	
		Windows		X				30				Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
P Wing			Second Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Doors (H.M.)		X				30									x	
		Floors (VCT and Carpet)		X				25									x	
		Walls (Brick)		X				50 +				Ea.					x	
		Basketball Court										Ea.						
		Ceilings (Exposed)		X				20				Ea.					x	
		Floors (Hardwood)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				20				Ea.					x	
		Walls (Ceramic Tile)		X				20				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork		X				30				Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Exercise Rooms								2 Racquet ball courts requires remodelling,		Ea.						
		Ceilings (Act 2 x 4 and Gyp.)		X				20				Ea.					x	
		Floors (Rubber Mat)		X				10				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M. / Wood)		X				50 +				Ea.					x	
		Millwork		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet and VCT)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
VERTICAL AND HORIZONTAL TRANSPORTATION																		
P Wing												Ea.						
		Elevator		x				25			2	Ea.					x	
		Stairs (Terrazzo)		x				50 +			3	Ea.					x	

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
INTERIORS																		
S Wing			Lower Level															
		Mechanical Room & Tunnels																
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors to exterior ventilation pit have no locksets, panic hardware, and are in poor condition.		Ea.	x					
		Corridors										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Brick)		X				50 +		All tile or resilient base has been removed.		Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)			X			20		Minor water staining throughout.		Ea.				x		
		Floors (Carpet)			X			10				Ea.				x		
		Walls (Concrete/ Block wall.)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				20				Ea.					x	
		Walls (Ceramic Tile)		X				20				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork		X				30				Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Classrooms										Ea.						
		Ceilings (Act 2 x 2)			X			20		Minor water staining throughout.		Ea.				x		
		Floors (Carpet)			X			10				Ea.				x		
		Walls (Concrete/ Block wall.)		X				50 +		All tile or resilient base has been removed.		Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet and VCT)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
S Wing			First Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Block/ Dry wall)		X				50 +		All tile or resilient base has been removed.		Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)			X			20		Minor water staining throughout.		Ea.				x		
		Floors (Carpet)			X			10				Ea.				x		
		Walls (Concrete/ Block wall.)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				20				Ea.					x	
		Walls (Ceramic Tile)		X				20				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork		X				30				Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	

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		Classrooms										Ea.						
		Ceilings (Act 2 x 2)			X			20		Minor water staining throughout.		Ea.				x		
		Floors (Carpet)			X			10				Ea.				x		
		Walls (Concrete/ Block wall.)		X				50 +		All tile or resilient base has been removed.		Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Auditorium										Ea.						
		Ceilings (Act 2 x 2 and Gyp.)		X				20				Ea.					x	
		Floors (Carpet/)				X		20		Finishes, access, and ADA.		Ea.	x					
		Walls (Brick)		X				50+				Ea.					x	
		Doors (H.M. / Wood)		X				50 +				Ea.					x	
		Art Labs										Ea.						
		Ceilings (Exposed)		X				20				Ea.					x	
		Floors (VCT and Exposed)		X				10				Ea.					x	
		Walls (Block/ Gyp.l)		X				50+				Ea.					x	
		Doors (H.M)		X				50 +				Ea.					x	
		Windows		X				30		Life expectancy of sealer is approximately 5 years		Ea.					x	
		Millwork			X			20		Millwork worn out.		Ea.				x		
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet and VCT)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	

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S Wing			Second Level															
		Corridors										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Vct)		X				25				Ea.					x	
		Walls (Block/ Dry wall)		X				50 +		All tile or resilient base has been removed.		Ea.					x	
		Conference Rooms / Offices										Ea.						
		Ceilings (Act 2 x 2)			X			20		Minor water staining throughout.		Ea.				x		
		Floors (Carpet)			X			10				Ea.				x		
		Walls (Concrete/ Block wall.)		X				50 +				Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Art Labs										Ea.						
		Ceilings (Exposed)		X				20				Ea.					x	
		Floors (VCT and Exposed)		X				10				Ea.					x	
		Walls (Block/ Gyp.l)		X				50+				Ea.					x	
		Doors (H.M)		X				50 +				Ea.					x	
		Windows		X				30		Life expectancy of sealer is approximately 5 years		Ea.					x	
		Millwork			X			20		Millwork worn out.		Ea.				x		
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		X				50+				Ea.					x	
		Floors (Ceramic Tiles)		X				20				Ea.					x	
		Walls (Ceramic Tile)		X				20				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
		Millwork		X				30				Ea.					x	
		Janitor Closets						20				Ea.						
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Concrete)		X				50+				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	

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		Classrooms										Ea.						
		Ceilings (Act 2 x 2)			X			20		Minor water staining throughout.		Ea.				x		
		Floors (Carpet)			X			10				Ea.				x		
		Walls (Concrete/ Block wall.)		X				50 +		All tile or resilient base has been removed.		Ea.					x	
		Doors (H.M. / Wood)		X				30				Ea.					x	
		Millwork (P.lam)		X				20		Appearance is dated but no signs of wear.		Ea.					x	
		Storages										Ea.						
		Ceilings (Act 2 x 2)		X				20				Ea.					x	
		Floors (Carpet and VCT)		X				20				Ea.					x	
		Walls (Block / Dry Wall)		X				50+				Ea.					x	
		Doors (H.M.)		X				30				Ea.					x	
VERTICAL AND HORIZONTAL TRANSPORTATION																		
S Wing												Ea.						
		Elevator		x				25			1	Ea.					x	
		Stairs (Terrazzo)		x				50 +			4	Ea.					x	
INTERIORS																		
Z Wing			Lower Level															
		Mechanical Area										Ea.						
		Ceilings (Exposed)		X				50+		No leaking from above indentified.		Ea.					x	
		Floors (Concrete)		X				50+		Floors show wear and cracking.		Ea.					x	
		Walls (Block / Concrete)		X				50+		Minimal/ to no cracking. No leaks indentified.		Ea.					x	
		Doors (H.M.)				X		30		Doors are in poor condition.		Ea.			x			
Z Wing			First Level															
		Mechanical Room										Ea.						
		Ceilings (Act 2 x 2)						20 Years		NA		Ea.						
		Floors (Carpet)						10 Years		NA		Ea.						
		Walls (Block / Dry Wall)			x			50 + Years				Ea.					x	
		Doors (H.M. / Wood)			x			30 Years				Ea.					x	
		Windows (Aluminum)			x			30 Years				Ea.					x	
		Millwork								NA		Ea.						

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

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Evaluated: First Quarter 2020

Condition	
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		Garages										Ea.						
		Ceilings (Act 2 x 2)						20 Years		NA		Ea.						
		Floors (Carpet)						10 Years		NA		Ea.						
		Walls (Block / Dry Wall)			x			50 + Years				Ea.					x	
		Doors (H.M. / Wood)			x			30 Years				Ea.					x	
		Windows (Aluminum)			x			30 Years				Ea.					x	
		Millwork			x							Ea.					x	
		Offices										Ea.						
		Ceilings (Act 2 x 2)			x			20 Years				Ea.				x		
		Floors (Carpet)		x				10 Years				Ea.					x	
		Walls (Block / Dry Wall)		x				50 + Years				Ea.					x	
		Doors (H.M. / Wood)			x			30 Years				Ea.				x		
		Windows (Aluminum)			x			30 Years				Ea.				x		
		Millwork (P.lam)			x			20 Years				Ea.				x		
		Toilet Rooms										Ea.						
		Ceilings (Gypsum)		x				50 Years				Ea.					x	
		Floors (Ceramic Tiles)		x				50 + Years				Ea.					x	
		Walls (Block / Dry Wall)		x				50 + Years				Ea.					x	
		Doors (H.M. / Wood)			x			30 Years				Ea.				x		
		Windows								NA		Ea.						
		Millwork (P.lam)			x			20 Years				Ea.				x		
		Janitor Closets										Ea.						
		Ceilings (Exposed)			x							Ea.				x		
		Floors (Epoxy / Exposed)		x				15 Years				Ea.					x	
		Walls (Block / Dry Wall)		x				50 + Years				Ea.					x	
		Doors (H.M. / Wood)			x			30 Years		Cosmetic		Ea.				x		
		Windows								NA		Ea.						
		Millwork								NA		Ea.						

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Storages										Ea.						
		Ceilings (Act 2 x 2)						20 Years		NA		Ea.						
		Floors		x								Ea.					x	
		Walls (Block / Dry Wall)		x				50 + Years				Ea.					x	
		Doors (H.M. / Wood)			x			30 Years				Ea.				x		
		Windows								NA		Ea.						
		Millwork								NA		Ea.						
VERTICAL AND HORIZONTAL TRANSPORTATION																		
Z Wing												Ea.						
		Elevator		x				25 Years				Ea.					x	
		Stairs (Terrazzo)		x				50 + Years				Ea.					x	
AIR HANDLING UNITS																		
Lower Level/ L-Wing	AHU-7	Air Handling Unit - Serves Paint Shop, Bookstore, and Graphics Area	LT01		X		2003	25 Years	8 Years	Trane Climate Changer. 8,000 CFM, 347 MBH Steam Heating, 60 GPM (23 Tons) Chilled Water Cooling. 200V, 3 Ph. Design Data taken from documents provided by the College. (w/ VFD and disconnect).	1	Ea.				x		
Lower Level/ L-Wing	AHU-8	Air Handling Unit - Serves N-Wing Conference Room and Kitchen Office	LT01		X		2003	25 Years	8 Years	Trane Climate Changer. Variable Volume. 18,000 CFM, 710 MBH Steam Heating, 158 GPM (60 Tons) Chilled Water Cooling. 200V, 3 Ph. Design data taken from documents provided by the College (w/ VFD and disconnect).	1	Ea.				x		
Lower Level/ K-Wing	AH-9	Air Handling Unit - Serves JT102 and Main Concourse Lower Level and First Floor	KT01		X		2005	25 Years	10 Years	Trane Climate Changer. Variable Volume. 22,600 CFM, 1225.6 MBH Steam Heating, 161.71 GPM (71 Tons) Chilled Water Cooling. 200V, 3 Ph. Design data taken from documents provided by the College. (w/VFD and disconnect)	1	Ea.				x		
Lower Level/ K-Wing	RF-9	Return Fan - Serves AHU-9	KT01		X		2005	20 Years	5 Years	Trane Climate Changer. 200V, 3 Ph. (w/ disconnect)	1	Ea.				x		
Lower Level/ H-Wing	AH-10	Air Handling Unit - Serves J101, Main Concourse Lower Level and First Floor	HT01		X		2005	25 Years	10 Years	Trane Climate Changer. Variable Volume. 21,625 CFM, 1172.7 MBH Steam Heating, 154.77 GPM (68 Tons) Chilled Water. 460V, 3 Ph. Design data taken from documents provided by the College. (w/ disconnect and VFD)	1	Ea.				x		
Lower Level/ H-Wing	RF-10	Return Fan - Serves AH-10	HT01		X		2005	20 Years	5 Years	Trane Climate Changer. 200V, 3 Ph. (w/ disconnect)	1	Ea.				x		
Lower Level/ E-Wing	AH-11	Air Handling Unit - Serves Main Corridor Northwest Lower Level and First Florr	ET01		X		2005	25 Years	10 Years	Trane Climate Changer. Variable Volume. 23,380 CFM, 1267.8 MBH Steam Heating, 167.24 GPM (73.5 Tons) Chilled Water. 460V, 3 Ph. Design data taken from documents provided by the College. (w/ disconnect and VFD)	1	Ea.				x		
Lower Level/ E-Wing	RF-11	Return Fan - Serves AH-11	ET01		X		2005	20 Years	5 Years	Trane Climate Changer. 200V, 3 Ph. (w/ disconnect)	1	Ea.				x		

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
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Lower Level/ C Wing	AH-12	Air Hanlding Unit - Serves Main Corridor Southwest Lower Level and First Floor	CT01		X		2005	25 Years	10 Years	Trane Climate Changer. Variable Volume. 11,230 CFM, 609.0 GPM Steam Heating, 81.52 GPM (35.8 Tons) Chilled Water. 460V, 3 Ph. Design data taken from documents provided by the College. (w/ disconnect and VFD)	1	Ea.				x		
Lower Level/ C Wing	RF-12	Return Fan - Serves AH-12	CT01		X		2005	20 Years	5 Years	Trane Climate Changer. 200V, 3 Ph. (w/ disconnect)	1	Ea.				x		
Grade Level/ C-Wing	AHU-37	Air Hanlding Unit - Serves Greenhouse	C130			X	1998	25 Years	3 Years	Trane modular unit. Variable Volume. 10,000 CFM, 981 MBH Steam Heating, 132.5 GPM Chilled Water Cooling. 460V, 3 Ph. Design data taken from documents provided by College. On at time of survey. (w/ VFD). Relocated in 2014.					x			
Grade Level/ C-Wing	RF-37	Air Hanlding Unit - Serves Greenhouse	C130		X		Unknown	20 Years		Trane Climate Changer. 460V, 3 Ph. (w/ VFD). Appears newer	1	Ea.					x	
Lower Level/ J-Wing	AH-17	Air Handling Unit - Serves	JT01		X		2005	25 Years	10 Years	Trane Climate Changer. Variable Volume. 20,650 CFM. 1119.8 MBH Steam Heating, 146.95 GPM (64.6 tons) Chilled Water Cooling. 200V. 3 Ph. Design data taken from documents provided by the College. On at time of survey. (w/ disconnect and VFD).	1	Ea.				x		
Lower Level/ J-Wing	RF-17	Return Fan - Serves AHU-17	JT01		X		2005	20 Years	5 Years	Trane Climate Changer. 200V, 3 Ph.	1	Ea.				x		
Lower Level/ B-Wing	HV-18	Air Handling Unit - Serves B-Wing West	BT01			X	1995	20 Years	-5 Years	Trane Constant Volume Climate Changer, 16,410 CFM, Steam heating, 90.1 GPM (38 Tons) Chilled Water Cooling. Insulation torn at ductwork above and hanging. Piping corroded. Design data taken from documents provided by College. (w/ VFD). On at time of survey. Per College, this wing and unit should be changed to VAV system.	1	Ea.		x				
Lower Level/ B-Wing	RF-18	Return Fan - Serves HV-18	BT01			X	Assume 1995	20 Years	-5 Years	Return Fan exposed. Baldo motor. 5 HP, 230/460 V, 3 Ph. (w/ VFD)	1	Ea.		x				
First Floor/ B-Wing	CRAC-1A	Computer Room Air Conditioning Unit	B127	X			2019	15 Years	14 Years	73.2 MBH3400 CFM, 1 fan, 3/4 HP each, 480V, 3 Ph.35% ethylene glycol	1	Ea.					x	
First Floor/ B-Wing	CRAC-1B	Computer Room Air Conditioning Unit	B127	X			2019	15 Years	14 Years	73.2 MBH3400 CFM, 1 fan, 3/4 HP each, 480V, 3 Ph.35% ethylene glycol	1	Ea.					x	
Lower Level/ S-Wing	HV-22	Air Handling Unit - Serves S-Wing Fine Arts	ST01			X	Assume 1970	20 Years	-28 Years	Trane. Constant Volume, 50,000 CFM, 370 GPM, no heating., Chilled Water Cooling only. Supply fan motor exposed. Reliance motor, 75 HP, 230/460V, 3 Ph. Piping Corroded at unit. Design data taken from documents provided by College. No date given - assumed original to construction of wing. Paint peeling, sheet metal bent/damage, piping corroded and appears to have leaked at one time.. On at time of survey. (w/ disconnect). Per College this wing and unit should be changed to a VAV system.	1	Ea.		x				
Lower Level/ S-Wing	RF-22	Return Fan - Serves HV-22	ST01			X	Assume 1970	20 Years	-28 Years	Return Fan exposed. Fan belt appears partially broken and unti was very loud. 50 HP, 230/460V, 3 Ph. On at time of survey. (w/ disconnect)	1	Ea.		x				

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Lower Level/ F-Wing	AHU-23	Air Handling Unit - Serves F Wing East All Levels	FT01	X			2013	25 Years	18 Years	Trane Climate Changer. Variable Volume, 32,400 CFM, Hot Water Heating. 270 GPM (119 Tons) Chilled Water Cooling. 460V, 3 Ph. Design data taken from documents provided by College. (w/ VFD).	1	Ea.					x	
Lower Level/ F-Wing	RF-23	Return Fan - Serves AHU-23	FT01	X			2013	20 Years	13 Years	Trane Climate Changer, 460V 3 Ph.	1	Ea.					x	
Lower Level/ F-Wing	AHU-24	Air Handling Unit - Serves F Wing West Alll Levels	FT01	X			2013	25 Years	18 Years	Trane Climate Changer. Variable Volume, 46,800 CFM, Hot Water Heating. 394 GPm (172 Tons) Chilled Water Cooling. 460V, 3 Ph. Design data taken from documents provided by College. (w/ VFD).	1	Ea.					x	
Lower Level/ F-Wing	RF-24	Return Fan - Serves AHU-24	FT01	X			2013	20 Years	13 Years	Trane Climate Changer, 460V 3 Ph.	1	Ea.					x	
Lower Level/ F-Wing	ERU-1	Energy Recovery Ventilator - Provides OA and EA to AHU-23 and AHU-24	FT01	X			2013	20 Years	13 Years	ReniewAire. 460V, 3 Ph.	1	Ea.					x	
Lower Level/ P-Wing	AHU-25	Air Handling Unit - Serves P-Wing 2nd Floor Raquetball Court	P020	x			2003	25 Years	8 Years	Trane. Climate Changer. Variable Volume, 28,000 CFM, 1050 GPM Steam Heating, 236 GPM (89 Tons) Chilled Water Cooling. Design data taken from documents provided by College. (w/ disconnect and VFD). Pipes showing corrosion entering unit.	1	Ea.				x		
Lower Level/ P-Wing	AHU-26	Air Handling Unit - Serves P-Wing 2nd Floor	P020	x			2003	25 Years	8 Years	Trane. Climate Changer. Variable Volume, 32,000 CFM, 1200 GPM Steam Heating, 272 GPM (103 Tons) Chilled Water Cooling. Design data taken from documents provided by College. (w/ two VFD's).	1	Ea.				x		
Lower Level/ P-Wing	AHU-27	Air Handling Unit - Serves P-Wing Pool	P020			X	2003	25 Years	8 Years	Des Chmaps. Constant Volume, 30,000 CFM, Hot Water Heating, 18-GPM (75 Tons) Chilled Water Cooling. 460V, 3 Ph. Design data taken from documents provided by College. (w/ disconnect and VFD). Drain pan leaking all over floor. Per College dampers also need to be replaced.	1	Ea.		x				
Lower Level/ P-Wing	AHU-28	Air Handling Unit - Serves P-Wing Lower Level and First Floor	P020	x			2003	25 Years	8 Years	Trane Climate Changer. Variable Volume, 50,000 CFM, 1870 MBH Steam Heating, 428 MBH (165 Tons) Chilled Water Cooling. Design data taken from documents provided by College. (w/ disconnect and VFD).	1	Ea.				x		
Lower Level/ A-Wing	HV-13	Air Handling Unit - Serves Main Hallway, Southwest Corridor, and North half of S-Wing Connector	AT01			X	1960	20 Years	-40 Years	Trane. Multizone. 6,600 CFM. 415 MBH Steam Heating, 50 GPM Chilled Water Cooling. Cooling. Design data taken from documents provided by the College. On at time of survey. (w/ disconnect). Unit rattling at time of survey.	1	Ea.		x				
Lower Level/ A-Wing	RF-13	Return Fan - Serves AHU-13	AT01			X	Assume 1960	20 Years	-40 Years	Trane Centrifugal Fan. Marathon Motor 3/2 HP, 208/230-460V, 3 Ph. (w/ disconnect)	1	Ea.		x				
Lower Level/ A-Wing	HV-14 (aka AHU-5)	Air Handlng Unit - Serves B-Wing East Offices and Registration Area	AT01			X	1998	20 Years	-2 Years	Trane. Variable Volume. 12,500 CFM. 677.8 MBH Steam Heating, 50 GPM Chilled Water Cooling. Design data taken from documents provided by the College. (W/ disconnect)	1	Ea.		x				
Lower Level/ A-Wing	RF-14 (aka RF-5)	Return Fan - Serves AHU-14	AT01			X	1998	20 Years	-2 Years		1	Ea.		x				
Lower Level/ A-Wing	AHU-15	Air Handling Unit - Serves DT Offices	AT01		X		2010	25 Years	15 Years	Trane Climate Changer. Variable Volume. 8,900 CFM, 326.5 MBH Steam Heating, 69.1 GPM (29.1 Tons) Chilled Water Cooling. 10 HP. 208V. 3 Ph. Design data taken from documents provided by the College. On at time of survey. (w/ disconnect)	1	Ea.				x		
Lower Level/ A-Wing	RF-15	Return Fan - Serves AHU-15	AT01		X		2010	20 Years	10 Years	Trane Climate Changer. 8900 CFM, 5 HP. 208V, 3 Ph. Design data taken from documents provided by the College.	1	Ea.				x		
Lower Level/ A-Wing	AHU-16	Air Handling Unit - Serves DTV Radio and Studios	AT01		X		2010	25 Years	15 Years	Trane Climate Changer. Variable Volume. 10,800 CFM, 420.5 MBH Steam Heating, 90.1 GPM (38 Tons) Chilled Water Cooling. 15 HP, 208V. 3 Ph. Design data taken from documents provided by the College. On at time of survey. (w/ disconnect)	1	Ea.				x		

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Lower Level/ A-Wing	RF-16	Return Fan - Serves AHU-16	AT01		X		2010	20 Years	10 Years	Trane Climate Changer. 10,800 CFM, 7.5 HP. 208V, 3 Ph. Design data taken from documents provided by the College.	1	Ea.				x		
Second Floor/ A-Wing	AHU-5	Air Handlilng Unit - Serves A-Wing Second Floor Classrooms	A221			X	1998	25 Years	3 Years	Trane modular unit. Variable Volume. 20,000 CFM, 1084.5 MBH Steam Heating, 174.32 GPM Chilled Water Cooling. 460V, 3 Ph. Design data taken from documents provided by College. On at time of survey. (w/ VFD)	1	Ea.			x			
Second Floor/ A-Wing	RF-5	Return Fan - Serves AHU-5	A221			X	1998	20 Years	-2 Years	Inaccessable behind AHU-5 and RF-5	1	Ea.			x			
Second Floor/ A-Wing	AHU-6	Air Handlilng Unit - Serves G-Wing Lecture Theatre	A221	X			2017	25 Years	22 Years	Trane Climate Changer. Variable Volume. 13,000 CFM, 423 MBH hot water heating, 63.5 GPM Chilled Water Cooling. 208V 3 Ph. Design data taken from documents provided by College. (w/ disconnect and VFD)	1	Ea.					x	
Second Floor/ A-Wing	RF-6	Return Fan - Serves AHU-6	A221	X			2017	20 Years	17 Years	Trane Climate Changer. Variable Volume, 13,000 CFM (1) 8.0 HP, 208V, 3 Ph. (w/ disconnect and VFD)	1	Ea.					x	
Lower Level/ A-wing	HV-31 (aka AHU-8)	Air Handling Unit - Serves A-Wing Library East	AT07			X	1998	20 Years	-2 Years	Trane modular unit. Variable Volume. 39,000 CFM, 2114.8 MBH Steam Heating, 339.15 GPM Chilled Water Cooling. 460V. 3Ph. Design data taken from documents provided by College. On at time of survey. (w/ VFD)	1	Ea.			x			
Lower Level/ A-wing	RF-31 (aka RF-8)	Return Fan - Serves HV-31	AT07			X	1998	20 Years	-2 Years	Greenheck (w/ VFD and disconnect). Return fan very noisy.	1	Ea.			x			
Lower Level/ A-wing	HV-32 (aka AHU-7)	Air Handling Unit - Serves A-Wing Library West	AT05			X	1998	20 Years	-2 Years	Trane modular unit. Variable Volume. 39,000 CFM, 2114.8 MBH Steam Heating, 339.15 GPM Chilled Water Cooling. 460V, 3 Ph. Design data taken from documents provided by College. On at time of survey. (w/ VFD)	1	Ea.			x			
Lower Level/ A-wing	RF-32 (aka RF-7)	Return Fan - Serves HV-32	AT05			X	1998	20 Years	-2 Years	Greenheck (w/ VFD and disconnect). Return fan humming at time of survey.	1	Ea.			x			
Lower Level/ A-Wing	LB-1 (aka AHU 47)	Cooling Unit #1 - Serves DTV Area	AT08		X		2002	20 Years	2 Years	Liebert. 4,750 CFM. 25 GPM cooling. No heating. Tagged filters and belts replaced 2/2020. Trane Controls. On at time of survey.	1	Ea.				x		
Lower Level/ A-Wing	LB-2 (aka AHU 48)	Cooling Unit #2 - Serves DTV Area	AT08		X		2002	20 Years	2 Years	Liebert. 4,750 CFM. 25 GPM cooling. No heating. Tagged filters and belts replaced 2/2020. Trane Controls. On at time of survey.	1	Ea.				x		
Lower Level/ A-Wing	LB-3 (aka AHU 49)	Cooling Unit #3 - Serves DTV Area	AT08		X		2002	20 Years	2 Years	Liebert. 4,750 CFM. 25 GPM cooling. No heating. Tagged filters and belts replaced 2/2020. Trane Controls.	1	Ea.				x		
Lower Level/ A-Wing	AHU-46	Coling Unit - Serves IDF Room	AT03		X		2002	20 Years	2 Years	Trane. 800 CFM, 5.1 GPM Chilled Water Cooling. No heating.	1	Ea.				x		
Lower Level/ D-wing	AH-33	Air Handling Unit - Serves D-Wing West	DT01		X		1998	25 Years	3 Years	Trane modular unit. Variable Volume. 10,000 CFM, 542.2 MBH Steam Heating, 85.75 GPM Chilled Water Cooling. 460V, 3 Ph. Design data taken from documents provided by College. On at time of survey. (w/ VFD)	1	Ea.				x		
Lower Level/ D-wing	RF-33	Return Fan - Serves AH-33	DT01		X		1998	20 Years	-2 Years	Greenheck (w/ VFD and disconnect). Off at time of survey, but AH-33 on at time of survey.	1	Ea.				x		
Lower Level/ D-wing	AH-34	Air Handling Unit - Serves E-Wing Offices and Classrooms	DT01		X		1998	25 Years	3 Years	Trane modular unit. Variable Volume. 28,000 CFM, 1518.3 MBH Steam Heating, 242 GPM Chilled Water Cooling. 460V, 3 Ph. Design data taken from documents provided by College. On at time of survey. (w/ VFD)	1	Ea.				x		
Lower Level/ D-wing	RF-34	Return Fan - Serves AH-34	DT01			X	1998	20 Years	-2 Years	Greenheck (w/ VFD and disconnect). Very loud at time of survey.	1	Ea.			x			
Lower Level/ D-wing	AH-35	Air Handling Unit - Serves C-Wing	DT01		X		1998	25 Years	3 Years	Trane modular unit. Variable Volume. 28,000 CFM, 1518.3 MBH Steam Heating, 242 GPM Chilled Water Cooling. 460V, 3 Ph. Design data taken from documents provided by College. On at time of survey. (w/ VFD)	1	Ea.				x		
Lower Level/ D-wing	RF-35	Return Fan - Serves AH-35	DT01		X		1998	20 Years	-2 Years	Greenheck (w/ VFD and disconnect). On at time of survey.	1	Ea.				x		
Lower Level/ D-wing	MAU-36 (aka AH-36)	Air Handling Unit - Serves C-Wing and D-Wing West Sience Labs	DT01		X		1998	20 Years	-2 Years	Trane. Variable Volume Make Up Air. 40,000 CFM, 4028 MBH Steam Heating, 525.75 GPM Chilled Water Cooling. Design data taken from documents provided by College. On at time of survey. (w/ VFD). Piping entering front side of unit almost inaccessible. Ductowrk would need to be reconfigured when replaced.	1	Ea.				x		

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
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Evaluated: First Quarter 2020

Condition	
State	**Condition Description**
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Second Floor/ D-wing	AH-20	Air Handling Unit - Serves D-Wing Administration	D201		X		1998	20 Years	-2 Years	Trane modular unit. Constant Volume. 14,500 CFM, 786.3 MBH Steam Heating, 125.47 GPM Chilled Water Cooling. Cooling. Design data taken from documents provided by College. On at time of survey.	1	Ea.				x		
Second Floor/ D-wing	RF-20	Return Fan - Serves AHU-20	D201		X		1998	20 Years	-2 Years	Greenheck. Noisy at time of survey.	1	Ea.				x		
Lower Level/ L-Wing	AHU-45	Air Handling Unit - Serves Kitchen	LT01		X		2003	25 Years	8 Years	Trane Climate Changer. Variable Volume. 28,450 CFM, 2453 MBH Steam Heating, 5.1 GPM Chilled Water Cooling. 200V, 3 Ph. Design datat taken from documents provided by College. On at time of survey (w/ VFD and disconnect).	1	Ea.				x		
Lower Level/ H-Wing	AH-50	Air Handling Unit - Serves UPS Room East Tunnel	HT01		X		2002	25 Years	7 Years	Trane. Fan Coil Unit. 1,600 CFM, 9 GPM, no heating, Chilled Water Cooling only. 208V., 3 Ph. Design data taken from documents provided by the College. On at time of survey and squeaking.	1	Ea.				x		
Second Floor/ G-Wing	AHU-21	Air Handlilng Unit - Serves G-wing First and Second Floors	G229	X			2017	25 Years	22 Years	Trane Climate Changer. Variable Volume. 10,000 CFM, 325.4 MBH, 24 GPM Hot Water Heating, 308 MBH, 48.7 GPM Chilled Water Cooling. (1) 10 HP, 208V, 3 Ph. Design data taken from documents provided by College. On at time of survey (w/ VFD and disconnect).	1	Ea.					x	
Second Floor/ G-Wing	RF-21	Return Fan - Serves RF-21	G229	X			2017	20 Years	17 Years	Trane Climate Changer. Variable Volume, 10,000 CFM (2) 2.5 HP, 208V, 3 Ph. (w/ disconnect and VFD)	1	Ea.					x	
Upper Level/ Z-Wing	AHU-Z	Air Handling Unit	Z111			X	Unknown	25 Years		Appears to be abandoned, pressure gauges read 0, but oil gauges reading higher. Open.	1	Ea.		x				
Grade Level/ M-Wing	HV-29	Air Handling Unit - Serves M-Wing West	M105 (M106)			X	1991	20 Years	9 Years	Trane. Variable Volume. 12,400 CFM, No heating, 100 GPM Chilled Water. 10 HP, 460V, 3 Ph. (w/ diconnect)	1	Ea.		x				
Grade Level/ M-Wing	RF-29	Return Fan - Serves HV-29	M105 (M106)			X	1991	20 Years	9 Years	Inline. (w/ disconnect)	1	Ea.		x				
Second Floor/ M-Wing	MAU-38	Make Up Air Unit - Serves M-Wing North Auto Lab	M201		X		2003	25 Years	8 Years	Trane Climate Changer. Makeup Air Heat Recovery, 12,100 CMF, 1024 MBH Steam Heating, 140 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ VFD and disconnect). Steam pipes squeling at time of survey.	1	Ea.				x		
Second Floor/ M-Wing	AHU-39	Air Handling Unit - Serves L-Wing Process Controls	M201		X		2003	25 Years	8 Years	Trane Climate Changer. Constant Volume Reheat, 7,050 CFM. 252 MBH Steam Heating, 44.5 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ 2 disconnect)	1	Ea.				x		
Second Floor/ M-Wing	AHU-40	Air Handling Unit - Serves M-Wing South Auto Lab	M201		X		2003	25 Years	8 Years	Trane Climate Changer. Makeup Air Heat Recovery, 14,100 CFM. 1193 MBH Steam Heating, 157 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ VFD and disconnect)	1	Ea.				x		
Second Floor/ M-Wing	AHU-41	Air Handling Unit - Serves L-Wing	M201		X		2003	25 Years	8 Years	Trane Climate Changer. Variable Volumne. 13,500 CFM. 483 MBH Steam Heating, 106 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ 2 VFD's and disconnects)	1	Ea.				x		
Second Floor/ M-Wing	MAU-42	Make Up Air Unit - Serves L-Wing Welding	M201		X		2003	25 Years	8 Years	Trane Climate Changer. Makeup Air with VFD, 16,500 CFM. 1074 MBH Steam Heating, 189 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ VFD and disconnect)	1	Ea.				x		
Second Floor/ M-Wing	AHU-43	Air Handling Unit - Serves M-Wing Construction Lab	M201		X		2003	25 Years	8 Years	Trane Climate Changer. Variable Volumne. 11,000 CFM. 399 MBH Steam Heating, 76.5 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ 2 VFD's and disconnects)	1	Ea.				x		
Second Floor/ M-Wing	AHU-44	Air Handling Unit - Serves M-Wing Office, RAH/HVAC Lab, Hall/Classroom	M201		X		2003	25 Years	8 Years	Trane. Variable Volumne. 14,000 CFM. 501 MBH Steam Heating, 110 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ 2 VFD's and disconnects)	1	Ea.				x		

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
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Roof/ M-Wing	AHU-A	Air handling unit - Serves Automotive Lab M-110	M-Wing roof		X		Unknown	25 Years		Per college, unit revamped to operate as exhaust only. Piping disconnected.	1	Ea.				x		
Roof/ M-Wing	AHU-B	Air handling unit - Serves Automotive Lab M-115	M-Wing roof		X		Unknown	25 Years		Per college, unit revamped to operate as exhaust only. Piping disconnected.	1	Ea.				x		
Third Floor/ N-Wing	AHU-1	Air Handling Unit - Serves N-Wing East Gym	N300		X		2003	25 Years	8 Years	Trane Climate Changer. Constant Volume. 24,000 CFM. 1563 MBH Steam Heating, 202 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ disconnect)	1	Ea.				x		
Third Floor/ N-Wing	AHU-2	Air Handling Unit - Serves N-Wing West Gym	N300		X		2003	25 Years	8 Years	Trane Climate Changer. Constant Volume. 24,000 CFM. 1563 MBH Steam Heating, 202 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ disconnect)	1	Ea.				x		
Third Floor/ N-Wing	AHU-3	Air Handling Unit - Serves N-Wing Cafeteria, Locker Rooms, Dining Area, First Floor Coache's Offices	N300		X		2003	25 Years	8 Years	Trane Climate Changer. Variable Volume. 26,300 CFM. 1020 MBH Steam Heating, 226 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ 2 VFD's and disconnects)	1	Ea.				x		
Third Floor/ N-Wing	AHU-4	Air Handling Unit - Serves Second Floor Classrooms	N300		X		2003	25 Years	8 Years	Trane Climate Changer. Variable Volume. 7,140 CFM. 312 MBH Steam Heating, 59 GPM Chilled Water Cooling. Design data taken from documents provided by college. (w/ 2 VFD's and disconnects)	1	Ea.				x		
Third Floor/ N-Wing	HV-30	Air Handline Unit - Servs N-Wing Campus Police Work Force Development	N300			X	1990	20	-10 Years	Trane. Inline. Dual Duct Variable Volume. 2,600 CFM. Steam Heating, 14 GPM Chilled water Cooling. Design data taken from documents provided by college. (w/ disconnect).	1	Ea.		x				
Third Floor/ N-Wing	RF-30	Return Fan - Serves HV-30	N300			X	1990	20	-10 Years	Inline. (w/ disconnect).	1	Ea.		x				
EXHAUST EQUIPMENT																		
Roof/ L-Wing	EF-A	Exhaust fan - Serves Toilet rooms	L-wing roof		X		2003	20 Years	3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ L-Wing	EF-B	Exhaust fan - Serves workshop	L-wing roof		X		2003	20 Years	3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ M-Wing	EF-C	Exhaust fan - Serves Toilet rooms	M-wing roof		X		2003	20 Years	3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ M-Wing	EF-D	Exhaust fan - Serves welding lab	M-wing roof		X		2003	20 Years	3 Years	Greenheck, centrifugal upblast	1	Ea.				x		
Roof/ M-Wing	EF-E	Exhaust fan - Serves welding lab	M-wing roof		X		2003	20 Years	3 Years	Greenheck, centrifugal upblast	1	Ea.				x		
Roof/ M-Wing	EF-F	Exhaust fan - Serves welding lab	M-wing roof		X		2003	20 Years	3 Years	Greenheck, centrifugal upblast	1	Ea.				x		
Roof/ M-Wing	EF-G	Exhaust fan - Serves welding lab	M-wing roof	X			2018	20 Years	18 Years	Greenheck, centrifugal upblast	1	Ea.					x	
Roof/ M-Wing	EF-H	Exhaust fan - Serves welding lab	M-wing roof		X		2003	20 Years	3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ M-Wing	EF-I	Exhaust fan - Serves welding lab	M-wing roof		X		2003	20 Years	3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ M-Wing	EF-J	Exhaust fan	M-wing roof		X		2003	20 Years	3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ M-Wing	EF-K	Exhaust fan	M-wing roof		X		2003	20 Years	3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ M-Wing	EF-L	Exhaust fan	M-wing roof		X		2003	20 Years	3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ M-Wing	EF-M	Exhaust fan - Serves Garage	M-wing roof	X			2012	20 Years	12 Years	Greenheck, centrifugal upblast	1	Ea.					x	
Roof/ M-Wing	EF-N	Exhaust fan - Serves Garage	M-wing roof	X			2017	20 Years	17 Years	Greenheck, centrifugal upblast	1	Ea.					x	
Roof/ M-Wing	EF-O	Exhaust fan	M-wing roof		X		Unkown	20 Years		Swartwout, upblast	1	Ea.				x		
Roof/ M-Wing	EF-P	Exhaust fan	M-wing roof		X		Unkown	20 Years		Swartwout, upblast	1	Ea.				x		
Roof/ P-Wing	EF-Q	Exhaust fan	P-wing roof		X		Unkown	20 Years		Upblast	1	Ea.				x		
Roof/ E-Wing	EF-R	Exhaust fan - Serves Toilet rooms	E-eing roof		X		Unkown	20 Years		downblast	1	Ea.				x		

Delta College Facilities Condition Assessment

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
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Roof/ Wing D	EF-S	Exhaust fan	D-wing roof		X		1997	20 Years	-3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ Wing D	EF-T	Exhaust fan	D-wing roof		X		2009	20 Years	9 Years	Greenheck, downblast	1	Ea.					x	
Roof/ Wing C-D	EF-U	Exhaust fan	C-wing roof		X		1998	20 Years	-2 Years	Greenheck, upblast	1	Ea.				x		
Roof/ Wing C-D	EF-V	Exhaust fan	C-wing roof	X			2012	20 Years	12 Years	Greenheck, downblast	1	Ea.					x	
Roof/ Wing C-D	EF-W	Exhaust fan	C-wing roof	X			2012	20 Years	12 Years	Greenheck, downblast	1	Ea.					x	
Roof/ Wing C-D	EF-X	Exhaust fan	C-wing roof		X		1998	20 Years	-2 Years	Greenheck, upblast	1	Ea.				x		
Roof/ Wing C-D	EF-Y	Exhaust fan	C-wing roof		X		1998	20 Years	-2 Years	Greenheck, upblast	1	Ea.				x		
Roof/ Wing C-D	EF-Z	Exhaust fan - Serves Toilet rooms	C-wing roof		X		Unkown	20 Years		Downblast	1	Ea.				x		
Roof/ Wing B	EF-AA	Exhaust fan - Serves Toilet rooms	B-wing roof	X			2012	20 Years	12 Years	Greenheck, downblast	1	Ea.					x	
Roof/ Wing A-B	EF-AB	Exhaust fan - Serves Toilet rooms	A-wing roof		X		1998	20 Years	-2 Years	Greenheck, downblast	1	Ea.				x		
Roof/ Wing A-B	EF-AC	Exhaust fan - Serves Storage	A-wing roof		X		1997	20 Years	-3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ Wing A-B	EF-AD	Exhaust fan	A-wing roof		X		Unkown	20 Years		Swartwout, Downblast	1	Ea.				x		
Roof/ Wing G-H	EF-AE	Exhaust fan	G-wing roof		X		Unkown	20 Years		Downblast	1	Ea.				x		
Roof/ Wing G-H	EF-AF	Exhaust fan	G-wing roof		X		2003	20 Years	3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ Wing G-H	EF-AG	Exhaust fan	G-wing roof		X		Unkown	20 Years		Downblast	1	Ea.				x		
Roof/ Wing B	EF-AH	Exhaust fan	B-wing roof		X		2002	20 Years	2 Years	Greenheck, downblast	1	Ea.				x		
Roof/ Wing B	EF-AI	Exhaust fan	B-wing roof		X		2002	20 Years	2 Years	Greenheck, downblast	1	Ea.				x		
Roof/ Wing A-B	EF-AJ	Exhaust fan	A-wing roof		X		1998	20 Years	-2 Years	Greenheck, downblast	1	Ea.				x		
Roof/ Wing A-B	EF-AK	Exhaust fan	A-wing roof		X		1998	20 Years	-2 Years	Greenheck, downblast	1	Ea.				x		
Roof/ Wing A-B	EF-AL	Exhaust fan	A-wing roof		X		1998	20 Years	-2 Years	Greenheck, downblast	1	Ea.				x		
Roof/ Wing K	EF-AM	Exhaust fan - Serves Toilet rooms	K-wing roof		X		unknown	20 Years		Swartwout, Downblast	1	Ea.				x		
Roof/ Wing J-K	EF-AN	Exhaust fan - Serves Toilet rooms	J-wing roof		X		2005	20 Years	5 Years	Greenheck, downblast, designed as 1/4 hp. 1100 cfm, 115V, 1ph, 60hz	1	Ea.					x	
Roof/ Wing H	EF-AO	Exhaust fan - Serves Toilet rooms	H-wing roof		X		2005	20 Years	5 Years	Greenheck, downblast, designed as 1/4 hp. 1000 cfm, 115V, 1ph, 60hz	1	Ea.					x	
Roof/ Wing P	EF-AP	Exhaust fan - Serves Womens toilet rooms, and locker room	P-wing roof		X		2003	20 Years	3 Years	Greenheck, upblast	1	Ea.				x		
Roof/ Wing P	EF-AQ	Exhaust fan - Serves Mens toilet rooms, and locker room	P-wing roof		X		2003	20 Years	3 Years	Greenheck, upblast	1	Ea.				x		
Roof/ Wing P	EF-AR	Exhaust fan	P-wing roof		X		Unkown	20 Years		upblast	1	Ea.				x		
Roof/ Wing P	EF-AS	Exhaust fan	P-wing roof		X		2003	20 Years	3 Years	Greenheck, upblast	1	Ea.				x		

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Roof/ F-Wing	EF-AT	Exhaust fan - Serves JC and work room	F-wing roof	X			2013	20 Years	13 Years	Cook, downblasst, 1/3 hp, 1125 cfm. 115V, 1ph, 60hz	1	Ea.					x	
Roof/ F-Wing	EF-AU	Exhaust fan - Serves Toilet rooms	F-wing roof	X			2013	20 Years	13 Years	Cook, downblasst, 1/4 hp, 775 cfm. 115V, 1ph, 60hz	1	Ea.					x	
Roof/ F-Wing	EF-AV	Exhaust fan - Smoke evacuation fan	F-wing roof	X			2013	20 Years	13 Years	Greenheck, upblast. 480V, 3ph	1	Ea.					x	
Roof/ F-Wing	EF-AW	Exhaust fan - Smoke evacuation fan	F-wing roof	X			2013	20 Years	13 Years	Greenheck, upblast. 480V, 3ph	1	Ea.					x	
Roof/ S-Wing	EF-AX	Exhaust fan	S-wing roof		X		2003	20 Years	3 Years	Greenheck, downblast	1	Ea.				x		
Roof/ S-Wing	EF-AY	Exhaust fan	S-wing roof		X		unkown	20 Years		Jenn-air, upblast	1	Ea.				x		
Roof/ S-Wing	EF-AZ	Exhaust fan	S-wing roof		X		unkown	20 Years		Jenn-air, upblast	1	Ea.				x		
Roof/ S-Wing	EF-BA	Exhaust fan	S-wing roof		X		unkown	20 Years		Jenn-air, upblast	1	Ea.				x		
Roof/ S-Wing	EF-BB	Exhaust fan	S-wing roof		X		unkown	20 Years			1	Ea.				x		
Roof/ S-Wing	EF-BC	Exhaust fan	S-wing roof		X		unkown	20 Years			1	Ea.				x		
Roof/ S-Wing	EF-BD	Exhaust fan	S-wing roof		X		unkown	20 Years			1	Ea.				x		
Roof/ S-Wing	EF-BE	Exhaust fan	S-wing roof		X		unkown	20 Years			1	Ea.				x		
Roof/ S-Wing	EF-BF	Exhaust fan	S-wing roof		X		unkown	20 Years			1	Ea.				x		
Lower Level/ D-wing	EF-DD	Exhaust fan - Serves Substation room resides in	DT02		X		1997	20 Years	-3 Years	Greenheck. From Serial Number assume 1997. Analog stat.	1	Ea.			x			
Second Floor/ D-Wing	EF-1D	Exhaust fan	D202			X	Assume 1998	20 Years	-2 Years	Greenheck. Base mounted.	1	Ea.			x			
Second Floor/ D-Wing	EF-2D	Exhaust fan	D202			X	Assume 1998	20 Years	-2 Years	Greenheck. Base mounted.	1	Ea.			x			
Second Floor/ M-Wing	EF-3	Exhaust fan	M201		X		unknown	20 Years			1	Ea.						
Second Floor/ P-Wing	EF-4	Exhaust fan	P225		X		Assume 2003	20 Years	3 Years	Greenheck Inline.	1	Ea.				x		
Second Floor/ P-Wing	EF-5	Exhaust fan	P225		X		Assume 2003	20 Years	3 Years	Greenheck Inline.	1	Ea.				x		
Second Floor/ P-Wing	EF-10	Exhaust fan	P225		X		Assume 2003	20 Years	3 Years	Greenheck Inline.	1	Ea.				x		
Second Floor/ P-Wing	EF-18	Exhaust fan	P225		X		Assume 2003	20 Years	3 Years	Greenheck Inline.	1	Ea.				x		
Thirs Floor/ N-Wing	EF-6	Exhaust fan	N300		X		Assume 2003	20 Years	3 Years	Greenheck. Tagged 'Hoodz kitchen Exhaust Cleaning 1/3/13"	1	Ea.				x		
Thirs Floor/ N-Wing	EF-7	Exhaust fan	N300		X		Assume 2003	20 Years	3 Years	Greenheck.	1	Ea.				x		
Thirs Floor/ N-Wing	EF-8	Exhaust fan	N300		X		Assume 2003	20 Years	3 Years	Greenheck.	1	Ea.				x		
Thirs Floor/ N-Wing	EF-9	Exhaust fan	N300		X		Assume 2003	20 Years	3 Years	Greenheck.	1	Ea.				x		
Thirs Floor/ N-Wing	EF-12	Exhaust fan	N300		X		Assume 2003	20 Years	3 Years	Greenheck.	1	Ea.				x		
Thirs Floor/ N-Wing	EF-13	Exhaust fan	N300		X		Assume 2003	20 Years	3 Years	Inline.	1	Ea.				x		
Thirs Floor/ N-Wing	EF-15	Exhaust fan	N300		X		Assume 2003	20 Years	3 Years	Inline.	1	Ea.				x		
Thirs Floor/ N-Wing	EF-16	Exhaust fan	N300		X		Assume 2003	20 Years	3 Years	Inline.	1	Ea.				x		

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
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Roof/ Z-wing	EF-Z1	Exhaust fan	Boiler plant Roof		X		unkown	20 Years			1	Ea.				x		
Roof/ Z-wing	EF-Z2	Exhaust fan	Boiler plant Roof		X		unkown	20 Years			1	Ea.				x		
Roof/ Z-wing	EF-Z3	Exhaust fan	Boiler plant Roof		X		unkown	20 Years			1	Ea.				x		
Roof/ Z-wing	EF-Z4	Exhaust fan	Boiler plant Roof		X		unkown	20 Years			1	Ea.				x		
Roof/ Z-wing	EF-Z5	Exhaust fan	Boiler plant Roof		X		unkown	20 Years			1	Ea.				x		
Meter building	EF-BL	Sidewall Exhaust fan	Meter building		X		unkown	20 Years			1	Ea.				x		
CHILLED WATER EQUIPMENT																		
Z-Wing		Ice Storage Tank	Exterior to Z-Wing	X			2011	30 Years	21 Years	27 chests.	27	Ea.					x	
Z-Wing		Ice Storage Tank	Exterior to Z-Wing		X		1993	30 Years	3 Years	45 chests. Per College, one leaked so entire bank of 3 valved off and 9 more added with south group in 2003 (one tank burst)	54	Ea.					x	
Z-Wing	CT-1	Cooling Tower (East and West)	Exterior to Z-Wing		X		1993	20 Years	-7 Years	Centrifugal, Counterflow blow-through w/ single side air entry. 800 Ton, 1260 GPM (2) 30 HP fans, 480V, 3 Ph. Design data taken from documents provided by the College.	1	Ea.			x			
Z-Wing	CT-2	Cooling Tower (East and West)	Exterior to Z-Wing		X		1993	20 Years	-7 Years	Centrifugal, Counterflow blow-through w/ single side air entry. 800 Ton, 1260 GPM (2) 50 HP fans, 480V, 3 Ph. Design data taken from documents provided by the College. Per College, new filter and sealed seams 2019	1	Ea.			x			
Z-Wing	CT-3	Cooling Tower (East and West)	Exterior to Z-Wing		X		1993	20 Years	-7 Years	Centrifugal, Counterflow blow-through w/ single side air entry. 800 Ton, 1260 GPM (2) 50 HP fans, 480V, 3 Ph. Design data taken from documents provided by the College. Per College, sealed seams 2019.	1	Ea.			x			
Z-Wing	CT-4	Cooling Tower (North and South)	Exterior to Z-Wing	X			2011	20 Years	11 Years	Forced Draft, Centrifugal fan, Counterflow Cooling, Vertical Air Discharge. 800 Ton, 2400 GPM, (2) 50HP fans, 460V, 3 Ph. (w/ VFD). Deign data taken from documents provided by the College.	1	Ea.					x	
First Floor/ Z-Wing	CH-1Z (aka CH-2)	Chiller (Ice/Chilled Water)	Z101		X		1993 Rebuilt 2011	23 Years	5 Years	Trane Centrifulgal Chiller. 465 Tons (Ice Mode), 750 Tons (Chilled Water Mode), 1320 GPM, 460V, 3 Ph. Tagged 2000 lbs R123. Design data taken from documents provided by College.	1	Ea.					x	
First Floor/ Z-Wing	CH-2Z (aka CH-3)	Chiller (Ice/Chilled Water)	Z101		X		1993 Rebuilt 2011	23 Years	5 Years	Trane Centrifulgal Chiller. 465 Tons (Ice Mode), 750 Tons (Chilled Water Mode), 1320 GPM, 460V, 3 Ph. Tagged 2000 lbs R123. Design data taken from documents provided by College.	1	Ea.					x	
First Floor/ Z-Wing	CH-3Z	Chiller (Ice/Chilled Water)	Z101		X		2012	23 years	15 Years	Trane Centrifulgal Chiller. 550 Tons (Ice Mode), 750 Tons (Chilled Water Mode), 450-2637 GPM (Design 1500 GPM), 460V, 3 Ph. Design data taken from documents provided by College.	1	Ea.					x	
First Floor/ Z-Wing	CH-4Z	Chiller (Ice/Chilled Water)	Z101		X		2012	23 Years	15 Years	Trane Centrifulgal Chiller. 550 Tons (Ice Mode), 750 Tons (Chilled Water Mode), 450-2637 GPM (Design 1500 GPM), 460V, 3 Ph. Design data taken from documents provided by College.	1	Ea.					x	
First Floor/ Z-Wing	CWP-1Z	Condenser Water (Tower) Pump	Z101		X		2011	20 Years	11 Years	2250 GPM, 80 ft. Head. 60 HP, 208-230/460V, 3 Ph. W/ VFD.	1	Ea.					x	
First Floor/ Z-Wing	CWP-2Z	Condenser Water (Tower) Pump	Z101		X		2011	20 Years	11 Years	2250 GPM, 80 ft. Head. 60 HP, 208-230/460V, 3 Ph. W/ VFD.	1	Ea.					x	
First Floor/ Z-Wing	CWP-3Z	Condenser Water (Tower) Pump	Z101		X		2011	20 Years	11 Years	2250 GPM, 80 ft. Head. 60 HP, 208-230/460V, 3 Ph. W/ VFD.	1	Ea.					x	
First Floor/ Z-Wing	CWP-4Z	Condenser Water (Tower) Pump	Z101		X		2011	20 Years	11 Years	2250 GPM, 80 ft. Head. 60 HP, 208-230/460V, 3 Ph. W/ VFD.	1	Ea.					x	
First Floor/ Z-Wing	CHWP-1Z	Chilled Water Pump	Z102		X		2011	20 Years	11 Years	2000 GPM, 135 ft. Head, 100 HP, 230/460V, 3 Ph. W/ VFD.	1	Ea.					x	
First Floor/ Z-Wing	CHWP-2Z	Chilled Water Pump	Z102		X		2011	20 Years	11 Years	2000 GPM, 135 ft. Head, 100 HP, 230/460V, 3 Ph. W/ VFD.	1	Ea.					x	

Delta College Facilities Condition Assessment

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
First Floor/ Z-Wing	CHWP-3Z	Chilled Water Pump	Z102		X		2011	20 Years	11 Years	2000 GPM, 135 ft. Head, 100 HP, 230/460V, 3 Ph. W/ VFD.	1	Ea.					x	
First Floor/ Z-Wing	IWP-1Z	Ice Storage Pump	Z101		X		2011	20 Years	11 Years	2000 GPM, 65 ft. Head, 50 HP, 208-230/460V, 3 Ph. W/ VFD	1	Ea.					x	
First Floor/ Z-Wing	IWP-2Z	Ice Storage Pump	Z101		X		2011	20 Years	11 Years	2000 GPM, 65 ft. Head, 50 HP, 208-230/460V, 3 Ph. W/ VFD	1	Ea.					x	
First Floor/ Z-Wing	IWP-3Z	Ice Storage Pump	Z101		X		2011	20 Years	11 Years	2000 GPM, 65 ft. Head, 50 HP, 208-230/460V, 3 Ph. W/ VFD	1	Ea.					x	
First Floor/ Z-Wing	WT-1Z	Water Treatment	Z101		X		Unknown				1	Ea.						
First Floor/ Z-Wing	FP-1Z	Filter Pump	Z101		X		2011	20 Years	11 Years	Bell & Gossett. 550 GPM, 151 ft. Head, 40 HP, 230/460V, 3 Ph. W/ VFD	1	Ea.					x	
First Floor/ Z-Wing	AS-1Z	Air Seperator	Z101			X	1993	30 Years	3 Years	Relocated 2011.	1	Ea.				x		
First Floor/ Z-Wing	FS-1Z	Filer/Strainer	Z101		X		2011	30 Years	21 Years		1	Ea.					x	
First Floor/ Z-Wing	ET-1Z	Expansion Tank	Z102			X	1993	30 Years	21 Years	Bell & Gossett B-800	1	Ea.				x		
First Floor/ Z-Wing	GF-1Z	Glycol Feed Unit	Z102		X		2011	30 Years	21 Years	1.8 GPM, 1/3 HP, 10V	1	Ea.					x	
First Floor/ Z-Wing	AS-2Z	Air Seperator	Z102		X		2011	30 Years	21 Years		1	Ea.					x	
First Floor/ B-Wing	CH-1	Air Cooled Chiller	Exterior to B-Wing		X		Assume 2012	20 Years	12 Years	Unable to access space. No documents found.	1	Ea.					x	
First Floor/ B-Wing	FC-B (aka FC-1)	Package Drycooler and pumps - serves CRAC units #1 and #2	Exterior to B-Wing	X			2019	20 Years	19 Years	149.3 MBH, 6 fans, 29500 CFM, 1.7 HP each, 2 pumps 1.7 HP each, 460V, 3 Ph.	1	Ea.					x	
Lower Level/ B-Wing	GF-B	Glycol Feeder	BT01	X			2019	30 Years	29 Years	Axiom Industries. Feeds process cooling supply.	1	Ea.					x	
Lower Level/ B-Wing	AS-1B	Air Seperator	BT01	X			2019	30 Years	29 Years	Spirotherm. 110 GPM	1	Ea.					x	
Lower Level/ B-Wing	ET-1B	Expansion Tank - serves FC-1	BT01	X			2019	30 Years	29 Years	Amtrol. 21.7 gallons.	1	Ea.					x	
Lower Level/ B-Wing	CP-1B	Process Cooling Circulating Pump - Serves FC-1	BT01	X			2019	20 Years	19 Years	40 GPM, 60 ft. Head, 3 HP, 480V, 3 Ph. (w/ disconnect). Design data taken from document provided by the College.	1	Ea.					x	
Lower Level/ B-Wing	CP-2B	Process Cooling Circulating Pump - Serves FC-1	BT01	X			2019	20 Years	19 Years	40 GPM, 60 ft. Head, 3 HP, 480V, 3 Ph. (w/ disconnect). Design data taken from document provided by the College.	1	Ea.					x	
Lower Level/ A-Wing	GF-1A	Glycol Feeder	AT01	X				30 Years			1	Ea.					x	
Lower Level/ A-Wing	ET-1A	Expansion Tank	AT01		X		2011	30 Years	21 Years	Bell and Gossett. 21.7 gallon.	1	Ea.					x	
Lower Level/ A-Wing	CP-1A	Chilled Water Return Pump	AT01		X		Assume 2011	20 Years	11 Years	5 HP, 208/230-460V, 3 Ph. (w/ disconnect). Per model number believed to be 2011.	1	Ea.					x	
Lower Level/ A-Wing	CP-2A	Chilled Water Return Pump	AT01		X		Assume 2011	20 Years	11 Years	5 HP, 208/230-460V, 3 Ph. (w/ disconnect). Per model number believed to be 2011.	1	Ea.					x	
Lower Level/ A-Wing	SRS-1	Air Seperator	AT01		X		Assume 2011	30 Years	21 Years		1	Ea.					x	

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HEATING EQUIPMENT																		
Upper Level/ Z Wing	B-Z	Steam Boiler	Z1111			X	1987	24	0	Out of Service tag 2001. 4388#/hr, components open on boiler. Unknown if still used/needed.	1	Ea.		x				
Lower Level/ Z-Wing	B-2	Steam Boiler	ZT01		X		1996	24 Years	0 Years	Johnston Boiler Company. 8,625#/hr. 250 HP. Natural gas. 460V. 3 Ph. 10,460 MBH max, 1,046 MBH min. Design data taken from documents provided by the College.	1	Ea.			x			
Lower Level/ Z-Wing	B-3	Steam Boiler	ZT01		X		1996	24 Years	0 Years	Johnston Boiler Company. 500 HP. 17,250#/hr. Natural gas. 460V. 3 Ph. 20,920 MBH maxc, 2,092 MBH min. Design data taken from documents provided by the College.	1	Ea.			x			
Lower Level/ Z-Wing	B-4	Steam Boiler	ZT01		X		1996	24 Years	0 Years	Johnston Boiler Company. 500 HP. 17,250#/hr. Natural gas. 460V. 3 Ph. 20,920 MBH maxc, 2,092 MBH min. Design data taken from documents provided by the College.	1	Ea.			x			
Lower Level/ Z-Wing	DA-BFP	Dearator and 3 Boiler Feed pumps (skid)	ZT01		X		1996	15 Years	-9 Years	Insulation peeling on system. (w/ control panel)	1	Ea.			x			
		- Dearator Tank		X			2008	30 Years	18 Years	130 c.f. (960 gal.) storage tank.	1	Ea.					x	
		- Pumps (P-1, P-2, P-3)		X			2008	15 Years	3 Years	Vertical Inline. In accessable to aquire information on pumps.	3	Ea.				x		
		- Dome			X		1996	30 Years	4 Years	47,732 #/hr Design data taken from documents provided by the College.	1	Ea.				x		
Lower Level/ Z-Wing	ST	Surge Tank	ZT01		X		1996	30 Years	6 Years	1290 Gal. Design data taken from documents provided by the College.	1	Ea.				x		
Lower Level/ Z-Wing	CTP-1	Condesate Transfer Base Mounted Pump	ZT01		X			20 Years		5 HP, 230/460V. 3 Ph.	1	Ea.			x			
Lower Level/ Z-Wing	CTP-2	Condesate Transfer Base Mounted Pump	ZT01		X			20 Years		5 HP, 230/460V. 3 Ph.	1	Ea.			x			
Lower Level/ Z-Wing	UH-1	Steam Unit Heater - Serves Boiler Area	ZT01		X		Assume 1996	20 Years	-4 Years	Up high. Inaccessable. Trane, 208#/hr. Design data taken from documents provided by the College.	1	Ea.			x			
Lower Level/ Z-Wing	UH-2	Steam Unit Heater - Serves Boiler Area	ZT01		X		Assume 1996	20 Years	-4 Years	Up high. Inaccessable. Trane, 208#/hr. Design data taken from documents provided by the College.	1	Ea.			x			
Lower Level/ Z-Wing	CRU-Z	Condensate return tank and 3 pumps (system)	ZT01		X		Assume 1996	20 Years	-4 Years	Shipco. 30 GPM, 1/2 Hp. 460V, 3 Ph.Design data taken from documents provided by the College.	1	Ea.			x			
Lower Level/ Z-Wing	ET-Z	Expansion Tank	ZT01		X			30 Years		Bell and Gossett.	1	Ea.			x			
Lower Level/ Z-Wing	BWCT	Boiler Water Chemical Treatment System	ZT01					30 Years			1	Ea.			x			
		- Treatment Tanks			X		Assume 1996	30 Years	6 Years	Stainless Steel Storage tanks	2	Ea.				x		
		- Pumps			X		Assume 1996	20 Years	-4 Years	4 base mounted pumps. Tags not eaily accessable. Beilived to all be approx. 1.5 HP, 115/208-230V, 1 Ph.	4	Ea.				x		
		- Water Softener Tanks			X		Unknown	30 Years			2	Ea.				x		
		- Brine Tank			X		Unknown	30 Years			1	Ea.				x		
Z-Wing		Oil Storage	Exterior to Wing		X		Assume 1996			Per College - Never been used	1	Ea.					x	
Lower Level/ Z-Wing	FOP	Fuel Oil Pumps	ZT01		X		Assume 1996	20 Years	-4 Years	Per College - Never been used	3	Ea.					x	
Lower Level/ C-Wing	CRU-7	Condensate return tank and 2 pumps (system)	CT01		X		Assume 2005	20 Years	5 Years	Bell and Gossett. 12 GPM, 208V, 3 Ph. Making bubbling noises.	1	Ea.					x	
Lower Level/ C-Wing	HX-C	Heat Exchanger	CT01		X		Assume 2005	20 Years	5 Years	Bell and Gossett.	1	Ea.					x	
Lower Level/ C-Wing	ET-C	Expansion Tank	CT01		X		Assume 2005	30 Years	15 Years	Stickered with '2005'	1	Ea.					x	
Lower Level/ C-Wing	AS-C	Air Seperator	CT01		X		Assume 2005	30 Years	15 Years		1	Ea.					x	
Lower Level/ C-Wing	HHWP-1C (aka CP-1)	Heating Hot Water Base Mounted Pump	CT01		X		Assume 2005	20 Years	5 Years	R.L. Deppman. 140 GPM, 40 ft. Head, 3 HP. 230/460V, 3 Ph. (w/ disconnect and VFD)	1	Ea.					x	
Lower Level/ C-Wing	HHWP-2C (aka CP-2)	Heating Hot Water Base Mounted Pump	CT01		X		Assume 2005	20 Years	5 Years	R.L. Deppman. 140 GPM, 40 ft. Head, 3 HP. 230/460V, 3 Ph. (w/ disconnect and VFD)	1	Ea.					x	

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Lower Level/ D-Wing	HEX-ET	Heat Exhanger System (packaged system)	DT01							Stacked system on steel rails between air handlers. Would need to be replaced in similar configuration due to limitations on space. Steel showing signs of corrosion. System draining to floor through flex hose with rust on it (tripping hazard).								
		- Heat Exchanger	DT01			X		24 Years		May have leaked at one time. Items below HEX showing signs that HEX leaked on them. Insulation torn. Flanges corroding.	1	Ea.			x			
		- Expansion Tank	DT01			X		30 Years			1	Ea.			x			
		- Pumps	DT01			X		20 Years		Bell and Gossett. 125 GPM, 65 ft. Head, 5 HP. 230/460V. 3 Ph. Piping and flanges heavily corroded. (w/ VFD's)	2	Ea.			x			
		- Air Seperator	DT01			X		30 Years		Heavily corroded.	1	Ea.			x			
Lower Level/ D-Wing	CP-1/2	Condensate Pumps - Serves AHU's via trench drain in room and HEX via piping	DT01		X		Assume 2006	20 Years	6 Years	Bell and Gossett. 50 GPM, 1.5 HP, 208-230/460V. 3 Ph. From model # assume 2006.	2	Ea.				x		
Lower Level/ D-Wing	HX-1D	Heat Exchanger	DT01	X				24 Years			1	Ea.					x	
Lower Level/ D-Wing	GF-2D	Glycol Feed	DT01	X			Assume 2015	30 Years	15 Years	Califactio	1	Ea.					x	
Lower Level/ D-Wing	ET-1D	Expansion Tank	DT01	X			2015	30 Years	15 Years	Bell and Gossett, 53 gal.	1	Ea.					x	
Lower Level/ D-Wing	DT-1D	Drip Tank	DT01	X			Assume 2015	30 Years	25 Years	Plastic. Approx. 50 gal.	1	Ea.					x	
Lower Level/ D-Wing	AS-1D	Air Seperator	DT01	X			Assume 2015	30 Years	25 Years		1	Ea.					x	
Lower Level/ D-Wing	HHWP-1D (aka CP-1)	Heating Hot Water Base Mounted Pump	DT01	X			Assume 2015	20 Years	15 Years	Bell and Gossett. 200 GPM, 45 ft. Head, 5 HP. 208-230/460V, 3 Ph. Per serial number assume 2015.	1	Ea.					x	
Lower Level/ D-Wing	HHWP-2D (aka CP-2)	Heating Hot Water Base Mounted Pump	DT01	X			Assume 2015	20 Years	15 Years	Bell and Gossett. 200 GPM, 45 ft. Head, 5 HP. 208-230/460V, 3 Ph. Per serial number assume 2015.	1	Ea.					x	
Lower Level/ D-Wing	CF-1D	Chemical Feeder	DT01	X			Assume 2015	30 Years	25 Years		1	Ea.					x	
Lower Level/ F-Wing	AS-1F	Air Seperator - Serves HX-1F and HX-2F	FT01	X			2013	30 Years	23 Years		1	Ea.					x	
Lower Level/ F-Wing	AS-2F	Air Seperator - Serves HX-3F	FT01	X			2013	30 Years	23 Years		1	Ea.					x	
Lower Level/ F-Wing	ET-1F	Expansion Tank	FT01	X			2013	30 Years	23 Years	Armstrong 80 gal.	1	Ea.					x	
Lower Level/ F-Wing	ET-2F	Expansion Tank	FT01	X			2013	30 Years	23 Years	Armstrong 211 gal.	1	Ea.					x	
Lower Level/ F-Wing	CT-1F	Chemical Feeder	FT01	X			Assume 2013	30 Years	23 Years		1	Ea.					x	
Lower Level/ F-Wing	HHWP-1F (aka CP-1)	Heating Hot Water Base Mounted Pump	FT01	X			2013	20 Years	13 Years	Armstrong. 405 GPM, 80 ft Head. 15 HP, 208/230-460V, 3 Ph. (w/ VFD)	1	Ea.					x	
Lower Level/ F-Wing	HHWP-2F (aka CP-2)	Heating Hot Water Base Mounted Pump	FT01	X			2013	20 Years	13 Years	Armstrong. 405 GPM, 80 ft Head. 15 HP, 208/230-460V, 3 Ph. (w/ VFD)	1	Ea.					x	
Lower Level/ F-Wing	HHWP-3F (aka CP-3)	Heating Hot Water Circulating Pump	FT01	X			2013	20 Years	13 Years	Armstrong. 65 GPM, 75 ft. Head. 3 HP, 480V, 3 Ph. (w/ VFD). Design data taken from documents provided by College.	1	Ea.					x	
Lower Level/ F-Wing	HHWP-4F (aka CP-4)	Heating Hot Water Circulating Pump	FT01	X			2013	20 Years	13 Years	Armstrong. 65 GPM, 75 ft. Head. 3 HP, 480V, 3 Ph. (w/ VFD). Design data taken from documents provided by College.	1	Ea.					x	
Lower Level/ F-Wing	HX-1F	Heat Exchanger	FT01	X			2013	24 Years	17 Years	3889 MBH, 265 GPM. Design data taken from documents provided by College.	1	Ea.					x	
Lower Level/ F-Wing	HX-2F	Heat Exchanger	FT01	X			2013	24 Years	17 Years	3889 MBH, 265 GPM. Design data taken from documents provided by College.	1	Ea.					x	
Lower Level/ F-Wing	HX-3F	Heat Exchanger	FT01	X			2013	24 Years	17 Years	795 MBH, 65 GPM. Design data taken from documents provided by College.	1	Ea.					x	
Lower Level/ F-Wing	CRU-1F	Condensate return tank and 2 pumps (system)	FT01	X			2013	30 Years	23 Years	Each pump 22 GPM, 1.5 HP. 480V, 3 Ph. (W/ control panel). Design data taken from documents provided by College.	1	Ea.					x	
Lower Level/ S-Wing	CRU-S	Condensate return tank and 2 pumps (system)	ST01			X	Unknown	20 Years		40 GPM, 50 ft Head. 3 HP, 230/460V, 3 Ph. (with two disconnects). Water in the floor, appears to have leaks.	1	Ea.			x			
Lower Level/ S-Wing	HX-1	Heat exchanger and pump skid (aka HW Circ Pump #2 - West) - Serves S-Wing Perimeter Heating inlcuding Classroom UV's, CUH's, Perimeter Fin Tube	ST01			X	1967	24 Years	-21 Years	2200#/hr. System heavily corroded. Design data taken from documents provided by College.	1	Ea.		x				
Lower Level/ S-Wing	HX-2	Heat exchanger and pump skid (aka HW Circ Pump #1 - East) - Unknown serves	ST01			X	1967	24 Years	-21 Years	1425#/hr. System heavily corroded. Design data taken from documents provided by College.	1	Ea.		x				

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
State	**Condition Description**
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
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Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Lower Level/ B-Wing	CRU-B	Condensate return tank and 2 pumps (system)	BT01			X	Unknown	20 Years		9 GPM. System heavily corroded. No date found. (w/ disconnects). Design data taken from documents provided by College.	1	Ea.		x				
Lower Level/ B-Wing	HX-B	Heat Exchanger	BT01			X	Unknown	24 Years		System heavily corroded. No date found.	1	Ea.		x				
Lower Level/ B-Wing	ET-1B	Expansion Tank	BT01			X	Unknown	30 Years		Bell and Gossett. Too high to review tag for info.	1	Ea.			x			
Lower Level/ B-Wing	CP-3B	Heating Hot Water Circulating Pump	BT01			X	Unknown	20 Years		Inaccessable. Above piping. Piping heavily corroded in area. Assume older. (w/ disconnect)	1	Ea.		x				
Lower Level/ A-Wing	CP-17A	Heating Hot Water Circulating Pump	AT01		X		2010	20 Years	10 Years	Bell and Gossett. 65 GPM. 2 HP, 200V, 3 Ph. Based on serial number believed to be 2010. (w/ VFD). 40 ft Head taken from documents provided by the College.	1	Ea.					x	
Lower Level/ A-Wing	CP-17B	Heating Hot Water Circulating Pump	AT01		X		2010	20 Years	10 Years	Bell and Gossett. 65 GPM. 2 HP, 200V, 3 Ph. Based on serial number believed to be 2010 (w/ VFD). 40 ft Head taken from documents provided by the College.	1	Ea.					x	
Lower Level/ A-Wing	AS-1A	Air Seperator	AT01		X		2010	30 Years	20 Years		1	Ea.					x	
Lower Level/ A-Wing	HX-1A	Heat Exchanger	AT01		X		2010	24 Years	14 Years	7.5 PSIG Steam Input, 953.9 MBH Hot water output. Design data aken from documents provided by the College.	1	Ea.					x	
Lower Level/ A-Wing	ET-1A	Expansion Tank	AT01		X		2010	30 Years	20 Years	Bell and Gossett B300, 80 gal.	1	Ea.					x	
Lower Level/ A-Wing	CRU-A1	Condensate return tank and 2 pumps (system)	AT01		X		2010	20 Years	10 Years	Bell and Gossett. 14 Gal. receiver tank w/ 2 pumps. Each pump 9 GPM, 1.5 HP, 208V, 3 Ph.	1	Ea.					x	
Lower Level/ A-Wing	CRU-A2	Condensate return tank and 2 pumps (system)	AT01			X	Unknown	20 Years		Aurora. 1/2HP. Appears older than others and may have leaked at one time.	1	Ea.			x			
Lower Level/ A-Wing	CRU-A3	Condensate return tank and 2 pumps (system)	AT05		X		Unknown	20 Years		Bell and Gossett. 9 GPM.	1	Ea.			x			
Lower Level/ A-Wing	HX-2A	Heat exchanger and pump skid with air seperator	AT05		X		Assume 1998	24 Years	2 Years		1	Ea.				x		
Lower Level/ A-Wing	CRU-A4 (aka Cond 3)	Condensate return tank and 2 pumps (system)	AT07		X		Assume 1998	20 Years	-2 Years	Bell and Gossett. 9 GPM. 1/2 HP, 460V, 3 Ph. Design data taken from documents provided by the College.	1	Ea.			x			
Lower Level/ A-Wing	CRU-A5	Condensate return tank and 2 pumps (system)	AT08		X		Assume 2011	20 Years	11 Years	Based on serial number believed to be 2011 (with disconnects)	1	Ea.					x	
Second Floor/ A-Wing	ET-2A	Expansion Tank	A221	X			2017	30 Years	27 Years	Bell and Gossett, 1702 MBH, 116 GPM	1	Ea.					x	
Second Floor/ A-Wing	AS-2A	Air Seperator	A221	X			2017	30 Years	27 Years	Bell and Gossett	1	Ea.					x	
Second Floor/ A-Wing	HHWP-1A (aka CP-1)	Heating Hot Water Circulating Pump (Base mounted)	A221	X			2017	20 Years	17 Years	Bell and Gossett. 116 GPM, 40 Ft. Head, 2 HP, 208V, 3 Ph. Design data taken from documents provided by the College.	1	Ea.					x	
Second Floor/ A-Wing	HHWP-2A (aka CP-2)	Heating Hot Water Circulating Pump (Base mounted)	A221	X			2017	20 Years	17 Years	Bell and Gossett. 116 GPM, 40 Ft. Head, 2 HP, 208V, 3 Ph. Design data taken from documents provided by the College.	1	Ea.					x	
Second Floor/ A-Wing	HX-3A (aka HX-1)	Heat Exchanger	A221	X			2017	20 Years	17 Years	Bell and Gossett, D40V	1	Ea.					x	
Second Floor/ G-Wing	HHWP-1G (aka CP-3)	Heating Hot Water Circulating Pump (inline)	G229	X			2017	20 Years	17 Years	Bell and Gossett. 12GPM, 25 Ft. Head, 1/6 HP, 120V, 1 Ph. Design data taken from documents provided by the College.	1	Ea.					x	
Lower Level/ A-Wing	HES-5	Heat Exchanger	HT05		X		Assume 2005	24 Years	4 Years		1	Ea.				x		
Lower Level/ H-Wing	CRU-5	Condensate return tank and 2 pumps (system)	HT01		X		Assume 2005	20 Years	4 Years	Bell and Gossett. 9 GPM. 1/2 HP, 208V, 3 Ph. Design data taken from documents provided by the College.	1	Ea.				x		
Lower Level/ H-Wing	HHWP-1H	Heating Hot Water Base Mounted Pump	HT01		X		Assume 2004	20 Years	4 Years	Bell and Gossett. 40 GPM, 30 ft. Head. 1 HP. 200V, 3 Ph. Based on serial number believed to be 2004. (w/ VFD and disconnect).	1	Ea.				x		
Lower Level/ H-Wing	HHWP-2H	Heating Hot Water Base Mounted Pump	HT01		X		Assume 2004	20 Years	4 Years	Bell and Gossett. Assumed matched HHW1H at 40 GPM and 30 ft. Head. 1 HP. 200V, 3 Ph. Based on serial number believed to be 2004. (w/ VFD and disconnect).	1	Ea.				x		
Lower Level/ H-Wing	SF-H	Shot Feeder	HT01		X		Assume 2004	20 Years	4 Years		1	Ea.				x		

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
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Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
State	**Condition Description**
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
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Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Lower Level/ J-Wing	CRU-20	Condensate return tank and 2 pumps (system)	JT01		X		Assume 2005	20 Years	5 Years	Bell and Gossett. 9 GPM. 1/2 HP, 208V, 3 Ph. Design data taken from documents provided by the College.	1	Ea.					x	
Lower Level/ J-Wing	HHWP-1J	Heating Hot Water Base Mounted Pump	JT01		X		Assume 2005	20 Years	5 Years	Bell and Gossett. 87 GPM, 35 ft. Head. 1.5 HP. 200V, 3 Ph. Based on serial number believed to be 2005. (w/ VFD and disconnect).	1	Ea.					x	
Lower Level/ J-Wing	HHWP-2J	Heating Hot Water Base Mounted Pump	JT01		X		Assume 2005	20 Years	5 Years	Bell and Gossett. 87 GPM, 35 ft. Head. 1.5 HP. 200V, 3 Ph. Based on serial number believed to be 2005. (w/ VFD and disconnect).	1	Ea.					x	
Lower Level/ J-Wing	HES-20	Heat Exchanger	JT01		X		2005	24 Years	9 Years	Bell and Gossett. 888#/hr. Design data taken from documents provided by the College.	1	Ea.					x	
Lower Level/ J-Wing	SF-J	Shot Feeder	JT01		X		Assume 2005	20 Years	5 Years		1	Ea.					x	
Lower Level/ K-Wing	HES-4	Heat Exchanger	KT01		X		2005	24 Years	9 Years	Bell and Gossett. 1225#/hr. Piping showing signs of corrosion. System may have leaked at one time.	1	Ea.					x	
Lower Level/ K-Wing	ET-K	Expansion Tank	KT01		X		2005	30 Years	15 Years	Bell and Gossett. 100 gal.	1	Ea.					x	
Lower Level/ K-Wing	HHWP-1K	Heating Hot Water Base Mounted Pump	KT01		X		Assume 2005	20 Years	5 Years	Bell and Gossett. 120 GPM, 40 ft. Head. 3 HP, 200V. 3 Ph. Tag unreadable. Assumed same as HHWP-2K. (w/ VFD and disconnect)	1	Ea.					x	
Lower Level/ K-Wing	HHWP-2K	Heating Hot Water Base Mounted Pump	KT01		X		Assume 2005	20 Years	5 Years	Bell and Gossett. 120 GPM, 40 ft. Head. 3 HP, 200V. 3 Ph. (w/ VFD and disconnect)	1	Ea.					x	
Lower Level/ K-Wing	CRU-4	Condensate return tank and 2 pumps (system)	KT01		X		Assume 2005	20 Years	5 Years	Bell and Gossett. 12 GPM. 208V, 3 Ph.	1	Ea.					x	
Lower Level/ L-Wing	CP-1	Condensate return tank and 2 pumps (system)	LT01		X		Assume 2003	20 Years	3 Years	Bell and Gossett. 22 GPM. 1 HP, 208V, 3 Ph. (w/ disconnects)	1	Ea.				x		
Lower Level/ L-Wing	HES-L	Heat Exchanger	LT01			X	Unknown	24 Years		Heavily corroded. Signs of leakage at one time. Insulation torn.	1	Ea.			x			
Lower Level/ L-Wing	SH-7	Humidifier	LT01		X		2003	20 Years	3 Years	DriSteem. 15 psig, 85#/hr. Design data aken from documents provided by the College.	1	Ea.				x		
Lower Level/ L-Wing	WH-1	Storage Water Heater (Steam)	LT01		X		Assume 2003	20 Years	3 Years	QuickDraw. 125 gal. 830 GPH, 750,000 Btu/h input. 115V. 1 Ph. Design data aken from documents provided by the College.	1	Ea.				x		
Lower Level/ L-Wing	WH-2	Storage Water Heater (Steam)	LT01		X		Assume 2003	20 Years	3 Years	QuickDraw. 125 gal. 830 GPH, 750,000 Btu/h input. 115V. 1 Ph. Design data aken from documents provided by the College.	1	Ea.				x		
Lower Level/ L-Wing	EXP-2	Expansion Tank	LT01		X		2003	30 Years	13 Years	Approx. 27 gal.	1	Ea.					x	
Lower Level/ L-Wing	CP-4	Condensate return tank and 2 pumps (system)	LT01		X		Assume 2003	20 Years	3 Years	Bell and Gossett. 60 GPM. 3 HP, 208V, 3 Ph. Design data aken from documents provided by the College.	1	Ea.				x		
Lower Level/ L-Wing	EXP-1	Expansion Tank	LT01		X		2003	30 Years	13 Years	Size 400L (106 gal).2750 MBH, 2750#/hr.Design data aken from documents provided by the College.	1	Ea.					x	
Lower Level/ L-Wing	HX-1L	Heat Exchanger	LT01		X		2003	24 Years	7 Years	Insulation torn.	1	Ea.					x	
Lower Level/ L-Wing	HHWP-1L (aka HP-1)	Heating Hot Water Base Mounted Pump	LT01		X		Assume 2003	20 Years	3 Years	Bell and Gossett. 226 GPM, 70 ft. Heaad, 7.5 HP. 200V, 3 Ph. (w/ disconnect and VFD)	1	Ea.				x		
Lower Level/ L-Wing	HHWP-2L (aka HP-2)	Heating Hot Water Base Mounted Pump	LT01		X		Assume 2003	20 Years	3 Years	Bell and Gossett. Assume 226 GPM, 70 ft. Heaad, 7.5 HP. 200V, 3 Ph. to match HHW-1L. (w/ disconnect and VFD)	1	Ea.				x		
Lower Level/ L-Wing	AS-L	Air Seperator	LT01		X		Assume 2003	30 Years	13 Years		1	Ea.					x	
Lower Level/ P-Tunnel	AS-1P	Air Seperator	PT01			X	1990	30 Years	0 Years	Bell and Gossett. Small (at floor line)	1	Ea.				x		
Lower Level/ P-Tunnel	ET-1P	Expansion Tank	PT01				Unknown	30 Years		Up high. Inaccessable.	1	Ea.				x		
Lower Level/ P-Tunnel	HX-1P	Heat Exchanger	PT01			X	1967	24 Years	-29 Years	Up high. Inaccessable.	1	Ea.			x			
Lower Level/ P-Tunnel	HHWP- P-5	Heating Hot Water Pump	PT01		X		Unknown	20 Years		Tagged 'New motor and seal 10-10-17'. 2 HP, 200-230/460V, 3 Ph. (w/ disconnnect)	1	Ea.				x		

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

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Evaluated: First Quarter 2020

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
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Lower Level/ P Wing	HX-2P	Heat Exchanger	P020		X		Assume 2003	24 Years	7 Years		1	Ea.					x	
Lower Level/ P Wing	ET-2P	Expansion Tank	P020		X		2003	30 Years	3 Years		1	Ea.					x	
Lower Level/ P Wing	CF-P	Chemical Feed	P020		X		Assume 2003	30 Years	3 Years	Tied to Heating Hot Water piping	1	Ea.				x		
Lower Level/ P Wing	CP-4	Condensate return tank and 2 pumps (system)	P020		X		Assume 2003	20 Years	3 Years	Bell and Gossett, 30 GPM, 460V, 3 ph.	1	Ea.				x		
Lower Level/ P Wing	CP-5	Condensate return tank and 2 pumps (system)	P020		X		Assume 2003	20 Years	3 Years	Bell and Gossett, 9 GPM, 460V, 3 ph.	1	Ea.				x		
Lower Level/ P Wing	CP-8	Condensate return tank and 2 pumps (system)	P020		X		Assume 2003	20 Years	3 Years	Bell and Gossett, 9 GPM, 460V, 3 ph.	1	Ea.				x		
Lower Level/ P Wing	CP-9	Condensate return tank and 2 pumps (system)	P020		X		Assume 2003	20 Years	3 Years	Bell and Gossett, 15 GPM, 460V, 3 ph.	1	Ea.				x		
Lower Level/ P Wing	HHWP-1P (aka HP-1)	Heating Hot Water Base Mounted Pump	P020			X	Assume 2003	20 Years	3 Years	Assume matches CP-1. 7.5 HP, 208-230/460V, 3 Ph. Very loud, unable to get close to for long period to obtain pump info. (w/ disconnect and VFD). Flanges heavily corroded.	1	Ea.			x			
Lower Level/ P Wing	HHWP-2P (aka HP-2)	Heating Hot Water Base Mounted Pump	P020		X		Assume 2003	20 Years	3 Years	7.5 HP, 208-230/460V, 3 Ph. (w/ disconnect and VFD). Flanges heavily corroded.	1	Ea.				x		
Lower Level/ P Wing	ST-P	Storage Tank	P020		X		Assume 2003	30 Years	13 Years		1	Ea.					x	
Lower Level/ M-Tunnel	CRU-M	Condensate return tank and 2 pumps (system)	MT01		X		Assume 2003	20 Years	3 Years	Bell and Gossett. 45 GPM. 1.5 HP, 460V, 3 Ph. Design data taken from documents provided by the College.	1	Ea.				x		
Second Floor/ M-Wing	ET-M	Expansion Tank	M201		X		Assume 2003	30 Years	13 Years	400L	1	Ea.					x	
Second Floor/ M-Wing	AS-M	Air Seperator	M201		X		Assume 2003	30 Years		Flanges corroded.	1	Ea.					x	
Second Floor/ M-Wing	HX-M (aka HX-1)	Heat Exchanger	M201		X		2003	24 Years	8 Years		1	Ea.				x		
Second Floor/ M-Wing	SF-M	Shot Feeder	M201		X		Assume 2003	20 Years	3 Years		1	Ea.				x		
Second Floor/ M-Wing	HHWP-1M (aka HP-1)	Heating Hot Water Base Mounted Pump	M201		X		Assume 2003	20 Years	3 Years	Bell and Gossett. 210 GPM, 80 FT Head, 7.5 HP, 208-230/460V, 3 Ph. (w/ VFD and disconnect)	1	Ea.				x		
Second Floor/ M-Wing	HHWP-2M (aka HP-2)	Heating Hot Water Base Mounted Pump	M201		X		Assume 2003	20 Years	3 Years	Bell and Gossett. 210 GPM, 80 FT Head, 7.5 HP, 208-230/460V, 3 Ph. (w/ VFD and disconnect). Appears to have leaked at one time, excessive corrosion.	1	Ea.				x		
Lower Level/ E Wing	HHWP-1E (aka HES2A)	Heating Hot Water Base Mounted Pump	ET01		X		Assume 2005	20	5 Years	R. L. Deppman. 150 GPM, 78 ft. Head, 7.5 HP. 230/460V, 3 Ph. (w/ disconnect)	1	Ea.				x		
Lower Level/ E Wing	HHWP-2E (aka HES2B)	Heating Hot Water Base Mounted Pump	ET01		X		Assume 2005	20	5 Years	R. L. Deppman. 150 GPM, 78 ft. Head, 7.5 HP. 230/460V, 3 Ph. (w/ disconnect)	1	Ea.				x		
Lower Level/ E Wing	AS-E	Air Seperator	ET01		X		Assume 2005	30	15 Years		1	Ea.					x	
Lower Level/ E Wing	HX-1E	Heat Exchanger	ET01		X		Assume 2005	24	9 Years		1	Ea.					x	
Lower Level/ E Wing	ET-E	Expansion Tank	ET01		X		Assume 2005	30	15 Years		1	Ea.					x	
Lower Level/ E Wing	CRU-6	Condensate return tank and 2 pumps (system)	ET01		X		Assume 2005	20	5 Years	Bell and Gossett. 12 GPM. 1/2 HP. 208V, 3 Ph.	1	Ea.				x		

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EXTRANCE CABINET UNIT HEATERS																		
Lower Level/ A-Wing	CUH-1A	Cabinet Unit Heater	Corridor A096A - Wall Recessed		X		Unknown	20 Years			1	Ea.				x		
Lower Level/ A-Wing	CUH-2A	Cabinet Unit Heater	Corridor A096B - Wall Recessed		X		Unknown	20 Years			1	Ea.				x		
Lower Level/ N-Wing	CUH-1N	Cabinet Unit Heater	Break Area N005G - Wall Recessed		X		Unknown	20 Years		Trane. Analog Stat.	1	Ea.				x		
Lower Level/ N-Wing	CUH-2N	Cabinet Unit Heater	Corridor N095C - Wall Recessed		X		Unknown	20 Years			1	Ea.				x		
Lower Level/ N-Wing	CUH-3N	Cabinet Unit Heater	Break Area N005f - Wall Recessed		X		Unknown	20 Years		Trane.	1	Ea.				x		
First Floor/ N-Wing	CUH-4N	Cabinet Unit Heater	Vestibule N195C - Ceiling Recessed	X			2013	20 Years	13 Years	Trane Force Flo. 660 CFM, 62 MBH 5.0 GPM Heating Hot Water. 0.22 HP, 120V, 1Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
First Floor/ N-Wing	CUH-5N	Cabinet Unit Heater	Vestibule N195C - Ceiling Recessed	X			2013	20 Years	13 Years	Trane Force Flo. 660 CFM, 62 MBH 5.0 GPM Heating Hot Water. 0.22 HP, 120V, 1Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
First Floor/ N-Wing	CUH-6N	Cabinet Unit Heater	Vestibule N195C - Ceiling Recessed	X			2013	20 Years	13 Years	Trane Force Flo. 660 CFM, 62 MBH 5.0 GPM Heating Hot Water. 0.22 HP, 120V, 1Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
First Floor/ N-Wing	CUH-7N	Cabinet Unit Heater	Vestibule N195C - Ceiling Recessed	X			2013	20 Years	13 Years	Trane Force Flo. 660 CFM, 62 MBH 5.0 GPM Heating Hot Water. 0.22 HP, 120V, 1Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
First Floor/ N-Wing	CUH-8N	Cabinet Unit Heater	Vestibule N195A - Ceiling Recessed	X			2013	20 Years	13 Years	Trane Force Flo. 660 CFM, 62 MBH 5.0 GPM Heating Hot Water. 0.22 HP, 120V, 1Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
First Floor/ N-Wing	CUH-9N	Cabinet Unit Heater	Vestibule N195A - Ceiling Recessed	X			2013	20 Years	13 Years	Trane Force Flo. 660 CFM, 62 MBH 5.0 GPM Heating Hot Water. 0.22 HP, 120V, 1Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
First Floor/ N-Wing	CUH-10N	Cabinet Unit Heater	Vestibule N195A - Ceiling Recessed	X			2013	20 Years	13 Years	Trane Force Flo. 660 CFM, 62 MBH 5.0 GPM Heating Hot Water. 0.22 HP, 120V, 1Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
First Floor/ N-Wing	CUH-11N	Cabinet Unit Heater	Vestibule N195A - Ceiling Recessed	X			2013	20 Years	13 Years	Trane Force Flo. 660 CFM, 62 MBH 5.0 GPM Heating Hot Water. 0.22 HP, 120V, 1Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
First Floor/ N-Wing	CUH-12N	Cabinet Unit Heater	Vestibule N196e - Ceiling Recessed	X			2013	20 Years	13 Years	Trane Force Flo. 340 CFM, 31 MBH 2.0 GPM Heating Hot Water. 0.13 HP, 120V, 1Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
											1	Ea.						
Lower Level/ F-Wing	CUH-1F (aka CH-1)	Cabinet Unit Heater	Stairs F097B - Wall Recessed		X		2013	20 Years	13 Years	Trane Force Flo 365 CFM, 30.1 MBH, 2.2 GPM Hot Water Heating. 1/12 HP, 120V, 1 Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
Lower Level/ F-Wing	CUH-2F (aka CH-3)	Cabinet Unit Heater	Stairs F197A - Ceiling Recessed		X		2013	20 Years	13 Years	Trane Force Flo 605 CFM, 47 MBH, 3.4 GPM Hot Water Heating. 1/16 HP, 120V, ! Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
Lower Level/ F-Wing	CUH-3F (aka CH-2)	Cabinet Unit Heater	Vestibule F196A - Ceiling Recessed		X		2013	20 Years	13 Years	Trane Force Flo 605 CFM, 47 MBH, 3.4 GPM Hot Water Heating. 1/16 HP, 120V, ! Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
Lower Level/ F-Wing	CUH-4F (aka CH-4)	Cabinet Unit Heater	Vestibule F196B - Wall Recessed		X		2013	20 Years	13 Years	Trane Force Flo 365 CFM, 30.1 MBH, 2.2 GPM Hot Water Heating. 1/12 HP, 120V, 1 Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	
Lower Level/ F-Wing	CUH-5F (aka CH-5)	Cabinet Unit Heater	Storage F267 - Ceiling Recessed		X		2013	20 Years	13 Years	Trane Force Flo 365 CFM, 30.1 MBH, 2.2 GPM Hot Water Heating. 1/12 HP, 120V, 1 Ph. Design data taken from ddocuments provided by the College.	1	Ea.					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
State	**Condition Description**
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
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Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered or no immediate action required**

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
First Floor/ S-Wing	CUH-1S (aka CUH #10)	Cabinet Unit Heater	Stairs 197A - Wall Recessed		X		Assume 1970	20 Years	-30 Years	Nesbitt. 490 CFM, 38,200 BTU/hr, 2 GPM, 1/20 HP. Design data taken from documents provided by the College.	1	Ea.				x		
First Floor/ S-Wing	CUH-2S aka CUH #11)	Cabinet Unit Heater	Lobby S175 - Wall Recessed		X		Assume 1970	20 Years	-30 Years	Nesbitt. 490 CFM, 45,200 BTU/hr, 4 GPM, 1/20 HP. Design data taken from documents provided by the College.	1	Ea.				x		
First Floor/ S-Wing	CUH-3S (aka CUH #12	Cabinet Unit Heater	Corridor S195C - Wall Recessed		X		Assume 1970	20 Years	-30 Years	Nesbitt. 395 CFM, 15,000 BTU/hr, 1.5 GPM, 1/20 HP. Design data taken from documents provided by the College.	1	Ea.				x		
First Floor/ S-Wing	CUH-4S (aka CUH#13)	Cabinet Unit Heater	Stairs 197C - Wall Recessed		X		Assume 1970	20 Years	-30 Years	Nesbitt. 490 CFM, 45,200 BTU/hr, 4 GPM, 1/20 HP. Design data taken from documents provided by the College.	1	Ea.				x		
First Floor/ S-Wing	CUH-5S (aka CUH#8)	Cabinet Unit Heater	Stairs 197B - Wall Recessed		X		Assume 1970	20 Years	-30 Years	Nesbitt. 490 CFM, 38,200 BTU/hr, 2 GPM, 1/20 HP. Design data taken from documents provided by the College.	1	Ea.				x		
First Floor/ S-Wing	CUH-6S (aka CUH#7)	Cabinet Unit Heater	Lobby S175 - Wall Recessed		X		Assume 1970	20 Years	-30 Years	Nesbitt. 490 CFM, 45,200 BTU/hr, 4 GPM, 1/20 HP. Design data taken from documents provided by the College.	1	Ea.				x		
First Floor/ S-Wing	CUH-7S (aka CUH#6)	Cabinet Unit Heater	Corridor S195E - Wall recessed		X		Assume 1970	20 Years	-30 Years	Nesbitt. 395 CFM, 15,000 BTU/hr, 1.5 GPM, 1/20 HP. Design data taken from documents provided by the College.	1	Ea.				x		
First Floor/ S-Wing	CUH-8S (aka CUH#5)	Cabinet Unit Heater	Stairs 197D - Wall Recessed		X		Assume 1970	20 Years	-30 Years	Nesbitt. 490 CFM, 43,000 BTU/hr, 3 GPM, 1/20 HP. Design data taken from documents provided by the College.	1	Ea.				x		
First Floor/ S-Wing	CUH-9S	Cabinet Unit Heater - Ceiling Surface Mounted - Above Overhead doors	S139 - Ceiling Surface Mounted			X	Unknown	20 Years		Trane. Door open. Not on at time of survey.	1	Ea		x				
First Floor/ G-Wing	CUH-1-G	Cabinet Unit Heater	CORRIDOR G195C - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.			x			
First Floor/ G-Wing	CUH-2-G	Cabinet Unit Heater	Stairs G197B - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.			x			
First Floor/ G-Wing	CUH-3-G	Cabinet Unit Heater	Stairs G197A - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.			x			
First Floor/ H-Wing	CUH-1-H	Cabinet Unit Heater	Corridor H195B - Wall Recessed		X		2005	20 Years	5 Years		1	Ea.					x	
First Floor/ H-Wing	CUH-2-H	Cabinet Unit Heater	Vestibule H196A - Wall Recessed		X		2005	20 Years	5 Years		1	Ea.					x	
First Floor/ J-Wing	CUH-1-J	Cabinet Unit Heater	Vestibule J196A - Wall Recessed		X		2005	20 Years	5 Years		1	Ea.					x	
First Floor/ J-Wing	CUH-2-J	Cabinet Unit Heater	Corridor J195B - Wall Recessed		X		2005	20 Years	5 Years		1	Ea.					x	
First Floor/ K-Wing	CUH-1-K	Cabinet Unit Heater	Vestibule K195B - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ K-Wing	CUH-2-K	Cabinet Unit Heater	Corridor K195B - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ L-Wing	CUH-1-L	Cabinet Unit Heater	Vestibule L196A - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ M-Wing	CUH-1-M	Cabinet Unit Heater	Vestibule M196A - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ M-Wing	CUH-2-M	Cabinet Unit Heater	Vestibule M196B - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ M-Wing	CUH-2-M	Cabinet Unit Heater	Vestibule M195C - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ P-Wing	CUH-1-P	Cabinet Unit Heater	Corridor P196B - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ P-Wing	CUH-2-P	Cabinet Unit Heater	Corridor P160 - Wall Recessed		X		Assum 1993	20 Years	-7 Years		1	Ea.				x		

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UNIT HEATERS (UH)																		
Lower Level/ B-Wing	UH-B	Unit Heater - Serves IDF room located in	BT02		X		Unknown	20 Years		American Standard. Fed off steam. Analog stat.	1	Ea.				x		
Second Floor/ D-Wing	UH-1D	Unit Heater - Serves Mechanical Room located in	DT01		X		Unknown	20 Years		Trane. Heating hot water.	1	Ea.				x		
Second Floor/ D-Wing	UH-2D	Unit Heater - Serves Substation Room located in	DT02		X		Unknown	20 Years		Trane. Heating hot water. Analog stat.	1	Ea.				x		
Second Floor/ D-Wing	UH-3D	Unit Heater	D202		X		Unknown	20 Years		Up high.	1	Ea.				x		
First Floor/ M -Wing	UH-1-M	Unit heater	M162		X		Assum 2003	20 Years	3 Years		1	Ea.					x	
First Floor/ M -Wing	UH-2-M	Unit heater	M156		X		Assum 2003	20 Years	3 Years		1	Ea.					x	
First Floor/ M -Wing	UH-3-M	Unit heater	M150B		X		Assum 2003	20 Years	3 Years		1	Ea.					x	
First Floor/ M -Wing	UH-4-M	Unit heater	M150D		X		Assum 2003	20 Years	3 Years		1	Ea.					x	
First Floor/ M -Wing	UH-6-M	Unit heater	M115		X		Assum 2003	20 Years	3 Years		1	Ea.					x	
First Floor/ M -Wing	UH-6-M	Unit heater	M114		X		Assum 2003	20 Years	3 Years		1	Ea.					x	
First Floor/ M -Wing	UH-7-M	Unit heater	M110		X		Assum 2003	20 Years	3 Years		1	Ea.					x	
First Floor/ M -Wing	UH-8-M	Unit heater	M106		X		Assum 2003	20 Years	3 Years		1	Ea.					x	
Grade Level/ M-Wing	UH-9-M	Unit heater	M106 (M105)		X		Assum 2003	20 Years	3 Years	Trane	1	Ea.					x	
First Floor/ L Wing	UH-1-L	Unit heater	L140		X		Assum 2003	20 Years	3 Years		1	Ea.					x	
First Floor/ Z -Wing	UH-1-Z	Unit heater - Serves Room Located in	Z110		X		Unknown	20 Years		Up high, Inaccessable	1	Ea.				x		
First Floor/ Z -Wing	UH-2-Z	Unit heater - Serves Room Located in	Z108		X		Unknown	20 Years		Up high, Inaccessable	1	Ea.				x		
First Floor/ Z -Wing	UH-3-Z	Unit heater - Serves Room Located in	Z102		X		Unknown	20 Years		Up high, Inaccessable	1	Ea.				x		
First Floor/ Z -Wing	UH-4-Z	Unit heater - Serves Room Located in	Z102		X		Unknown	20 Years		Up high, Inaccessable	1	Ea.				x		
First Floor/ Z -Wing	UH-5-Z	Unit heater - Serves Room Located in	Z101		X		Unknown	20 Years		Dayton, Up high, Inaccessable	1	Ea.				x		
First Floor/ Z -Wing	UH-6-Z	Unit heater - Serves Room Located in	Z101		X		Unknown	20 Years		Dayton, Up high, Inaccessable	1	Ea.				x		
First Floor/ Z -Wing	UH-7-Z	Unit heater - Serves Room Located in	ZT01		X		Unknown	20 Years			1	Ea.				x		
First Floor/ Z -Wing	UH-8-Z	Unit heater - Serves Room Located in	Z101		X		Unknown	20 Years		Up high, Inaccessable	1	Ea.				x		
First Floor/ Z -Wing	UH-9-Z	Unit heater - Serves Room Located in	High Bay ZT01		X		Unknown	20 Years		Up high, Inaccessable	1	Ea.				x		
First Floor/ Z -Wing	UH-10-Z	Unit heater - Serves Room Located in	High Bay ZT01		X		Unknown	20 Years		Up high, Inaccessable	1	Ea.				x		
First Floor/ P - Wing	UH-1-P	Unit heater	P105		X		Unknown	20 Years			1	Ea.				x		
First Floor/ P - Wing	UH-2-P	Unit heater	P105		X		Unknown	20 Years			1	Ea.				x		

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UNIT VENTILATOR																		
First Floor/ S-Wing	UV-1S (aka U.V. A-16)	Unit Ventilator	Classroom S125		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 40,600 BTU/hr heating, 1 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-2S (aka U.V. A-15)	Unit Ventilator	Classroom S125		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 40,600 BTU/hr heating, 1 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-3S (akak U.V. A-11)	Unit Ventilator	Classroom S101		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 54,000 BTU/hr heating, 2 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-4S (aka U.V. A-10)	Unit Ventilator	Classroom S101		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 54,000 BTU/hr heating, 2 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-5S (aka U.V. A-9)	Unit Ventilator	Area S103		X		2003	20 Years	13 Years	500 CFM, 25% OA, 15,500 BTU/hr cooling, 36,720 BTU/hr heating, 1.5 GPM, 1/12 HP. Design data taken from documents provided by the	1	Ea.			x			
First Floor/ S-Wing	UV-6S (aka U.V. A-8)	Unit Ventilator	Classroom S104		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 48,600 BTU/hr heating, 1 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-7S (aka U.V. A-7)	Unit Ventilator	Classroom S104		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 48,600 BTU/hr heating, 1 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-8S (aka U.V. A-6)	Unit Ventilator	Classroom S132		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 51,250 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-9S (aka U.V. A-5)	Unit Ventilator	Classroom S134		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 50,000 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-10S (aka U.V. A-4)	Unit Ventilator	Classroom S142			X	2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 54,000 BTU/hr heating, 2 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.		x				
First Floor/ S-Wing	UV-11S (aka U.V. A-3)	Unit Ventilator	Classroom S140		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 48,600 BTU/hr heating, 1 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-12S (aka U.V. A-2)	Unit Ventilator	Classroom S140			X	2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 48,600 BTU/hr heating, 1 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.		x				
First Floor/ S-Wing	UV-13S (aka U.V. A-12)	Unit Ventilator	Classroom S131		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 54,000 BTU/hr heating, 2 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-14S (aka U.V. A-13)	Unit Ventilator	Classroom S131		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 54,000 BTU/hr heating, 2 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-15S (aka U.V. A-14)	Unit Ventilator	Classroom S130		X		2003	20 Years	13 Years	1000 CFM, 25% OA, 55,400 BTU/hr cooling, 32,400 BTU/hr heating, 1 GPM, 1/8 HP. Design data taken from documents provided by the College.	1	Ea.			x			
First Floor/ S-Wing	UV-16S (aka U.V. A-1)	Cabinet Unit Heater - Ceiling Surface Mounted - Above Overhead doors	S139 - Ceiling Surface Mounted			X	Unknown	20 Years		Trane. Door open. Not on at time of survey. 1500 CFM, 25% OA, 52,500 BTU/hr cooling, 56,700 BTU/hr heating, 1.5 GPM, 1/6 HP. Design data	1	Ea.		x				
Second Floor/ S-Wing	UV-30S (aka U.V. B-16)	Unit Ventilator	Classroom S228		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 52,600 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-31S (aka U.V. B-17)	Unit Ventilator	Classroom S226		X		2003	20 Years	13 Years	300 CFM, 25% OA, 8600 BTU/hr cooling, 16,875 BTU/hr heating, 2.5 GPM, 1/35 HP. Design data taken from documents provided by the	1	Ea.			x			
Second Floor/ S-Wing	UV-32S (aka U.V. B-18)	Unit Ventilator	Classroom S226		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 52,600 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-33S (aka U.V. B-19)	Unit Ventilator	Classroom S225		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 52,600 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-34S (aka U.V. B-20)	Unit Ventilator	Classroom S223		X		2003	20 Years	13 Years	500 CFM, 25% OA, 15,500 BTU/hr cooling, 21,600 BTU/hr heating, 1 GPM, 1/12 HP. Design data taken from documents provided by the	1	Ea.			x			
Second Floor/ S-Wing	UV-35S (aka U.V. B-21)	Unit Ventilator	Classroom S221		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 52,600 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-36S (aka U.V. B-9)	Unit Ventilator	Classroom S201		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 55,400 BTU/hr heating, 2 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-37S (aka U.V. B-8)	Unit Ventilator	Classroom S201		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 55,400 BTU/hr heating, 2 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-38S (aka U.V. B-7)	Unit Ventilator	Area S203		X		2003	20 Years	13 Years	500 CFM, 25% OA, 15,500 BTU/hr cooling, 30,240 BTU/hr heating, 1 GPM, 1/12 HP. Design data taken from documents provided by the	1	Ea.			x			
Second Floor/ S-Wing	UV-39S (aka U.V. B-6)	Unit Ventilator	Classroom S204		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 51,250 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-40S (aka U.V. B-5)	Unit Ventilator	Classroom S204		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 51,250 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-41S (akak U.V. B-4)	Unit Ventilator	Classroom S231		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 51,250 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-42S (aka U.V. B-2)	Unit Ventilator	Classroom S253		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 50,000 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-43S (aka U.V. B-1)	Unit Ventilator	Classroom S253		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 50,000 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-44S (aka U.V. B-15)	Unit Ventilator	Classroom S258		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 52,600 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-45S (aka U.V. B-14)	Unit Ventilator	Room S259		X		2003	20 Years	13 Years	500 CFM, 25% OA, 15,500 BTU/hr cooling, 21,600 BTU/hr heating, 1 GPM, 1/2 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-46S (aka U.V. B-13)	Unit Ventilator	Classroom S260		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 52,600 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-47S (aka U.V. B-12)	Unit Ventilator	Classroom S263		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 52,600 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College.	1	Ea.			x			
Second Floor/ S-Wing	UV-48S (aka U.V. B-11)	Unit Ventilator	Classroom S263		X		2003	20 Years	13 Years	500 CFM, 25% OA, 8600 BTU/hr cooling, 16,875 BTU/hr heating, 2.5 GPM, 1/35 HP. Design data taken from documents provided by the	1	Ea.			x			

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Second Floor/ S-Wing	UV-49S (aka U.V. B-10)	Unit Ventilator	Classroom S266		X		2003	20 Years	13 Years	1250 CFM, 25% OA, 45,000 BTU/hr cooling, 50,000 BTU/hr heating, 1.5 GPM, 1/4 HP. Design data taken from documents provided by the College	1	Ea.			x			
First Floor/ K-Wing	UV-1-K	Unit Ventilator	Closet K103				Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ K-Wing	UV-2-K	Unit Ventilator	Classroom K105				Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ K-Wing	UV-3-K	Unit Ventilator	Classroom K107				Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ K-Wing	UV-4-K	Unit Ventilator	Classroom K109				Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ K-Wing	UV-5-K	Unit Ventilator	Classroom K111				Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ K-Wing	UV-6-K	Unit Ventilator	Classroom K116				Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ K-Wing	UV-7-K	Unit Ventilator	Classroom K114				Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ K-Wing	UV-8-K	Unit Ventilator	Classroom K110				Assum 1993	20 Years	-7 Years		1	Ea.				x		
First Floor/ K-Wing	UV-9-K	Unit Ventilator	Classroom K104				Assum 1993	20 Years	-7 Years		1	Ea.				x		
SPLIT SYSTEMS																		
First Floor/ F-Wing	AC-1F/ ACCU-1F	IDF Room AC Unit	F155		X		2013	20 Years	13 Years	Daiken. 9000 BTUH Cooling only with condensate pump.	1	Ea.					x	

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SPECIALTY SYSTEMS																		
Lower Level/ S-Wing	PSF-1	Pool Sand Filter with Pump (Skid)	ST01		X		2011	20 Years	11 Years	Triton II System with 3 HP, 208-230/460V, 3ph.	1	Ea.				x		
Lower Level/ S-Wing	AC-S	Air Compressor	ST01		X		unknown	20 Years	(Not being used)	Serves pneumatic controls on wall. No pressure at time of survey on gauge (w/ disconnect). Per College, not being used.	1	Ea.					x	
Lower Level/ B-Wing	AC-B	Air Compressor - Serves dry fire suppression for data center.	BT01		X		unknown	20 Years		Emglo. Serves dry fire suppression for data center.	1	Ea.			X			
Lower Level/ A-Wing	AC-A	Air Compressor	AT01			X	unknown	20 Years	(Not being used)	DeVilbiss. Serves pneumatic controls on wall. (w/ disconnect). Appears older. Per College, not being used.	1	Ea.					x	
Lower Level/ L-Wing	AC-L	Air Compressor	LT01			X	unknown	20 Years	(Not being used)	DeVilbiss. Serves pneumatic controls on wall. (w/ disconnect). Appears disconnected. Per College, not being used.	1	Ea.					x	
Lower Level/ Z-Wing	CA-DR	Compressed Air Dryer	ZT01		X		unknown	20 Years		Parker Airtek	1	Ea.				x		
Lower Level/ Z-Wing	AC-1	Air Compressor	ZT01	X			1996 Rebuilt 2019	20 Years	19 Years	Quincy 200 gal. (w/ disconnect)	1	Ea.					x	
Lower Level/ Z-Wing	AC-2	Air Compressor	ZT01	X			1997 Rebuilt 2019	20 Years	20 Years	Quincy 200 gal. (w/ disconnect)	1	Ea.					x	
Lower Level/ Z-Wing	AC-3	Air Compressor	ZT01	X			1998 Rebuilt 2019	20 Years	21 Years	Quincy 200 gal. (w/ disconnect)	1	Ea.					x	
Lower Level/ P-Wing	PFP	Pool Filter Pump (Main Pool Pump)	P020		X		2011	20 Years	11 Years	Marlow. 40 HP, 230-460V. 3 Ph. (w/ disconnect)	1	Ea.				x		
Lower Level/ P-Wing	OP	Ozone Pump	P020			X	2013	20 Years	0 Years (See remarks)	Aurora. 535 GPM, 110 ft. Head, 20 HP. 208-230/460V, 3 Ph. Per Id # assume 2013. Per College, not operational since 2018	1	Ea.		x				
Lower Level/ P-Wing	PAP	Pool Activities Pump	P020		X		2003	20 Years	3 Years	Marlow. 7.5 HP, 230/460V. 3 Ph. (w/ disconnect).	1	Ea.			x			
Lower Level/ P-Wing	PCP	Pool Current Pump	P020		X		2003	20 Years	3 Years	Marlow. 15 HP, 208-230/460V. 3 Ph. (w/ disconnect).	1	Ea.			x			
Lower Level/ P-Wing	PSP	Pool Slide Pump	P020		X		2003	20 Years	3 Years	Marlow. 10 HP, 208-230/460V. 3 Ph. (w/ disconnect).	1	Ea.			x			
Lower Level/ P-Wing	SFP	Spa Filter Pump	P020		X		2003	20 Years	3 Years	Marlow. 7.5 HP, 230/460V. 3 Ph. (w/ disconnect).	1	Ea.			x			
Lower Level/ P-Wing	SJP	Spa Jet Pump	P020		X		2003	20 Years	3 Years	Marlow. 15 HP, 208-230/460V. 3 Ph. (w/ disconnect).	1	Ea.			x			
Lower Level/ P-Wing	PHX1&2	Pool Heat Exchangers	P020	X			2010	24 Years	14 Years	1281 MBH, 57 GPM. Design data taken from documents provided by the College.	1	Ea.					x	
Lower Level/ P-Wing	SHX1&2	Spa Heat Exchangers	P020		X		2003	24 Years	7 Years	199 MBH, 16 GPM. Design data taken from documents provided by the College.	1	Ea.					x	
Lower Level/ P-Wing	CP-6	Condensate return tank and 2 pumps (system)	P020		X		2003	20 Years	3 Years	Bell and Gossett. 12 GPM, 460V, 3 Ph.	1	Ea.			x			
Lower Level/ P-Wing	CP-7	Condensate return tank and 2 pumps (system)	P020		X		2003	20 Years	3 Years	Bell and Gossett. 9 GPM, 460V, 3 Ph. Water on floor underneath.	1	Ea.			x			
Lower Level/ P-Wing	PST-1&2	Pool Water Storage Tanks	P020	X			2003	30 Years	13 Years		2	Ea.					x	
Lower Level/ P-Wing	SF-1&2	Spa Filter Tanks	P020	X			2003	30 Years	13 Years		2	Ea.					x	
Lower Level/ A-Wing	CT-1A	Chemical Treatment	Corridor A059 (Below Stairs)															
		- Tanks			X		2003	30 Years	13 Years		4	Ea.					x	
		- Pumps			X		2003	20 Years	3 Years	(w/ 2 disconnects)	2	Ea.			x			
Exterior Grade	DC-1	Dust Collector - Serves Weldng Lab L140	Exterior to L-Wing		X		2003			Torit (w/ 2 disconnects). Heavily corroded.	1	Ea.			x			
First Floor/ L-Wing	RCF-1 (aka FC 1)	Fume Collector	Exterior to Wing				2020	20 Years	20 Years	Welding Lab recirculatoin fan, 7000 CFM, 20 HP, 480V, 3 Ph. (w/ VFD)	1	Ea.					x	

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HVAC CONTROLS																		
A-Wing	DDC-1	Local control panels	For each AHU		X		Assume 2010			Local Trane and American Automatrix control panels in mechanical room AT01. Assumed date 2010 based on Trane AHU's installed.							x	
A-Wing	DDC-2	Local controllers	Each piece of equipment		X					Some local Bellimo controllers	1	Ea.					x	
A-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
B-Wing	DDC-1	Local control panels	For each AHU														x	
B-Wing	DDC-2	Local controllers	Each piece of equipment														x	
B-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
C-Wing	DDC-1	Local control panels	For each AHU														x	
C-Wing	DDC-2	Local controllers	Each piece of equipment														x	
C-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
D-Wing	DDC-1	Local control panels	For each AHU														x	
D-Wing	DDC-2	Local controllers	Each piece of equipment														x	
D-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
E-Wing	DDC-1	Local control panels	For each AHU														x	
E-Wing	DDC-2	Local controllers	Each piece of equipment														x	
E-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
F-Wing	DDC-1	Local control panels	For each AHU														x	
F-Wing	DDC-2	Local controllers	Each piece of equipment														x	
F-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
G-Wing	DDC-1	Local control panels	For each AHU														x	
G-Wing	DDC-2	Local controllers	Each piece of equipment														x	
G-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
H-Wing	DDC-1	Local control panels	For each AHU														x	
H-Wing	DDC-2	Local controllers	Each piece of equipment														x	
H-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
J-Wing	DDC-1	Local control panels	For each AHU														x	
J-Wing	DDC-2	Local controllers	Each piece of equipment														x	
J-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	

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K-Wing	DDC-1	Local control panels	For each AHU														x	
K-Wing	DDC-2	Local controllers	Each piece of equipment														x	
K-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
L-Wing	DDC-1	Local control panels	For each AHU														x	
L-Wing	DDC-2	Local controllers	Each piece of equipment														x	
L-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
M-Wing	DDC-1	Local control panels	For each AHU														x	
M-Wing	DDC-2	Local controllers	Each piece of equipment														x	
M-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
N-Wing	DDC-1	Local control panels	For each AHU														x	
N-Wing	DDC-2	Local controllers	Each piece of equipment														x	
N-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
P-Wing	DDC-1	Local control panels	For each AHU														x	
P-Wing	DDC-2	Local controllers	Each piece of equipment														x	
P-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	
S-Wing	DDC-1	Local control panels	For each AHU			X	Assume 1970			Johnson Controls panel located in ST01. Appears to be pnematic controls only for AHU-22. See above for air compressor info.						x		
S-Wing	DDC-2	Local controllers	Each piece of equipment							No obvious controllers at equipment							x	
S-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's			X	Assume 1970			Local stats/sensors in rooms/areas, with some dial controls. Some stats broken.						x		
Z-Wing	DDC-1	Local control panels	For each AHU														x	
Z-Wing	DDC-2	Local controllers	Each piece of equipment														x	
Z-Wing	DDC-3	Local Controls	FCU's, Conv., and CUH's														x	

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DOMESTIC WATER HEATING EQUIPMENT																		
Lower Level/ L-Tunnel	DHWCP-1	Domestic Hot Water Circulating Pump	LT02		X		Unknown	20 Years		Bell and Gossett. Inaccesable to read tag, but appears newer	1	Ea.				x		
Lower Level/ M-Wing	WH-1Z	Domestic Hot Water Heater	ZT01	X			2014	20 Years	14 Years	Aerco Fire Tube	1	Ea.					x	
Lower Level/ M-Wing	WH-2Z	Domestic Hot Water Heater	ZT01	X			2014	20 Years	14 Years	Aerco Fire Tube	1	Ea.					x	
Lower Level/ M-Wing	WH-3Z	Domestic Hot Water Heater	ZT01	X			2014	20 Years	14 Years	Aerco Fire Tube	1	Ea.					x	
Forst Floor/ Z-Wing	DWP-1	Domestic Water Pump	Z104			X	1990	20 Years	-10 Years	Goulds, 15 HP230/460V	1	Ea.		x				
Forst Floor/ Z-Wing	DWP-2	Domestic Water Pump	Z104			X	1990	20 Years	-10 Years	Goulds, 15 HP230/460V	1	Ea.		x				
Second Floor/ G-Wing	WH-1G	Domestic Hot Water Heater	G229		X		2003	20 Years	3 Years	Bradford While. 50 gallon, 184,300 BTU/hr, 208V, 3 Ph.	1	Ea.				x		
ELEVATOR EQUIPMENT:																		
G-Wing		Elevator Equipment (Passenger)			X		unknown			ThyssenKrupp Hydraulic.	1	Ea.				x		
N-Wing		Elevator Equipment (Passenger)			X		2003			ThyssenKrupp. 150 GPM, 40 HP, 200V, 3 Ph.	1	Ea.				x		
P-Wing		Elevator Equipment (Freight)			X					ThyssenKrupp Hydraulic.	1	Ea.				x		
S-Wing		Elevator Equipment			X		unknown			Hydraulic. 30HP pump, 230/460V, 3 Ph.	1	Ea.				x		
FIRE PROTECTION																		
Lower Level/ S-Wing	FP-1	Fire Pump (vertical))	ST01		X			20 Years		Reliance motor, 40 HP, 230/460V, 3 Ph.	1	Ea.				x		
Lower Level/ S-Wing	FP-2	Fire Pump (horizontal)	ST01		X		Assumed 2006	20 Years	6 Years	Baldor motor, 2 HP, 208-230/460V, 3 Ph. Based on Serial number could be 2006. (with disconnect)	1	Ea.				x		
PLUMBING FIXTURES																		
Lower Level/ S-Wing	NG-S	Natural Gas Meter	ST01		X					Rockwell Meter. Meter read 340350 CF	1	Ea.					x	

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SUMP PUMPS																		
Lower Level/ S-Wing	SP-1/2	Sumps Pumps - Serves S-Wing Mechanical Room located in	ST01			X	Assume 1970	10 Years	-40 Years	Below Grade (with 2 disconnects)	1	Ea.			x			
Lower Level/ S-Wing	SP1	Sump Pump - Serves Tunnel located in	ST03			X	Assume 1970	10 Years	-40 Years	Below Grade	1	Ea.			x			
Lower Level/ B-Wing	SP-1/2	Sumps Pumps - Serves B-Wing Mechanical Room located in	BT01					10 Years		(with 2 disconnects)	1	Ea.					x	
Lower Level/ A-Wing	SP-1/2	Sumps Pumps - Serves A-Wing Mechanical Room located in	AT07				Unknown	10 Years		Below Grade. (with 1 disconnect)	1	Ea.					x	
Lower Level/ A-Wing	SP-1/2	Sump Pumps - Serves Tunnel located in	AT08					10 Years		(with 2 disconnects)	1	Ea.					x	
Lower Level/ L-Wing	SP-1/2	Sumps Pumps - Serves L-Wing Mechanical Room located in	LT01				Unknown	10 Years		Below Grade. 15 GPM Design data aken from documents provided by the College.	1	Ea.					x	
Lower Level/ M-Wing	SE-1/2	Sewage Ejectors	MT01					10 Years			1	Ea.					x	
Lower Level/ Z-Wing	SP-1/2	Sumps Pumps - Serves Z-Wing Mechanical Room located in	ZT01					10 Years		(with 2 disconnects)	1	Ea.					x	
Lower Level/ F-Wing	SP-1/2	Sumps Pumps - Serves F-Wing Mechanical Room located in	FT01		X		Assume 2013	10 Years	3 Years	5 HP, 208-230/460V, 3 Ph. (with 2 disconnects). Water in well.	1	Ea.					x	
Lower Level/ F-Wing	SE-1/2	Sewage Ejectors	FT01		X		Assume 2013	10 Years	3 Years		1	Ea.					x	
Lower Level/ D-Wing	SP-1/2	Sumps Pumps - Serves D-Wing Mechanical Room located in	DT01					10 Years		(with 1 disconnect)	1	Ea.					x	
Lower Level/ D-Wing	SP-1/2	Sumps Pumps - Serves D-Wing Mechanical Room located in	DT01					10 Years		(with 1 disconnect)	1	Ea.					x	
Lower Level/ P-Wing	SP-1/2	Sumps Pumps	P020		X		Assume 1977	10 Years	-33 Years	Below grade.(with 2 disconnects - North SP disconnect in off position)	1	Ea.					x	
Lower Level/ P-Wing	SE-1/2	Sewage Ejectors	P020		X		Assume 2002	10 Years	-8 Years	5 HP, 230/460V, 3 Ph. (Pump 1 disconnect in off position, Pump 2 in on position). Per serial number assume 2002.	1	Ea.					x	
Elevator Pit	SP2	Sump Pump	F09A	X			2013	10 Years	3 Years		1	Ea.						

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FIRE ALARM																		
A Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years	Conference Room A112 and Pantry A113 require notification devices	153400	SF			x			
B Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		25,500	SF			x			
C Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years	Corridor C195A requires notification devices within 15 ft at the end of the corridor	39,800	SF	1		x			
D Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		40,300	SF			x			
E Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years	Corridors E195A requires nofication device within 15 ft at the end of the corridor	28,400	SF	1		x			
F Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		93,400	SF			x			
G Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		20,700	SF			x			
H Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years	Conference Rooms H101 and H103 require notification devices	11,630	SF	1		x			
J Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		27,150	SF			x			
K Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years	Classrooms and Room K100 require notification devices	16,250	SF	1		x			
L Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		35,100	SF			x			
M Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		70,800	SF			x			
N Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		126,100	SF			x			
P Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		176,100	SF			x			
S Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		79,900	SF			x			
Z Wing		F.A. Notification/Initiation	Throughout		X		1998	15 Years	-7 Years		14,100	SF			x			

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
BRANCH PANELS (LIGHTING AND RECEPTACLE)																		
A WING																		
	PP-10A	Panelboard	Room AT02	X			2010	25 Years	15 Years	Square D. 120/208V. 3PH. 4W. 1200A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-RR-1	Load Center	Room AT02	X			2010	25 Years	15 Years	Square D. 120/208V. 3PH. 4W	1	Ea.					x	No deficiency observed
	LP-RR	Load Center	Room AT02			X	1961	25 Years	-34 Years	G.E.120/208V 3PH 4W 100A M.L.O.	1	Ea.					x	No deficiency observed
	LP-RRA	Load Center	Room AT02				1965	25 Years	-30 Years	Square D. 120/208V M.L.O.	1	Ea.					x	No deficiency observed
	PP-10	Panelboard	Room AT02			X	1961	25 Years	-34 Years	G.E. 120/208V 3PH 4W. Rusted	1	Ea.		x				
	GDP-EL	Panelboard	Room AT02	X			2015	25 Years	20 Years	Square D. 480/277V. 3PH. 4W 400A 3P. M.C.B., 200A. Nameplate Main breaker size is larger than PNL mains	1	Ea.	x					
	EM-B	Panelboard	Room AT02	X			2015	25 Years	20 Years	Square D. 120/208V. 3PH. 4W 100A M.L.O.	1	Ea.					x	No deficiency observed
	GDP-EM	Panelboard	Room AT02	X			2015	25 Years	20 Years	Square D. 480/277V. 3PH. 4W 250A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	EM-DPA	Panelboard	Room AT06	X			2014	25 Years	19 Years	Square D. 480V. 3 PH 3W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	EM-DPB	Panelboard	Room AT06	X			2014	25 Years	19 Years	Square D. 480V. 3 PH 3W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	PP-17	Panelboard	Room AT06		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 600A 3P M.SW.	1	Ea.					x	No deficiency observed
	PP-15	Panelboard	Room AT06		X		1998	25 Years	3 Years	Square D. 480V. 3 PH 3W 600A. M.L.O.	1	Ea.					x	No deficiency observed
	PP-16	Panelboard	Room AT06		X		1998	25 Years	3 Years	Square D. 480V. 3 PH 3W 600A. M.L.O.	1	Ea.					x	No deficiency observed
	PP-18	Panelboard	Room AT06		X		1998	25 Years	3 Years	Square D. 120/208V. 3PH. 4W 800A 3P M.SW.	1	Ea.					x	No deficiency observed
	EM-PP	Panelboard	Room AT06	X			2014	25 Years	19 Years	Square D. 120/208V 3 PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	GEN-A	Generator	Room AT06					20 Years		Cummins 20KW 480/277V	1	Ea.					x	No deficiency observed
	ATS-EL-A	ATS	Room AT06	X			2014	25 Years	19 Years	Cummins 40A., 480V	1	Ea.					x	No deficiency observed
	ATS-EM-A	ATS	Room AT06	X			2014	25 Years	19 Years	Cummins 40A., 480V	1	Ea.					x	No deficiency observed
	ATS-EMB	ATS	Room AT06	X			2014	25 Years	19 Years	Kohler	1	Ea.					x	No deficiency observed
	IG-AC (1)	Panelboard	Room A127		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W 400A. M.L.O.	1	Ea.					x	No deficiency observed
	IG-AC (2)	Panelboard	Room A127		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W 400A. M.L.O.	1	Ea.					x	No deficiency observed
	IG-ACA	Panelboard	Room A127		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W M.L.O.	1	Ea.					x	No deficiency observed
	LP-AC (1)	Panelboard	Room A127		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W 400A M.L.O.	1	Ea.					x	No deficiency observed
	LP AC (2)	Panelboard	Room A127		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W 400A M.L.O.	1	Ea.					x	No deficiency observed
	EM-A	Panelboard	Room A127	X			2015	25 Years	20 Years	Square D. 120/208V. 3 PH 4W 125A M.L.O.	1	Ea.					x	No deficiency observed
	EL-A	Panelboard	Room A127	X			2015	25 Yeasrs	20 Years	Square D. 120/208V. 3 PH 4W 100A M.L.O.	1	Ea.					x	No deficiency observed
	IG-AE	Panelboard	Room A116		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W M.L.O.	1	Ea.					x	No deficiency observed
	LP-AE-2A	Load Center	Room A100	X			2015	25 Years	20 Years	Square D. 120/208V. 1 PH 3W 125A M.L.O.	1	Ea.					x	No deficiency observed
	LP-AE(1)	Panelboard	Room A116		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W 225A M.L.O.	1	Ea					x	No deficiency observed
	LP-AE(2)	Panelboard	Room A116		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W 225A M.L.O.	1	Ea					x	No deficiency observed
	LP-U	Panelboard	Room A016		X		2005	25 Years	10 Years	Square D, 120/208V, 3ph, 4W, 200A, MCB	1	Ea					x	No deficiency observed
	IG-Y	Panelboard	Room A131		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W 100A M.L.O.	1	Ea					x	No deficiency observed

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
	LP-Y (1)	Panelboard	Room A131		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W 225A M.L.O.	1	Ea					x	No deficiency observed
	LP-Y (2)	Panelboard	Room A131		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W 225A M.L.O.	1	Ea					x	No deficiency observed
	IG-YA	Panelboard	Room A131		X		1998	25 Years	3 Years	Square D. 120/208V. 3 PH 4W 225A M.L.O.	1	Ea					x	No deficiency observed
	LP-Z1	Panelboard	Room A222		X		1970?	25 Years	-25? Years	Square D. 120/208V 3 PH 4W 225A. M.L.O. - Panel does not have required working clearance. Rusted.	1	Ea.		x				
	LP-Z2	Load Center	Room A222		X		1970?	25 Years	-25? Years	Square D. 120/208V	1	Ea.					x	No deficiency observed
	LP-Z3	Panelboard	Room A222			X	1961	25 Years	-34 Years	G.E. 120/208V 3 PH 4W 225 A. M.L.O.	1	Ea.					x	No deficiency observed
	IG-Z	Panelboard	Room A222		X		1998	25 Years	3 Years	Square D. 120/208V 3 PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	DP-Z	Panelboard	Room A221		X		1970?	25 Years	-25? Years	Square D. 120/208V 3 PH 4W 400A. M.L.O.	1	Ea.					x	No deficiency observed
	PP-7	Panelboard	Room A221	X			2017	25 Years	22 Years	Square D. 120/208V 3 PH 4W 400A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-NN1	Load Center	Room A101			X	1961?	25 Years	-34? Y	Square D. 120/208V 3 PH 4W	1	Ea.					x	No deficiency observed
	LP-AD	Panelboard	Room A110C		x		2000	25 Years	5 Years	Square D. 120/208V 3 PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-VA	Load Center	Room A026A	x			2010	25 Years	15 Years	Square D 120/208V, 3Ph, 4W, 200A MCB	1	Ea.					x	No deficiency observed
	LP-WW	Panelboard	Room A026C	X			2010	25 Years	15 Years	Square D 120/208V, 3Ph, 4W, 200A MCB	1	Ea.					x	No deficiency observed
	LP-PP	Panelboard	Room A059		x		1995	25 Years	0 Years	Square D 120/208V, 3Ph, 4W	1	Ea.					x	No deficiency observed
	LP-SS	Panelboard	Room A059		x		1995	25 Years	0 Years	Square D 120/208V, 3Ph, 4W	1	Ea.					x	No deficiency observed
	EM-RRA	Panelboard	Room AT02		x		Unknown	25 Years	15 years		1	Ea.					x	No deficiency observed
	UP-4A	Panelboard	Room A026C		x		2005	25 Years	15 Years	Square D 120/208V, 3Ph, 4W, MCB	1	Ea.					x	No deficiency observed
	UP-4B	Panelboard			x		2005	25 Years	15 Years	Square D 120/208V, 3Ph, 4W, MCB	1	Ea.					x	
	UP-3B	Panelboard	Room A059		x		2005	25 Years	15 Years	Square D 120/208V, 3Ph, 4W, MCB	1	Ea.					x	No deficiency observed
	UP-3A	Panelboard	Room A059		x		2005	25 Years	15 Years	Square D 120/208V, 3Ph, 4W, MCB	1	Ea.					x	No deficiency observed
	UP-1A	Panelboard	Room AT02		x		2005	25 Years	15 Years	Square D 120/208V, 3Ph, 4W, MCB	1	Ea.					x	No deficiency observed
	UP-1B	Panelboard			x		2005	26 Years	15 Years	Square D 120/208V, 3Ph, 4W, MCB	1	Ea.					x	No deficiency observed
	UP-2A	Panelboard			x		2005	27 Years	15 Years	Square D 120/208V, 3Ph, 4W, MCB	1	Ea.					x	No deficiency observed
	UP-3P	Panelboard			x		2005	28 Years	15 Years	Square D 120/208V, 3Ph, 4W, MCB	1	Ea.					x	No deficiency observed
	GP-1	Panelboard			x		2005	29 Years	15 Years	Square D 120/208V, 3Ph, 4W, MCB	1	Ea.					x	No deficiency observed

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B WING																		
	LP-ZZA1	Load Center	Room BT01			X	1961	25 Years	-34 Years	G.E. 120/208V 1 PH 3W	1	Ea.					x	No deficiency observed
	PP-11	Panelboard	Room BT01			X	1961	25 Years	-34 Years	G.E. 120/208V 3 PH 4W 400A	1	Ea.					x	No deficiency observed
	EL-B	Panelboard	Room B123	X			2014	25 Years	19 Years	Square D. 120/208V 3PH. 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-NN	Panelboard	Room B123	X			2014	25 Years	19 Years	Square D. 120/208V 3PH. 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-YYI	Panelboard	Room B127			X	1961?	25 Years	-34? Years	G.E. 120/208V 3 PH 4W 100A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	PNL-UP6	Panelboard	Room B127		X		2004?	25 Years	9? Years	Square D. 120/208V 3PH. 4W 100A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-ZZB	Panelboard			X		2004?	25 Years	9? Years	Square D. 120/208V 3PH. 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-ZZ	Panelboard	Room B150B		X		2004?	25 Years	9? Years	Square D. 120/208V 3PH. 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-ZZA	Panelboard	Room B150B		X		2004?	25 Years	9? Years	Square D. 120/208V 3PH. 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	GEN-B/S	Generator	Outdoor					20 Years		Kohler 200KW 480/277V.	1	Ea.					x	No deficiency observed
	LP-YY	Panelboard	room B127					25 Years			1	Ea.						
C WING																		
	PP-9	Panelboard	Room CT01	X			2015	25 Years	20 Years	Square D. 120/208V 3 PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-QQ	Panelboard	Room CT01			X	1961	25 Years	-34 Years	G.E. 120/208V 3PH 4W 100A M.L.O.	1	Ea.					x	No deficiency observed
	EM-C	Panelboard	Room CT01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 100A M.L.O.	1	Ea.					x	No deficiency observed
	LP-UU	Panelboard	Room CT01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 200A M.L.O.	1	Ea.					x	No deficiency observed
	EM-DP-C	Panelboard	Room CT01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 70A. 3.P.M.C.B.	1	Ea.					x	No deficiency observed
	EL-DP-C	Panelboard	Room CT01	X			2015	25 Years	20 Years	Square D 120/208V 3PH 4W. 40A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	Subst C	Substation	Room CT01			X	1961	25 Years	-34 Years	G.E. 500KVA 120/208V.	1	Ea.				x		
	ATS-EL-C	ATS	Room CT01	X			2015	25 Years	20 Years	Kohler 40A 120/208V	1	Ea.					x	No deficiency observed
	ATS-EM-C	ATS	Room CT01	X			2015	25 Years	20 Years	Kohler 70A 120/208V	1	Ea.					x	No deficiency observed
	LP-LL	Panelboard	Room C104			X	1961	25 Years	-34 Years	G.E. 120/208V 3PH 4W 225A. M.L.O.	1	Ea					x	No deficiency observed
	EL-C	Panelboard	Room C104	X			2015	25 Years	20 Years	Square D. 120/208V 3 PH 4W 100A. M.L.O.	1	Ea					x	No deficiency observed
	IG-LL	Panelboard	Room C106		X		1998	25 Years	3 Years	Square D. 120/208V 3 PH 4W 225A. M.L.O.	1	Ea					x	No deficiency observed
	LP-MM1 (1)	Panelboard	Room C115		X		1998	25 Years	3 Years	Square D. 120/208V 3 PH 4W	1	Ea					x	No deficiency observed
	LP-MM1 (2)	Panelboard	Room C115		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W	1	Ea					x	No deficiency observed
	IG-MMI	Panelboard	Room C115		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W	1	Ea					x	No deficiency observed
	LP-MM2A	Panelboard	Room C128	X			2013±	25 Years	18± Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea					x	No deficiency observed
	LP-MM2 (1)	Panelboard	Room C128		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W	1	Ea					x	No deficiency observed
	LP-MM2 (2)	Panelboard	Room C128		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W	1	Ea					x	No deficiency observed
	IG-MM2 (1)	Panelboard	Room C128		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W	1	Ea					x	No deficiency observed
	IG-MM2 (2)	Panelboard	Room C128		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W	1	Ea					x	No deficiency observed
	T-EMC	Transformer	Room CT01	X			2014	25 Years	19 Years	Square D. 480-120/208V 30 KVA	1	Ea.					x	
	T-ELC	Transformer	Room CT01	X			2014	25 Years	19 Years	Square D. 480-120/208V 15 KVA	1	Ea.					x	

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D WING																		
	LP-BBB	Panelboard	Room DT02		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 100A M.L.O.	1	Ea.					x	No deficiency observed
	PP-12	Panelboard	Room DT02		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 600A M.SW.	1	Ea.					x	No deficiency observed
	EM-DP-D	Panelboard	Room DT02		X		1998	25 Years	3 Years	Square D. 480V. 3PH. 3W. 100A. M.L.O.	1	Ea.					x	No deficiency observed
	PP-11	Panelboard	Room DT02		X		1998	25 Years	3 Years	Square D. 120/208V 3PH. 4W. 1200A M.SW	1	Ea.					x	No deficiency observed
	Subst- D	Substation	Room DT02		X		1998	25 Years	3 Years	Square D. 1000 KVA 480/277V	1	Ea.					x	No deficiency observed
	Gen-D	Generator	Room DT02					25 Years		Cummins 40 KW 480/277V	1	Ea.					x	No deficiency observed
	ATS-EM-D	ATS	Room DT02	X			2014	25 Years	19 Years	Cummins 70A 480/277V	1	Ea.					x	No deficiency observed
	ATS-EL-D	ATS	Room DT02	X			2014	25 Years	19 Years	Cummins 40A 480/277V	1	Ea.					x	No deficiency observed
	LP-CCC (2)	Panelboard	Room D154		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	LP-CCC (1)	Panelboard	Room D154		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	IG-CCC (2)	Panelboard	Room D154		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	IG-CCC (1)	Panelboard	Room D154		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	LP-EEE	Panelboard	Room D154		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	EM-D	Panelboard	Room D154	X			2014	25 Years	19 Years	Square D. 120/208V 3PH 4W 60A. M.C.B.	1	Ea.					x	No deficiency observed
	EL-D	Panelboard	Room D154	X			2014	25 Years	19 Years	Square D. 120/208V 3PH 4W 40A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	PP-8ALP1	Panelboard	Room D137			X	1968	25 Years	-27 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	IG-A	Panelboard	Room D137		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	PP-8ALP2B	Load Center	Room D131			X	1968	25 Years	-27 Years	Square D.120/208V	1	Ea.					x	No deficiency observed
	PP-8ALP2A	Load Center	Room D131			X	1968	25 Years	-27 Years	Square D. 120/208V 1PH 3W	1	Ea.					x	No deficiency observed
	PP-8ALP2	Panelboard	Room D131			X	1968	25 Years	-27 Years	Square D. 120/208V 3PH 4W 100A M.L.O.	1	Ea.					x	No deficiency observed
	PP-8A	Panelboard	Room D131			X	1968	25 Years	-27 Years	Square D. 120/208V 3PH 4W 400A M.L.O.	1	Ea.					x	No deficiency observed
	PP-8B	Panelboard	Room D201		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 400A M.L.O.	1	Ea.					x	No deficiency observed
	LP-TT	Panelboard	Room D103		X		1991	25 Years	-4 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	T12	Transformer	Room DT02		X		1998	25 Years	3 Years	Square D. 480-120/208V 300KVA	1	Ea.					x	No deficiency observed
	T-11	Transformer	Room DT02		X		1998	25 Years	3 Years	Square D. 480-120/208V 500KVA	1	Ea.					x	No deficiency observed
	LP-DD	Panelboard	Room D102		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	T-EMD	Transformer	Room DT02	X			2014	25Years	19 Years	Square D. 480-120/208V 30 KVA	1	Ea.					x	No deficiency observed
	T-ELD	Transformer	Room DT02	X			2014	25Years	19Years	Square D. 480-120/208V 15 KVA	1	Ea.					x	No deficiency observed

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered or no immediate action required**

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
E WING																		
	LP-AA	Panelboard	Room ET01			X	1961	25 Years	-34 Years	G.E. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	PP-8	Panelboard	Room ET01		X		2005±	25 Years	5± Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	Subst-E	Substation	Room ET01			X	1961	25 Years	-34 Years	G.E. 500KVA 120/208V	1	Ea.				x		
	IG-DD	Panelboard	Room E195A		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-BB	Panelboard	Room E104			X	1961	25 Years	-34 Years	G.E. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	IG-EEE	Panelboard	Room E115		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-EEE	Panelboard	Room E115			X	1961	25 Years	-34 Years	G.E. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-KK	Panelboard	Room E122		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	IG-KK	Panelboard	Room E122		X		1998	25 Years	3 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
F WING																		
	MCC	Panelboard	Room FT01		X		1976	25 Years	-19 Years	Square D. 480V. 3PH. 3W. 600A. M.L.O.	1	Ea					x	No deficiency observed
	EMDP	Panelboard	Room FT01	X			2013	25 Years	18 Years	Square D. 480/277V 3PH 4W 150A M.L.O.	1	Ea					x	No deficiency observed
	ELDP	Panelboard	Room FT01	X			2013	25 Years	18 Years	Square D. 480/277V 3PH 4W 100A 3P .M.C.B.	1	Ea					x	No deficiency observed
	GDP-EM	Panelboard	Room FT01	X			2013	25 Years	18 Years	Square D. 480/277V 3PH 4W 200A 3P .M.C.B.	1	Ea					x	No deficiency observed
	GDP-EL	Panelboard	Room FT01	X			2013	25 Years	18 Years	Square D. 480/277V 3PH 4W 100A 3P .M.C.B.	1	Ea					x	No deficiency observed
	Subst-F1	Substation	Room FT01		x		1977	25 Years	-18 Years	Square D. 480/277V 3PH 4W 1000KVA	1	Ea					x	No deficiency observed
	Subst-F2	Substation Assembly	Room FT01	X			2013	25 Years	18 Years	Square D. 120/208V 3PH. 4W. 1600A 3P M.C.B. V/A 500KVA Tx	1	Ea					x	No deficiency observed
	Gen-F	Generator	Outdoor	X			2013	20 Years	18 Years	Kohler 125KW 480/277V	1	Ea					x	No deficiency observed
	RP-E	Panelboard	Room F022		x		1976	25 Years	-19 Years	Square D 120/208V 3PH 4W 3P. 100A 3P. M.C.B.	1	Ea					x	No deficiency observed
	RP-D	Panelboard	Room F022		x		1976	25 Years	-19 Years	Square D 120/208V 3PH 4W 100A M.L.O.	1	Ea					x	No deficiency observed
	LP-A	Panelboard	Room F022	X			2013	25 Years	18 Years	Square D. 480/277V 3PH 4W 250A M.L.O.	1	Ea					x	No deficiency observed
	RP-M	Panelboard	Room F022	X			2013	25 Years	18 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea					x	No deficiency observed
	EM-FL	Panelboard	Room F022	X			2013	25 Years	18 Years	Square D. 120/277V 3PH 4W 100A 3P .M.C.B.	1	Ea.					x	No deficiency observed
	EL-FL	Panelboard	Room F022	X			2013	25 Years	18 Years	Square D. 120/208V 3PH 4W 100A .M.L.O.	1	Ea.					x	No deficiency observed
	RP-K	Panelboard	Room F122	X			2013	25 Years	18 Years	Square D. 120/208V 3PH 4W 400A M.L.O.	1	Ea.					x	No deficiency observed
	LP-B	Panelboard	Room F122A	X			2013	25 Years	18 Years	Square D. 480/277V 3PH 4W 250A M.L.O.	1	Ea.					x	No deficiency observed
	EL-F1	Panelboard	Room F122	X			2013	25 Years	18 Years	Square D. 480/277V 1PH 3W 125A M.L.O.	1	Ea.					x	No deficiency observed
	RP-F	Panelboard	Room F122		X		1976	25 Years	-19 Years	Square D. 120/208V 3PH 4W 125A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-G	Panelboard	Room F122		X		1976	25 Years	-19 Years	Square D 120/208V 3PH 4W 125A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	EM-F1	Panelboard	Room F122	X			2013	25 Years	18 Years	Square D. 120/208V 3PH 4W 100A M.L.O.	1	Ea.					x	No deficiency observed
	LP-C	Panelboard	Room F266A	X			2013	25 Years	18 Years	Square D. 480/277V 3PH 4W 250A M.L.O.	1	Ea.					x	No deficiency observed
	EL-F2	Panelboard	Room F266A	X			2013	25 Years	18 Years	Square D. 480/277V 1PH 3W 125A M.L.O.	1	Ea.					x	No deficiency observed
	ATS-EM	ATS	Room FT01	X			2013	25 Years	18 Years	Kohler 480/277V 150A.	1	Ea.					x	No deficiency observed

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
	ATS-EL	ATS	Room FT01	X			2013	25 Years	18 Years	Kohler 480/277V 70A.	1	Ea.					x	No deficiency observed
	RP-H	Panelboard	Room F266A		X		1976	25 Years	-19 Years	Square D. 120/208V 3PH 4W 200A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-J	Panelboard	Room F266A		X		1976	25 Years	-19 Years	Square D. 120/208V 3PH 4W 200A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	EM-F2	Panelboard	Room F122	X			2013	25 Years	18 Years	Square D. 120/208V 3PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	RP-L	Panelboard	Room F266A	X			2013	25 Years	18 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	EL-FL	Panelboard	Room F021	X			2013	25 Years	18 Years	Square D. 480/277V 3PH 4W 125A. M.L.O.	1	Ea.					x	No deficiency observed
	RP-KI	Panelboard	Room F195C	X			2013	25 Years	18 Years	Square D. 120/208V 3PH 4W 100A. M.L.O.	1	Ea					x	No deficiency observed
	RP-LI	Panelboard	Room F267	X			2013	25 Years	18 Years	Square D. 120/208V 3PH 4W 100A.	1	Ea					x	No deficiency observed
	T-EM	Transformer	Room F022	X			2013	25 Years	18 Years	Square D. 480-12/208V 30 KVA	1	Ea.					x	No deficiency observed
G WING																		
	LP-ZA	Panelboard	Room G262		X		2009?	25 Years	14? Years	Square D. 120/208V 3 PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-ZA1	Load Center	Room G161		X		2009?	25 Years	14? Years	Square D. 120/208V 3 PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-X	Panelboard	Room G160A	X			2005?	25 Years	10? Years	Square D. 120/208V 3 PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	PP-7A	Panelboard	Room G229	X			2017	25 Years	22 Years	Square D. 120/208V 3 PH 4W 400A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-7A1	Panelboard	Room G229		X		1970	25 Years	-25 Years	Square D. 120/208V 3 PH 4W (Locked PNL Cover)	1	Ea.					x	No deficiency observed
	LP-7A2	Panelboard	Room G229		X		1970	25 Years	-25 Years	Square D. 120/208V 3 PH 4W (Locked PNL Cover)	1	Ea.					x	No deficiency observed
	EL-G	Panelboard	Room G229		X		1970	25 Years	-25 Years	Square D. 120/208V 3 PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
H WING																		
	LP-T1	Panelboard	Room H104		X		2005	25 Years	10 Years	Square D. 120/208V 3 PH 4W 200A. M.C.B.	1	Ea.					x	No deficiency observed
	LP-T2	Panelboard	Room H104		X		2005	25 Years	10 Years	Square D. 120/208V 3 PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	EL-H	Panelboard	Room H102	X			2015	25 Years	20 Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	EM-H	Panelboard	Room H102	X			2005	25 Years	20 Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	Gen-H	Generator	Outdoor					20 Years		Kohler 350KW, 120/208V	1	Ea.					x	No deficiency observed
	PP-6	Panelboard	Room HT01		X		2005	25 Years	10 Years	Square D. 120/208V 3PH 4W 255A M.L.O.	1	Ea.					x	No deficiency observed
	PP-S	Panelboard	Room HT01			X	1961	25 Years	-34 Years	G. E. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	GDP-EL-H	Panelboard	Room HT01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 300A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	GDP-EM-H	Panelboard	Room HT01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 1200A3P. M.C.B.	1	Ea.					x	No deficiency observed
	EM-DP-H	Panelboard	Room HT01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 800A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	PNL-H1	Panelboard	Room HT01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 1200A.	1	Ea.					x	No deficiency observed
	PNL-H2	Panelboard	Room HT01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 1200A.	1	Ea.					x	No deficiency observed
	EM-HH	Panelboard	Room HT01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 100A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	ELDP-H	Panelboard	Room HT01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 150A.3P. M.C.B.	1	Ea.					x	No deficiency observed

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
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Evaluated: First Quarter 2020

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
	Subst-H	Substation	Room HT01			X	1961	25 Years	-34 Years	G.E. 500KVA 120/208V	1	Ea.				x		
	ATS-EM-H	ATS	Room HT01	X			2015	25 Years	20 Years	Kohler 120/208V., 800A.	1	Ea.					x	No deficiency observed
	ATS-EL-H	ATS	Room HT01	X			2015	25 Years	20 Years	Kohler 120/208V., 150A.	1	Ea.					x	No deficiency observed
J WING																		
	LP-NA1	Panelboard	Room J129		X		2005	25 Years	10 Years	Square D. 120/208V 3 PH 4W 200A. M.C.B.	1	Ea.					x	No deficiency observed
	LP-NA2	Panelboard	Room J129		X		2005	25 Years	10 Years	Square D. 120/208V 3 PH 4W 225A. M.C.B.	1	Ea.					x	No deficiency observed
	LP-R	Panelboard	Room J102		X		1997	25 Years	10± Years	Square D 120/208V 3PH 4W M.L.O.	1	Ea.					x	No deficiency observed
	LP-W	Panelboard	Room J101		X		1997	25 Years	2 years	Square D 120/208V 3PH 4W. M.L.O.	1	Ea.					x	No deficiency observed
	LP-N	Panelboard	Room J101		X		2005	25 Years	2 years	Square D 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-N1	Panelboard	Room J101		X		2005	25 Years	10 Years	Square D. 120/208V 3PH 4W 100A M.L.O.	1	Ea.					x	No deficiency observed
K WING																		
	LP-L	Panelboard	Room K110		X		1989	25 Years	-6 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-LA	Panelboard	Room K110		X		1989	25 Years	-6 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-K	Panelboard	Room K103			X	1961	25 Years	-34 Years	G.E. 120/208V 3 PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-BX	Panelboard	Room K103			X	1961	25 Years	-34 Years	G.E. 120/208V 3 PH 4W 100A.	1	Ea.					x	No deficiency observed
	LP-K1	Panelboard	Room K113			X	1961	25 Years	-34 Years	G.E. 120/208V 3 PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	PP-5	Panelboard	Room KT01		X		2005	25 Years	10 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	LP-J	Panelboard	Room KT01			X	1961	25 Years	-34 Years	G.E. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	Subst-K	Substation	Room KT01			X	1961	25 Years	-34 Years	G.E. 500KVA 120/208V	1	Ea.				x		
L WING																		
	PP-IL-IA	Panelboard	Room L126		X		2003	25 Years	8 Years	Square D. 480/277V 30 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-IL-IMTB	Panelboard	Room L126		X		2003	25 Years	8 Years	Square D. 120/208V 30 4W 200A 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-IL-IMTA	Panelboard	Room L126		X		2003	25 Years	8 Years	Square D. 120/208V 30 4W 200A 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-IL-ILA	Panelboard	Room L195B		X		2003	25 Years	8 Years	Square D. 480/277V 30 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	EL-L	Panelboard	Room L101		X		2006	25 Years	8 Years	Square D. 120/208V 3PH 4W 100A 3P. M.C.B.	1	Ea.					x	No deficiency observed
	EM-L	Panelboard	Room L101A	X			2016	25 Years	21 Years	Square D. 120/208V 3PH 4W 600A.	1	Ea.					x	No deficiency observed
	LP-B	Panelboard	Room L101		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W 225A 3P. MLO.	1	Ea.					x	No deficiency observed
	RP-IL-IRC	Panelboard	Room L108		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W 100A 3P. M.C.B.	1	Ea.					x	No deficiency observed
	PP-PT	Panelboard	Room L130A		X		2003	25 Years	8 Years	Square D. 480/277V 3PH 4W, 400A MCB	1	Ea.					x	No deficiency observed
	RP-PT	Panelboard	Room L130A		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W	1	Ea.					x	No deficiency observed
	RP-ILM-IWA	Panelboard	Room L140		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W	1	Ea.					x	No deficiency observed
	PDP-ILM-IW	Panelboard	Room L140		X		2003	25 Years	8 Years	Square D. 480/277V. 3PH 4W	1	Ea.					x	No deficiency observed
	MCC-PT	Motor Control Center	Room L130A		X		2003	25 Years	8 Years	Square D. 480V, 3ph, 3 W	1	Ea.					x	No deficiency observed

Delta College Facilities Condition Assessment

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	MCC-C	Panelboard	Room LT01	X			2004	25 Years	9 Years	Square D. 208V 3PH 3W, 400A, MLO	1	Ea.					x	No deficiency observed
	LP-A	Panelboard	Room LT01			X	1961	25 Years	-34 Years	G.E. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	PP-4	Panelboard	Room LT01			X	1961	25 Years	-34 Years	G.E. 240 3PH 3W 400A M.L.O.	1	Ea.					x	No deficiency observed
	LP-H7	Load Center	Room LT01	X			2004	25 Years	9 Years	Square D. 120/208V M.L.O.	1	Ea.					x	No deficiency observed
	LP-H	Panelboard	Room LT01			X	1961	25 Years	-34 Years	G.E. 120/208V 3PH 4W 800A M.L.O.	1	Ea.					x	No deficiency observed
	Subst-L	Substation	Room LT01			X	1961	25 Years	-34 Years	G.E. 500KVA 120/208V	1	Ea.				x		
	ATS-EL-L	ATS	Room LT01	X			2016	25 Years	21 Years	Kohler	1	Ea.					x	No deficiency observed
	ATS-EL-M	ATS	Room LT01	X			2016	25 Years	21 Years	Kohler	1	Ea.					x	No deficiency observed
	RP-IL-IR	Panelboard	Room L125	X			2017	25 Years	22 Years	Square D. 120/208V 3PH 4W 800A 3P. M.C.B.	1	Ea.					x	No deficiency observed
	PDP-IL-IA	Panelboard	Room L125	X			2017	25 Years	22 Years	Square D. 480/277V 3PH 4W 600A 3P. M.C.B.	1	Ea.					x	No deficiency observed
	PP-IL-IB	Panelboard	Room L125	X			2017	25 Years	22 Years	Square D. 480/277V 3PH 4W 250A M.L.O.	1	Ea.					x	No deficiency observed
	RP-IL-IRE	Panelboard	Room L125	X			2017	25 Years	22 Years	Square D. 120/208V 3PH 4W 225A M.L.O.	1	Ea.					x	No deficiency observed
	T-IIIR	Transformer	L125	X			2017	25 Years	22 Years	Square D. 480-120/208V 225 KVA	1	Ea.					x	No deficiency observed
	T-PT	Transformer	L130		X		2003	25 Years	8 Years	Square D. 480-120/208V 30 KVA	1	Ea.					x	No deficiency observed

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Evaluated: First Quarter 2020

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State	Condition Description
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Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
M WING																		
	SUBST.-M	Substation	Room M202		X		2003	25 Years	8 Years	Square D. 480/277V 3PH 4W 3000A Main 1500KVA	1	Ea.					x	No deficiency observed
	MCC-A	Motor Control Center	Room M202		X		2003	25 Years	8 Years	Square D. 480/277V 3PH 4W 400A. M.L.O.	1	Ea.					x	No deficiency observed
	RDP-1M	Panelboard	Room M202		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W 2000A Main MSW	1	Ea.					x	No deficiency observed
	PP-M	Panelboard	Room M162		X		2003	25 Years	8 Years	Square D. 480V, 3ph, 3W, 400A MCB	1	Ea.					x	No deficiency observed
	DP-M	Panelboard	Room M162		X		2003	25 Years	8 Years	Square D, 120/208V, 3ph, 4W 100A MCB	1	Ea.					x	No deficiency observed
	RP-M	Panelboard	Room M162		X		2003	25 Years	8 Years	Square D. 120/208V, 3ph, 4W 200A	1	Ea.					x	No deficiency observed
	PDP-IM-ICT	Panelboard	Room M150B		X		2003	25 Years	8 Years	Square D. 480/277V 3PH 4W 400A.	1	Ea.					x	No deficiency observed
	PDP-IMICT1	Panelboard	Room M150B		X		2003	25 Years	8 Years	Square D. 480/277V, 3ph, 4W, 100A MLO	1	Ea.					x	No deficiency observed
	RP-IM-ICTB	Panelboard	Room M150B		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W 100A MCB	1	Ea.					x	No deficiency observed
	RP-IM-ICB	Panelboard	Room M150B		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W 100A. MCB	1	Ea.					x	No deficiency observed
	LP-IM-ILB	Panelboard	Room M150B		X		2003	25 Years	8 Years	Square D. 480/277V 3PH 4W 100A. MCB	1	Ea.					x	No deficiency observed
	RP-IM-ICTA	Panelboard	Room M150A		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W 200A. MCB	1	Ea.					x	No deficiency observed
	RP-IM-ICTA-I	Panelboard	Room M150D		X		2003	25 Years	8 Years	Square D. 120/208V, 3ph, 4W 200A	1	Ea.					x	No deficiency observed
	RP-IM-ISLC	Panelboard	Room M115		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W	1	Ea.					x	No deficiency observed
	RP-IM-ISLD	Panelboard	Room M115		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W	1	Ea.					x	No deficiency observed
	RP-IM-ISLB	Panelboard	Room M110		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W	1	Ea.					x	No deficiency observed
	RP-IM-ISLA	Panelboard	Room M110		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W	1	Ea.					x	No deficiency observed
	RP-IM-2REF	Panelboard	Room M145		X		2003	25 Years	8 Years	Square D. 120/208V	1	Ea.					x	No deficiency observed
	RP-IM-1REF	Panelboard	Room M145		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W 400A. M.L.O.	1	Ea.					x	No deficiency observed
	RP-IM-2HVA	Panelboard	Room M140		X		2003	25 Years	8 Years	Square D. 120/208V	1	Ea.					x	No deficiency observed
	RP-IM-IHVA	Panelboard	Room M140		X		2003	25 Years	8 Years	Square D. 120/208V 3 PH 4W 400A. M.L.O.	1	Ea.					x	No deficiency observed
	EL-MA	Panelboard	Room M140		X		2003	25 Years	8 Years	Square D. 480/277V 3PH 4W, 100A	1	Ea.					x	No deficiency observed
	LP-IM-ILA	Panelboard	Room M140		X		2003	25 Years	8 Years	Square D. 480/277V 3PH 4W 100A.	1	Ea.					x	No deficiency observed
	RP-IM-ICA	Panelboard	Room M140		X		2003	25 Years	8 Years	Square D. 120/208V 3PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-H81	Load Center	Room M102		X		2003	25 Years	8 Years	Sqare D. 120/208V 3ph, 4W	1	Ea.					x	No deficiency observed
	LP-H8	Panelboard	Room M102		X		2003	25 Years	8 Years	Square D 120/208V 3ph, 4W, MCB	1	Ea.					x	No deficiency observed
	EL-MA	Panelboard	Room M102		X		2003	25 Years	8 Years	Square D. 120/208V	1	Ea.					x	No deficiency observed
	PP-1	Panelboard	Room M106		X		2003	25 Years	8 Years	Square D. - Panel cover not secure	1	Ea.		x				
	T-IM	Transformer	M202		X		2003	25 Years	8 Years	Square D. 480-120/208V 500 KVA	1	Ea.					x	No deficiency observed
	T-RPM	Transformer	M162		X		2003	25 Years	8 Years	Square D. 480/120/208V 30 KVA	1	Ea.					x	No deficiency observed
	T-DPM	Transformer	M162		X		2003	25 Years	8 Years	Square D. 480-120/208V 75 KVA	1	Ea.					x	No deficiency observed

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
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Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
N WING																		
	LP-FA	Load Center	Room N300		X		2004?	25 Years	9 Years	Square D. 120/208V. 3PH 4W	1	Ea.					x	No deficiency observed
	LP-F	Panelboard	Room N300		X		2004?	25 Years	9 Years	Square D. 120/208V. 3PH 4W 200A. 3P. M.C.B. Panel has exposed bus	1	Ea.					x	No deficiency observed
	MCC-B	Panelboard	Room N300		X		2004?	25 Years	9 Years	Square D. 120/208V. 3PH 3W 800A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-NLLI-I	Load Center	Room N200			X	1961	25 Years	-34 Years	G.E. 120/208V.	1	Ea.					x	No deficiency observed
	LP-NLLI	Panelboard	Room N203		X		2004?	25 Years	9? Years	Square D. 120/208V. 3PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-FA3	Load Center	Room N202		X		1980?	25 Years	15? Years	Square D. 120/208V. 3PH 4W 50A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-FA4	Load Center	Room N204		X		1980?	25 Years	15? Years	Square D. 120/208V. 3PH 4W 50A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-FA1	Load Center	Room N206		X		1980?	25 Years	15? Years	Square D. 120/208V. 3PH 4W 50A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-FA2	Load Center	Room N208		X		1980	25 Years	-15 Years	Square D. 120/208V. 3PH 4W MCB	1	Ea.					x	No deficiency observed
	RP-NG1	Panelboard	Room N118		X		1980	25 Years	-15 Years	Square D. 120/208V. 3PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-NLG1	Panelboard	Room N112		X		2005	25 Years	10 Years	Square D. 120/208V 3 PH 4W 3P. 200A. M.C.B.	1	Ea.					x	No deficiency observed
	LP-H7A	Load Center	Room N107		x		1990	25 Years	-5 Years	Square D. 120/208V 3Ph, 4W	1	Ea.					x	No deficiency observed
	RP-NPTI	Panelboard	Room N040B		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-NKI	Panelboard	Room N036		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-NK2	Panelboard	Room N036		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-NK3	Panelboard	Room N036		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-NK4	Panelboard	Room N036		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-NK5	Panelboard	Room N036		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 400A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-NKI	Panelboard	Room N036		X		2004?	25 Years	9? Years	Square D. 480/277V	1	Ea.					x	No deficiency observed
	RP-NCI	Panelboard	Room N010		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-NC2	Panelboard	Room N010		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-NC2	Panelboard	Room N002		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-NCI	Panelboard	Room N002		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed

Delta College Facilities Condition Assessment

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P WING																		
	Subst-P	Substation	Room P020		X		1979	25 Years	-16 Years	Square D. 480/277V 750KVA 1200A - Corrosion	1	Ea.			x			Atmospheric corrosion
	EMPP-P	Panelboard	Room P020	X			2013	25 Years	18 Years	Square D. 480/277V 3 PH 4W 150A. 3P. M.C.B.	1	Ea.			x			Atmospheric corrosion
	EMRP-P	Panelboard	Room P020	X			2013	25 Years	18 Years	Square D. 120/208V 3PH 4W 60A.3P. M.C.B.	1	Ea.			x			Atmospheric corrosion
	LP-PP1	Panelboard	Room P020		X		2004?	25 Years	9? Years	Square D. 480/277V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.			x			Atmospheric corrosion
	EL-P, aka LP-EM	Panelboard	Room P020		X		2004?	25 Years	9? Years	Square D. 480/277V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.			x			Atmospheric corrosion
	RP-PP1	Panelboard	Room P020		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.			x			Atmospheric corrosion
	RP-PP4	Panelboard	Room P020		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.			x			Atmospheric corrosion
	MCC-A	Panelboard	Room P020		X		2004?	25 Years	9? Years	Square D. 480V 800A. M.L.O.	1	Ea.			x			Atmospheric corrosion
	RP-PPT1	Panelboard	Room P040		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-PPS1	Panelboard	Room P016		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-PCS1	Panelboard	Room P015		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-PDG1	Panelboard	Room P212		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-PDG1	Panelboard	Room P212		X		2004?	25 Years	9? Years	Square D. 480/277V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-PFC1	Panelboard	Room P111		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-PFC2	Panelboard	Room P111		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-PP2	Panelboard	Room P136		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-PP2	Panelboard	Room P136		X		2004?	25 Years	9? Years	Square D. 480/277V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-PP3	Panelboard	Room P136		X		2004?	25 Years	9? Years	Square D. 120/208V 3 PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	RP-PTE1	Panelboard	Room 124		X		2004?	25 Years	9? Years	Square D. 120/208V 3PH 4W 100A.3P. M.C.B.	1	Ea.					x	No deficiency observed
	PP-PD1	Panelboard	Room P106		x		2000	25 Years	5 years	Square D. 480V. 3PH, 3W	1	Ea.					x	No deficiency observed
	ATS-EM	ATS	Room P020	X			2013	25 Years	18 Years	Kohler 150A 480/277V.	1	Ea.					x	No deficiency observed
	LP-EM	Panelboard	Room P020		X		2004?	25 Years	9? Years	Square D. 480/277V 3 PH 4W 100A.	1	Ea.					x	No deficiency observed
	ATS-EL	ATS	Room P020	X			2013	25 Years	18 Years	Kohler 70A 480/277V.	1	Ea.					x	No deficiency observed
	RP-PDG1A	Panelboard	RM	X			2018	25 Years	23 Years	Square D. 120/208V 3 PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	T-PDG1	Transformer	Room P212		X		2004?	25 Years	9 Years	Square D. 480-120/208V 45 KVA	1	Ea.					x	No deficiency observed
	T-PP2	Transformer	Room P136		X		2004?	25 Years	9 Years	Square D. 480-120/208V 30 KVA	1	Ea.					x	No deficiency observed
	T-PP3	Transformer	Room P136		X		2004?	25 Years	9 Years	Square D. 480-120/208V 45 KVA	1	Ea.					x	No deficiency observed
	T-PPI	Transformer	Room P020		X		2004?	25 Years	9 Years	Square D. 480-120/208V 45 KVA	1	Ea.					x	No deficiency observed
	T-PFCI	Transformer	Room P111		X		2004?	25 Years	9 Years	Square D. 480-120/208V 45 KVA	1	Ea.					x	No deficiency observed
	T-PCSI	Transformer	Room P015		X		2004?	25 Years	9 Years	Square D. 480-120/208V 45 KVA	1	Ea.					x	No deficiency observed
	T-PPS1	Transformer	RoomP 027		X		2004?	25 Years	9 Years	Square D. 480-120/208V 30 KVA	1	Ea.					x	No deficiency observed
	T-PTEI	Transformer	Room P124		X		2004?	25 Years	9 Years	Square D. 480-120/208V 45 KVA	1	Ea.					x	No deficiency observed
	T-PP4	Transformer	Room P020		X		2004?	25 Years	9 Years	Square D. 480-120/208V 45 KVA	1	Ea.					x	No deficiency observed
	T-PPT1	Transformer	Room P420		X		2004?	25 Years	9 Years	Square D. 480-120/208V 45 KVA	1	Ea.					x	No deficiency observed
	T-EMRPP	Transformer		X			2013	25 Years	18 Years	Square D. 480-120/208V 15 KVA	1	Ea.					x	No deficiency observed

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S WING																		
	RP-8	Panelboard	Room ST01		X		1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 100A M.L.O.	1	Ea.					x	No deficiency observed
	EM-S	Panelboard	Room ST01	X			2015	25 Years	20 Years	Square D. 120/208V 3PH 4W 40A.3P M.C.B.	1	Ea.					x	No deficiency observed
	EM-DP-S	Panelboard	Room ST01	X			2015	25 Years	20 Years	Square D. 480/277V 3PH 4W 150A.3P M.C.B.	1	Ea.					x	No deficiency observed
	PNL-SCL	Panelboard	Room ST01	X			2008	25 Years	13 Years	Square D. 480/277V 3PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	DP-2	Panelboard	Room ST01		X		1971	25 Years	-24 Years	Square D. 480/277V 3PH 4W 600A. M.L.O.	1	Ea.					x	No deficiency observed
	DP-1	Panelboard	Room ST01		X		1971	25 Years	-24 Years	Square D. 480/277V 3PH 4W 600A. M.L.O.	1	Ea.					x	No deficiency observed
	FPCP	Fire Pump Control PNL	Room ST01			X	1971	25 Years	-24 Years	Old Worn Condition/Does not have required working clearance	1	Ea.	x					
	Subst-S	Substation	Room ST01		X		1971	25 Years	-24 Years	Square D. 1000KVA 480/277V	1	Ea.					x	No deficiency observed
	ATS-EL-S	ATS	Room ST01	X			2015	25 Years	20 Years	Kohler 150A. 480/277V.	1	Ea.					x	No deficiency observed
	ATS-EM-S	ATS	Room ST01	X			2015	25 Years	20 Years	Kohler 150A. 480/277V.	1	Ea.					x	No deficiency observed
	RP-4	Panelboard	Room S230		X		1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	DP-6	Panelboard	Room S230		X		1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 400A M.L.O.	1	Ea.					x	No deficiency observed
	LP-6	Panelboard	Room S230			X	1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 100A M.L.O.-Panel does not have required working clearance	1	Ea.	x					
	EL-S	Panelboard	Room S022	X			2015	25 Years	20 Years	Square D. 480/277V 3PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	DP-4	Panelboard	Room S022		X		1971	25 Years	-24 Years	Square D. 480/277V 3PH 4W 600A. M.L.O.	1	Ea.					x	No deficiency observed
	RP-1	Panelboard	Room S053		X		1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 100A.3P M.C.B.	1	Ea.					x	No deficiency observed
	LP-7	Panelboard	Room S259		X		1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 100A.3P M.C.B.	1	Ea.					x	No deficiency observed
	DP-3	Panelboard	Soom S022		X		1971	25 Years	-24 Years	Square D. 480/277V 3PH 4W 600A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-3	Panelboard	Room S022		X		1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-3A	Load Center	Room S022		X		1971	25 Years	-24 Years	Square D. 120/208V 3ph, 4W	1	Ea.					x	No deficiency observed
	LP-1	Panelboard	Room S110		X		1971	25 Years	-24 Years	Square D. 480/277V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-4	Panelboard	Room S110		X		1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	RP-1S-1FA	Panelboard	Room S110	X			2004?	25 Years	9? Years	Square D. 120/208V 3PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	DP-5	Panelboard	Room S136		X		1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 600A M.L.O.	1	Ea.					x	No deficiency observed
	LP-2	Panelboard	Room S136		X		1971	25 Years	-24 Years	Square D. 480/277V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	LP-5	Panelboard	Room S136		X		1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	RP-2	Panelboard	Room S136		X		1971	25 Years	-24 Years	Square D. 120/208V 3PH 4W 100A M.L.O.	1	Ea.					x	No deficiency observed

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered or no immediate action required**

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Z WING																		
	PP-14-LP-1	Panelboard	Room ZT01		X		1996	25 Years	1 Years	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	No deficiency observed
	MCC-BR	Panelboard	Room ZT01		X		1996	25 Years	1 Years	Square D. 480V 3PH 3W 400A. M.L.O.	1	Ea.					x	No deficiency observed
	MCC-PH	Panelboard	Room ZT01		X		1996	25 Years	1 Years	Square D. 480V 3PH 3W 400A. M.L.O.	1	Ea.					x	No deficiency observed
	PRIM.SWS	Primary	Room Z110		X		1965, 1974 & 2012	25 Years	-30, -19, -8 Years	Combination GE and Square D.	1	Lot				x		
	Chiller Subst (N)	Substation	Room Z102		X		1993	25 Years	-2 Years	Square D. 2500/3000KVA 480V 3PH 3W, 4000A	1	Ea.					x	No deficiency observed
	Chiller Subst (S)	Substation	Room Z102	X			2012	25 Years	17 Years	Square D. 3000KVA. 480V. 4000A.	1	Ea.					x	No deficiency observed
	LP-A1	Panelboard	Room Z103		X		1990	25 Years	-5 years	Square D. 120/208V 3PH 4W 150A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	LP-A1-A	Load Center	Room Z101		X		1990	25 Years	-5 years	Square D. 120/280V	1	Ea.					x	No deficiency observed
	PP-12-LP-2	Panelboard	Room Z106		X		1990	25 Years	-5 years	Square D. 120/208V 3PH 4W 100A. M.L.O.	1	Ea.					x	No deficiency observed
	PP-11	Panelboard	Room Z109		X		2007	25 Years	12 Years	Square D. 480V 3PH 600A. M.L.O.	1	Ea.					x	No deficiency observed
	PP-12	Panelboard	Room Z109		X		2007	25 Years	12 Years	Square D. 120/208V 3PH 4W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	Parking PNL	Panelboard	Room Z109			X	1986	25 Years	-9 Years	Control panel	1	Ea.					x	
	EL-Z	Panelboard	Room Z109		X		1986	25 Years	-9 Years	Square D. 120/208V 3PH 4W 50A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	ATS	ATS	Room Z109		X		1986	25 Years	-9 Years	Kohler	1	Ea.					x	No deficiency observed
	ATS	ATS	Room Z109		X		1986	25 Years	-9 Years	Kohler	1	Ea.					x	No deficiency observed
	Gen-Z	Generator	Outdoor		X		1986	25 Years	-9 Years	Kohler	1	Ea.					x	
	ELDP-Z	Panelboard	Room Z109		X		1986	25 Years	-9 Years	Square D. 480/277V 3PH 4W 100A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	EM-Z	Panelboard	Room Z109		X		1986	25 Years	-9 Years	Square D. 120/208V 3PH 4W 50A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	EMDP-Z	Panelboard	Room Z109		X		1986	25 Years	-9 Years	Square D. 480V 3PH 3W 200A. 3P. M.C.B.	1	Ea.					x	No deficiency observed
	Sub-CG	Substation	Room Z11			X	1986	25 Years	-9 Years	Square D. 750KVA 8320-480V	1	Ea.					x	No deficiency observed

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Main Campus
Building Area: 899,682 SF
No. of Floors: 3
Year Built: 1961
Year Renovated: Various -- see A001, A002 and A003
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered or no immediate action required**

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
LIGHTING FIXTURES																		
A Wing		Fluorescent Fixtures with LED Lamps	Offices		X		2005	25 Years	10 Years	Closets A201 and A215 do not have occupancy control	40,008	SF				x		
A Wing		LED	TV Studio area and tunnels	x			2015	25 Years	20 Years		9,664	SF					x	
A Wing		Fluorescent Fixtures with LED Lamps	Corridors/General			X	1961	25 Years	-24 Years		40,250	SF			x			
A Wing		Fluorescent Fixtures with LED Lamps	Library/Classrooms		X		1999/1997	25 Years	4/2 Years		63,500	SF				x		
B Wing		Fluorescent Fixtures with LED Lamps	East Area		X		2005±	25 years	10± Years		11,730	SF				x		
B Wing		LED	West Area	X			2015±	25 Years	20± Years		13,770	SF					x	
C Wing		Fluorescent Fixtures with LED Lamps	Throughout		X		1997	25 Years	2 Years		39,800	SF				x		
D Wing		Fluorescent Fixtures with LED Lamps	Throughout		X		2005	25 Years	10 Years		40,300	SF					x	
E Wing		Fluorescent Fixtures with LED Lamps	Throughout		X		1997	25 Years	2 Years		28,400	SF				x		
F Wing		Fluorescent Fixtures with LED Lamps	Throughout with Exceptions	X			2015	25 Years	20 Years		82,379	SF					x	
F Wing		LED	Core/Lobby	X			2015	25 Years	20 Years		11,021	SF					x	
G Wing		Fluorescent Fixtures with LED Lamps	Throughout			X	1970/1997	25 Years	-25/12 Years		20,700	SF					x	
H Wing		Fluorescent Fixtures with LED Lamps	Throughout		X		2005	25 Years	10 Years	Outdoor Canopy fixture filled with dead moths	11,630	SF					x	
J Wing		Fluorescent Fixtures with LED Lamps	Throughout		X		2005	25 Years	10 Years	Outdoor Canopy fixture filled with dead moths	27,150	SF				x		
K Wing		Fluorescent Fixtures with LED Lamps	Throughout		X		1997	25 Years	2 Years		16,250	SF					x	
L Wing		Fluorescent Fixtures with LED Lamps	North & East Areas		X		2003	25 Years	8 Years		27,238	SF					x	
L Wing		LED	South Area	X			2016	25 Years	21 Years		7,862	SF					x	
M Wing		Fluorescent Fixtures with LED Lamps	Southest Area/Misc.			X	2005±	25 Years	-4/10± Years		40,179	SF			x	x		
M Wing		LED	Throughout with Exceptions	X			2015	25 Years	20 Years		30,621	SF					x	
N Wing		Fluorescent Fixtures with LED Lamps	Throughout		X		1997±	25 Years	2± Years	Rooms N130 and N140 do not have occupancy control	111,220	SF				x		
N Wing		LED	Vestibules/Dining	X			2013	25 Years	18 Years		14,880	SF					x	
P Wing		Fluorescent Fixtures with LED Lamps	Majority of Area		X		2004±	25 Years	9± Years	Room P109 Lighting inoperable	150,566	SF					x	
P Wing		LED	Majority of Area	X			2018	25 Years	23 Years		25,534	SF					x	
S Wing		Fluorescent Fixtures with LED Lamps	Majority of Wing			X	1972	25 Years	-22 Years		76900	SF			x			
S Wing		INCAND.	Atrium			X	1972±	25 Years	-22 Years		2700	SF			x			
Z Wing		Fluorescent Fixtures with LED Lamps	Throughout			X	1972±	25 Years	-22 Years		14100	SF			x			
Tunnel		LED	Tunnels	X			2015±	25 Years	20 Years		16,000	SF					x	
Site		LED	Throughout	X			Varies		15 years	LED throughout with some exceptions	1	Lot					x	

DiClemente Siegel Design Inc.
Engineering and Architecture

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College

Delta College Service Buildings
Building Area: Transmitter 1 1,025 SF, Transmitter 2 860 SF, Water Meter Building 408 SF
No. of Floors: 1
Year Built: Transmitter 1 1981, Transmitter 2 1964, Water Meter Building 2004
Year Renovated:
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	1

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered:** Outside of current code/standards

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
ROOFING																		
Transmitter #1		Grass and concrete		X								Ea.						
EXTERIOR																		
Transmitter #1												Ea.						
		Walls (Concrete)			X					Some staining.		Ea.					x	
		Doors		X								Ea.					x	
INTERIOR																		
Transmitter #1																		
		Overall										Ea.						
		Ceilings (Exposed)		X						No apparent leaking.		Ea.					x	
		Floors (Exposed)		X								Ea.					x	
		Walls		X								Ea.					x	
		Doors		X								Ea.					x	
		Windows		X								Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Painted)		X						No apparent leaking.		Ea.					x	
		Floors (Exposed)		X								Ea.					x	
		Walls		X								Ea.					x	
		Doors				X				Door requires to be replaced.		Ea.		x				
SITE																		
Transmitter #1		Concrete		X								Ea.					x	
		Asphalt		X								Ea.					x	
		Landscaping		X								Ea.					x	
ROOFING																		
Transmitter #2		Shingles		X						Visual inspection only.		Ea.					x	
EXTERIOR																		
Transmitter #2												Ea.						
		Walls (Concrete and wood)		X								Ea.					x	
		Doors (H.M.)s				X				Rusting at the top and bottom of the door,		Ea.				x		
		Rolling Shutter Doors		X								Ea.					x	
		Louvers (metal)		X								Ea.					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Service Buildings
Building Area: Transmitter 1 1,025 SF, Transmitter 2 860 SF, Water Meter Building 408 SF
No. of Floors: 1
Year Built: Transmitter 1 1981, Transmitter 2 1964, Water Meter Building 2004
Year Renovated:
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	1

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered:** Outside of current code/standards

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
INTERIOR																		
Transmitter #2																		
		Overall										Ea.						
		Ceilings (Exposed Timber)		X						No apparent leaking.		Ea.					x	
		Floors (Exposed Concrete)				X				Rust stains and crackings in the floor		Ea.				x		
		Walls (Concrete)			X					Pitted Concrete on walls.		Ea.				x		
		Janitor Closets										Ea.						
		Ceilings (Exposed Timber)		X						No apparent leaking.		Ea.					x	
		Floors (Exposed)		X								Ea.					x	
		Walls			X					Different color paint patches. Paint.		Ea.				x		
		Doors (H.M.)		X								Ea.					x	
SITE																		
Transmitter #2		Concrete		X								Ea.					x	
		Asphalt		X								Ea.					x	
		Landscaping		X								Ea.					x	
EXTERIOR																		
Water Tower																		
		Water Steel Tower		X								Ea.					x	
SITE																		
Site Utilities																		
		Asphalt				X				Crackings in Asphalt.		Ea.				x		
		Gravel/ Landscaping		X								Ea.					x	
EXHAUST EQUIPMENT																		
Transmitter #2	EF-1	Wall Mounted	1st Floor - High Wall			X		20		Inaccessable. Appears older.	1	Ea.			x			
											1	Ea.						
UNIT HEATERS (UH)																		
Transmitter #1	UH-1	Unit Heater	1st Floor		X		Unknown	20		Emerson. Electric. 460V, 3 Ph.	1	Ea.			x			
Transmitter #2	UH-2	Unit Heater	1st Floor					20			1	Ea.				x		
											1	Ea.						

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Service Buildings
Building Area: Transmitter 1 1,025 SF, Transmitter 2 860 SF, Water Meter Building 408 SF
No. of Floors: 1
Year Built: Transmitter 1 1981, Transmitter 2 1964, Water Meter Building 2004
Year Renovated:
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	1

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered:** Outside of current code/standards

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
SPLIT SYSTEMS:																		
											1	Ea.						
Transmitter #1	ACCU-1	Condesning Unit	1st Floor			X	Unkown	20		Trane. 2 HP, 460V, 3 Ph. Appears older.	1	Ea.				x		
											1	Ea.						
DOMESTIC WATER HEATING EQUIPMENT																		
Transmitter #1	DWH-1	Domestic hot water tank - Serves Toilet Room	1st Floor			X	1981	20	-19	State. Eelctric. 6 gal. 120V, 1 Ph. Based on serialnumber assumed 1981.	1	Ea.				x		
											1	Ea.						
PLUMBING FIXTURES																		
Transmitter #1	WC	Water Closet	Toilet Room		X					Floor mounted	1	Ea.				x		
Transmitter #2	WC	Water Closet	Toilet Room			X				Floor mounted	1	Ea.			x			
Transmitter #1	LAV.	Lavatory	Toilet Room		X					Wall Mounted. Single faucet/single handle	1	Ea.				x		
Transmitter #2	LAV.	Lavatory	Toilet Room			X				Wall Mounted. Single faucet/dual handle	1	Ea.			x			
																	$ -	$ -
POWER AND DISTRIBUTION SYSTEM																		
Transmitter #1	MDP	Panelboard	North Wall		x		1981	25 Years	-14 Years	Square D. 480V 800A. M.S.W.	1	Ea.					x	
Transmitter #1	RP-A	Panelboard	North Wall		x		1981	25 Years	-14 Years	Square D, 120/208V 3PH 4W Panel does not hae required working clearance.	1	Ea.	x					
Transmitter #1	LC-A	Load Center	North Wall		x		1981	25 Years	-14 Years	Square D. 120/208V 70A. 2P. M.C.B.	1	Ea.					x	
Transmitter #1	T-A	Transformer	North Wall		x		1981	25 Years	-14 Years	Square D. 480V-120/208V, 30kVA	1	Ea.					x	
Transmitter #1	T-1	Transformer	Outdoor		x		1981	25 Years	-14 Years	480/.277V, 500 kva	1	Ea.				x		
Transmitter #2	T-2	Transformer	Outdoor			x	1964	25 Years	-31 Years	120/208, 225 kva	1	Ea.			x			
Transmitter #2	P.S.	Primary Swich	Outdoor			x	1964	25 Years	-31 Years	8320V	1	Ea.			x			
											1	Ea.						
																	#REF!	#REF!
LIGHTING FIXTURES																		
Transmitter #1		Fluorescent	Interior			x	1981	25 Years	-14 Years		1025	SF					x	
Transmitter #2		H.I.D.	Exterior			x	1981	25 Years	-14 Years		860	SF					x	
FIRE ALARM																		
Transmitter #1		Notification / Initiation	Throughout			x	11981	15 Years	-24 Years		1025	SF					x	
Transmitter #2		Notification / Initiation	Throughout			x	1981	15 Years	-24 Years		860	SF					x	
																		$ -

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Grounds Buildings
Building Area: Grounds Maintenance - 8,400 SF, Grounds Maintenance Storage Bldgs - 1,792, 4,224, 2,772 SF
No. of Floors: 1
Year Built: Grounds Maintenance - 1968, Grounds Maintenance Storage Bldgs - 1984, 2009, 2009
Year Renovated:
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered:** Outside of current code/standards

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
ROOFING																		
Maintenance Building		Metal Roof		X								Ea.					x	
EXTERIOR																		
Maintenance Building		Walls (Metal siding with CMU base)		X								Ea.					x	
		Doors				X				Door frames are corroding at the bottom. Paint.	7	Ea.			x			
		Garage Doors		X								Ea.					x	
		Windows				X				Non-insulated glass does not meet current energy code.		Ea.				x		
		Metal louvers		X								Ea.					x	
INTERIORS																		
Maintenance Building																		
		Overall										Ea.						
		Ceilings (Exposed Steel Structure)		X						Insulation on the under side of ceiling.		Ea.					x	
		Floors (Exposed Concrete)		X								Ea.					x	
		Walls		X						Insulation on the face of wall.		Ea.					x	
		Doors				X				Door frames are corroding at the bottom. Paint.	4	Ea.			x			
		Windows				X				Non-insulated glass does not meet current energy code.		Ea.				x		
		Kitchenette/ Office										Ea.						
		Ceilings (Act 2 x 2)		X								Ea.					x	
		Floors (Exposed)		X								Ea.					x	
		Walls		X								Ea.					x	
		Doors		X							1	Ea.					x	
		Windows		X								Ea.					x	
		Millwork		X								Ea.					x	
		Toilet Rooms										Ea.						
		Ceilings (Act 2 x 2)		X								Ea.					x	
		Floors (Exposed)		X								Ea.					x	
		Walls		X								Ea.					x	
		Doors		X							2	Ea.					x	
		Janitor Closets										Ea.						
		Ceilings (Exposed)			X					Insulation on the ducts not sealed properly.		Ea.			x			
		Floors (Exposed)		X								Ea.					x	
		Walls		X								Ea.					x	
		Doors		X							1	Ea.					x	
		Windows				X				Non-insulated glass does not meet current energy code.		Ea.				x		

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Grounds Buildings
Building Area: Grounds Maintenance - 8,400 SF, Grounds Maintenance Storage Bldgs - 1,792, 4,224, 2,772 SF
No. of Floors: 1
Year Built: Grounds Maintenance - 1968, Grounds Maintenance Storage Bldgs - 1984, 2009, 2009
Year Renovated:
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered:** Outside of current code/standards

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
VERTICAL AND HORIZONTAL TRANSPORTATION																		
Maintenance Building		N / A										Ea.						
ACCESSIBILITY/ADA																		
Maintenance Building		Meets ADA										Ea.						
SITE																		
Maintenance Building		Concrete			X					Cracked and/ or pitted concrete.		Ea.				x		
Maintenance Building		Asphalt				X				Crackings in asphalt.		Ea.				x		
INTERIORS																		
Maintenance Storage Building																		
		Overall										Ea.						
		Ceilings (Exposed Timber and Metal)		X						Insulation on the under side of ceiling.		Ea.					x	
		Floors (Exposed Concrete)			X					Crackings and pitted concrete		Ea.				x		
		Walls		X						Insulation on the face of wall.		Ea.					x	
		Doors			X					Door frames are corroding at the bottom. Paint.		Ea.				x		
VERTICAL AND HORIZONTAL TRANSPORTATION																		
Maintenance Storage Building		N / A										Ea.						
ACCESSIBILITY/ADA																		
Maintenance Storage Building		Meets ADA										Ea.						
SITE																		
Maintenance Storage Building		Concrete			X					Cracked and/ or pitted concrete.		Ea.				x		
Maintenance Storage Building		Asphalt				X				Cracking and surface indention,		Ea.				x		
Maintenance Storage Building		Gravel		X								Ea.					x	
EXHAUST EQUIPMENT																		
Maintenance Building	EF-3	Exhaust Fan	Roof					20		208V	1	Ea.					x	
Maintenance Building	EF-4	Exhaust Fan	Roof					20		208V	1	Ea.					x	
Maintenance Building	EF-5	Exhaust Fan	Roof					20		208V							x	
										208V								

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Grounds Buildings
Building Area: Grounds Maintenance - 8,400 SF, Grounds Maintenance Storage Bldgs - 1,792, 4,224, 2,772 SF
No. of Floors: 1
Year Built: Grounds Maintenance - 1968, Grounds Maintenance Storage Bldgs - 1984, 2009, 2009
Year Renovated:
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered:** Outside of current code/standards

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
UNIT HEATERS (UH)																		
Maintenance Building	UH-1	Unit Heater	1st Floor	X			Assume 2014	20	14	Trane. Electric heat. 101,250 BTU/hr output. 120V, 1 Ph. Based on serial number assumed 2014.	1	Ea.					x	
Maintenance Building	UH-2	Unit Heater	1st Floor	X			Assume 2014	20	14	Trane. Electric heat. 101,250 BTU/hr output. 120V, 1 Ph. Based on serial number assumed 2014. (w/ Disconnect)	1	Ea.					x	
Maintenance Building	UH-3	Unit Heater	1st Floor	X			Assume 2014	20	14	Trane. Electric heat. 101,250 BTU/hr output. 120V, 1 Ph. Based on serial number assumed 2014. (w/ Disconnect)							x	
Maintenance Building	UH-4	Unit Heater	1st Floor	X			Assume 2014	20	14	Trane. Electric heat. 101,250 BTU/hr output. 120V, 1 Ph. Based on serial number assumed 2014. (w/ Disconnect)							x	
											1	Ea.						
SPLIT SYSTEMS:																		
Maintenance Building	HVU-1 (aka ERV-1)	Ventialting unit - Serves Offices	Storge Room	X			Assume 2014	20	14	Inline. 208V. Assume Trane to match ACCU and DDC controls. Up high - unable to confirm info.	1	Ea.					x	
Maintenance Building	ACCU-1	Condensing Unit	Exterior grade	X			2014	20	14	Trane. HFC-410A, 1/8 HP, 208/30V, 1 Ph. (w/ disconnect and service receptacle)							x	
											1	Ea.						
HVAC CONTROLS																		
Maintenance Building	DDC-1	Digital Controls		X			Assume 2014			Trane	1	Ea.					x	
											1	Ea.						
DOMESTIC WATER HEATING EQUIPMENT																		
Maintenance Building	HWH-1	Instananeous Water Heater	1st Floor	X			Unknown	20		Navien. Appears new	1	Ea.					x	
Maintenance Building	AS-1	Air Seperator - Serves EWH-1	1st Floor	X			Unknown	30		Amtrol	1	Ea.					x	
PLUMBING FIXTURES																		
Maintenance Building	GM-1	Gas Meter	Exterior		X		Unknown			Honeywll Digital. Regulator looks recently replaced.	1	Ea.					x	
Maintenance Building	WS-1	Water Shutoff	Garage			X				Assmebly has bucket below to catch water.				x			x	
Maintenance Building	WC	Water Closet	Toilet Rooms		X					Floor mounted	2					x		
Maintenance Building	LAV.	Lavatory	Toilet Rooms		X					Wall mounted. Single faucet/handle combo	2	Ea.				x		
Maintenance Building	UR.	Urinal	Toilet Rooms		X						1	Ea.				x		
Maintenance Building	D.F.	Drinking Fountain	Garage		X					Dual height with bottle filler		Ea.				x		
Maintenance Building	S.S.	Slop (Service) Sink	Garage		X					Floor mounted	1	Ea.				x		
Maintenance Building	1-CS	One Compartment Sink	Garage		X					Plastic tub with single facuet/dual handles						x		
Maintenance Building	H.S.	Kitchen Hand Sink	Break Room		X					Stainless Steel. Single faucet/dual handles		Ea.				x		
Maintenance Building	AC-1	Air Compressor	Garage			X	1967			Furnas motor. 208V (w/ Disconnect). Tank namplete 1967					x			

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ELECTRICAL DISTRIBUTION SYSTEM																		
											1	Ea.						
Maintenance Building	LP-B	Load Center	1st Floor		x		1998	25 Years	3	Square D. 120/208V 3PH 4W.	1	Ea.					x	
Maintenance Building	LP-A	Load Center	1st Floor		x		1998	25 Years	3	Square D 120/208V	1	Ea.					x	
Maintenance Building	MDP-1	Panelboard	1st Floor		x		1998	25 Years	3	Square D. 120/208V 3PH 4W 400A. M.L.O.	1	Ea.					x	
Maintenance Building	MDP-2	Load Center	1st Floor		x		1998	25 Years	3	Square D. 120/208V 3 PH 4W	1	Ea.					x	
Maintenance Storage	LC-MS	Load Center	1st Floor		x		1984	25 Years	-11	Square D. 120/208V 1 PH 3W	1	Ea.					x	
Maintenance Storage Large	LP-A1	Load Center	1st Floor	x			2009	25 Years	14	Square D. 120/208V 3PH 4W 60A. 3P. M.C.B.	1	Ea.					x	
Maintenance Storage	LP-X4	Load Center	1st Floor	x			2009	25 Years	14	Square D. 120/208V 3PH 4W 60A 3 P. M.C.B.	1	Ea.					x	
Maintenance Pavilion	T-MB	Transformer	Outdoor		x		1998	25 Years	3		1	Ea.					x	
											1	Ea.					x	
LIGHTING FIXTURES																		
Mainteance Building		Fluorescent	Office Area	x			2015	25 Years	20	Occupancy sensor control	800	SF					x	
Mainteance Building		LED	Garage Area	x			2015	25 Years	20	Occupancy sensor control	7600	SF					x	
Mainteance Storage		Fluorescent	Throughout		x		1984	25 Years	-11	Timer controlled	1792	SF					x	
Mainteance Storage Large		Fluorescent	Throughout	x			2009	25 Years	14	Timer controlled	4224	SF					x	
Maintenance Storage		Fluorescent	Throughout	x			2009	25 Years	14	Timer controlled	2772	SF					x	
																	x	
FIRE ALARM																		
Maintenance Building		Notification/initiation	Throughout		x		2009	15 years	4 years		8400	SF				x		
Maintenance Storage		Notification/initiation	Throughout		x		1984	16 years	-21 years		1792	SF						
Maintenance Storage Large Eq.		Notification/initiation	Throughout		x		2009	17 years	4 years		4224	SF						
Maintainance Storage Salt		Notification/initiation	Throughout		x		2009	18 years	4 years		2772	SF						
												Total Cost						

DiClemente Siegel Design Inc.
Engineering and Architecture

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College

Delta College Farm
Building Area: House 9,064 SF, Barn 7,900 SF, Shed 1,020 SF, Tool Shed 1,320 SF, Pavilion 960 SF
No. of Floors: 1
Year Built: House 1870, Barn 1881, Shed 1890, Tool Shed 1930, Pavilion 1984
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ROOFING																		
Farm House		Shingles		X						Visual inspection only.							x	
EXTERIOR																		
Farm House																		
		Walls (Wood siding)		X						Chipped out paint in the front porch at the bottom.							x	
		Doors		X													x	
		Garage Doors		X													x	
		Windows		X													x	
		Deck (Wood)		X													x	
		Porch (Brick)		X													x	
INTERIORS																		
Farm House			Lower Level															
		Basement										Ea.						
		Ceilings (Exposed Concrete)		X								Ea.					x	
		Floors (Exposed Concrete)			X					Cracking in floor in old basement areas.		Ea.				x		
		Walls			X					Damage to walls were addition and modifications were made to basement rooms. Cracks in wall at window sill in old basement. New basement looks good.		Ea.				x		
		Doors		X								Ea.					x	
		Windows		X								Ea.					x	

Delta College Facilities Condition Assessment

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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
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Farm House			First Level															
		Overall										Ea.						
		Ceilings (Gyp. Bd.)		X								Ea.					x	
		Floors (Wood - Family, Sun Room)		X								Ea.					x	
		Floors (Carpet - Living, Great, Study Room)		X								Ea.					x	
		Walls		X													x	
		Doors		X								Ea.					x	
		Windows		X								Ea.					x	
		Hall, Corridor, Entry										Ea.						
		Ceilings (Gyp. Bd.)		X								Ea.					x	
		Floors (Wood)		X								Ea.					x	
		Floors (Tile)		X								Ea.					x	
		Walls		X													x	
		Doors		X								Ea.					x	
		Windows		X								Ea.					x	
		Dining Room										Ea.						
		Ceilings (Gyp. Bd.)		X								Ea.					x	
		Floors (Wood)		X								Ea.					x	
		Walls		X													x	
		Doors		X								Ea.					x	
		Windows		X								Ea.					x	
		Millwork		X								Ea.					x	
		Kitchen										Ea.						
		Ceilings (Gyp. Bd.)		X								Ea.					x	
		Floors (Wood)		X								Ea.					x	
		Walls		X													x	
		Doors		X								Ea.					x	
		Windows		X								Ea.					x	
		Millwork		X								Ea.					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Farm
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Year Renovated: House 1999, Garage Addition 2015
Evaluated: First Quarter 2020

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Deficiency Priorities	
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
		Toilets										Ea.						
		Ceilings (Gyp. Bd.)		X								Ea.					x	
		Floors (Wood)		X								Ea.					x	
		Walls		X													x	
		Doors		X								Ea.					x	
		Millwork		X								Ea.					x	
		Garage										Ea.						
		Ceilings (Gyp. Bd.)		X								Ea.					x	
		Floors (Exposed Concrete)		X								Ea.					x	
		Walls		X													x	
		Doors		X								Ea.					x	
Farm House																		
		Family Room, Study Room										Ea.						
		Ceilings (Gyp. Bd.)		X								Ea.					x	
		Floors (Carpet)		X								Ea.					x	
		Walls		X													x	
		Doors		X								Ea.					x	
		Windows		X								Ea.					x	
		Bedrooms										Ea.						
		Ceilings (Gyp. Bd.)		X								Ea.					x	
		Floors (Carpet)		X								Ea.					x	
		Walls		X													x	
		Doors		X								Ea.					x	
		Windows		X								Ea.					x	
		Toilets										Ea.						
		Ceilings (VCT)		X								Ea.					x	
		Floors (Carpet)		X								Ea.					x	
		Walls		X													x	
		Doors		X								Ea.					x	
		Millwork		X								Ea.					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College

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Year Renovated: House 1999, Garage Addition 2015
Evaluated: First Quarter 2020

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VERTICAL AND HORIZONTAL TRANSPORTATION																		
Farm House		Stairs (Wood)		X						Meet residential code.	1	Ea.					x	
ACCESSIBILITY/ADA																		
Farm House		Wheelchair lift to first floor.		X						Operational		Ea.					x	
SITE																		
Farm House		Asphalt				X				Cracking in asphalt near garage doors.						x		
Farm House		Concrete		X								Ea.					x	
Farm House		Gravel and Landscaping		X													x	
ROOFING																		
Farm House Pavilion		Shingles			X					Flashing around perimeter is loose/ bent. Gutters recommended.						x		
EXTERIOR																		
Farm House Pavilion																		
		Ceilings (Exposed)		X								Ea.					x	
		Floors (Exposed Concrete)		X								Ea.					x	
		Heavy Timber Wood Structure		X								Ea.					x	
		Wood siding			X					Panels are fraying and require paint.		Ea.				x		
ROOFING																		
Farm House Barn		Shingles				X				Visual inspection only.						x		
EXTERIOR																		
Farm House Barn																		
		Walls (Wood planks with CMU base, Conc., Stone)				X				Broken wood planks and holes/ cracking in base. Paint.					x			
		Doors				X				Most doors are operable but recommend doors to be replaced with new tracks, doors, and hinges.						x		
		Windows				X				Broken glass panes					x			
INTERIORS																		
Farm House Barn																		
		Ceilings (Heavy timber)		X								Ea.					x	
		Floors (Exposed Concrete and Wood)		X								Ea.					x	
		Walls (Heavy timber wood structure)		X								Ea.					x	

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VERTICAL AND HORIZONTAL TRANSPORTATION																		
Farm House Barn		N / A										Ea.						
ACCESSIBILITY/ADA																		
Farm House Barn		N / A										Ea.						
SITE																		
Farm House Barn		Landscaping		X													x	
Farm House Barn		Asphalt		X													x	
ROOFING																		
Farm House Shed		Shingles			X					Fascia around perimeter is loose and warping.							x	
EXTERIOR																		
Farm House Shed																		
		Walls (cmu/ wood siding)		X								Ea.					x	
		Doors (Wood)				X				Doors and hardware to be replaced.		Ea.			x			
		Windows		X						Non-insulated but not a conditioned space.		Ea.					x	
INTERIORS																		
Farm House Shed			First Floor															
		Ceilings (Exposed Structure)		X								Ea.					x	
		Floors (Exposed Concrete)				X				Crackings in floor and stained.		Ea.				x		
		Walls (CMU and masonry)				X				Damaged and broken walls.		Ea.				x		
		Doors (Wood)				X				Operable doors but recommended to be replaced.		Ea.				x		

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Farm House Shed			Second Level															
		Ceilings (Exposed timber structure)		X								Ea.					x	
		Floors (Wood)				X				Floor warped with loose planks.		Ea.				x		
		Windows		X						Non-insulated but not a conditioned space.		Ea.					x	
VERTICAL AND HORIZONTAL TRANSPORTATION																		
Farm House Shed		Stairs (Wood)				X				No handrails. Hatch at second level.	1	Ea.			x			
ACCESSIBILITY/ADA																		
Farm House Shed		N / A								Is not required to be accessible.		Ea.						
SITE																		
Farm House Shed		Grass		X													x	
Farm House Shed		Asphalt			X					Cracking.						x		
ROOFING																		
Farm House Tool Shed		Metal				X				Structure appears to be in good condition. Panels are warped and rusted.						x		
EXTERIOR																		
Farm House Tool Shed																		
		Walls (Metal panels and Concrete base)				X				Warped and rusted. Base is broken and cracked.		Ea.				x		
		Doors (metal)				X				Operable but recommended to be replaced with new doors and track.		Ea.				x		
INTERIORS																		
Farm House Tool Shed			First Level															
		Overall										Ea.						
		Ceilings (Exposed timber structure)		X								Ea.					x	
		Walls (Exposed timber structure)		X								Ea.					x	
		Floors (Gravel)		X								Ea.					x	
VERTICAL AND HORIZONTAL TRANSPORTATION																		
Farm House Tool Shed		N / A										Ea.						

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Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered:** Outside of current code/standards

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
ACCESSIBILITY/ADA																		
Farm House Tool Shed		N / A										Ea.						
SITE																		
Farm House Tool Shed		Grass		X													x	
AIR HANDLING UNITS																		
N/A											1	Ea.						
											1	Ea.						
EXHAUST EQUIPMENT																		
N/A											1	Ea.						
											1	Ea.						
CHILLED WATER EQUIPMENT																		
N/A											1	Ea.						
											1	Ea.						
HOT WATER HEATING EQUIPMENT																		
N/A											1	Ea.						
											1	Ea.						
EXTRANCE CABINET UNIT HEATERS																		
N/A											1	Ea						
											1	Ea.						
UNIT HEATERS (UH)																		
Farmhouse	UH-1	Unit Heater	Garage		X		2005	20	5	Resznor. Electric. Digital Stat in garage. 115V, 1 Ph.	1	Ea.						
											1	Ea.						
UNIT VENTILATOR (HOT WATER / DX)																		
N/A											1	Ea.						
											1	Ea.						
ENERGY RECOVERY UNIT (ERU)																		
N/A											1	Ea.						
											1	Ea.						

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Farm
Building Area: House 9,064 SF, Barn 7,900 SF, Shed 1,020 SF, Tool Shed 1,320 SF, Pavilion 960 SF
No. of Floors: 1
Year Built: House 1870, Barn 1881, Shed 1890, Tool Shed 1930, Pavilion 1984
Year Renovated: House 1999, Garage Addition 2015
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
SPLIT SYSTEMS:																		
Farmhouse	FN-1	Furnace	Basement	X			Assume 2018	18	16	Byant. 2 Stage ECM. Based on the serial number, assumed 2018.	1	Ea.					x	
Farmhouse	FN-2	Furnace	Basement	X			Assume 2017	18	15	Byant. 2 Stage ECM. Based on the serial number, assumed 2017.	1	Ea.					x	
Farmhouse	ACCU-1	Condensing Unit	Exterior			X	Assume 1999	20	-1	ArcoAire. 1/5 HP, 208/230V, 1 Ph. Based on the serial number, assumed 1999.	1	Ea.			x			
Farmhouse	ACCU-2	Condensing Unit	Exterior	X			Assume 2018	20	16	Bryant. R-410A, 1/3 HP, 220-410V, 3 Ph.	1	Ea.					x	
Farmhouse	ACCU-3	Air Conditioner	Basement	X			2017	20	15	GE. Moble air conditioning unit. R-410A, 115V, 1 Ph.	1	Ea.					x	
HVAC CONTROLS																		
Farmhouse	DDC-1	Digital Controls	First Floor	X			Assume 2017			Bryant Digital Controls	1	Ea.					x	
											1	Ea.						
DOMESTIC WATER HEATING EQUIPMENT																		
Farmhouse	DWH-1	Domestic Water Heater	Basement		X		Unknown	20		Natural Gas. Tank covered with insulation - tank information inaccessable. Appears to be approx 91 gal.	1	Ea.				x		
											1	Ea.						
PLUMBING FIXTURES																		
Farmhouse	WM-1	Water Meter	Baesment		X		Unknown			Sensus. Analog.	1	Ea.				x		
Farmhouse	GM-1	Gas Meter	Exterior		X		Unknown			Metris. Consumers Energy. Analog. Moisture inside cover plate and mold growing on meter.	1	Ea.				x		
Farmhouse	WC	Water Closet	1st/2nd Floor		X						4	Ea.				x		
Farmhouse	LAV.	Lavatory	1st/2nd Floor		X						3	Ea.				x		
Farmhouse	1-CS	One Compartment Sink			X					Ceramic with single faucet/dual levers	1	Ea.				x		
Farmhouse	2-CS	Two Compartment Sink	Kitchen		X					Plastic with bucket pump and single faucet/dual levers	1	Ea.			x			
Farmhouse	2-CS	Two Compartment Sink	Basement		X					Ceramic with single faucet/dual levers	1	Ea.				x		
Farmhouse	SH-T	Shower/Tub Combo Unit			X					W/ glass doors	1	Ea.				x		
Farmhouse	SH	Shower			X					W/ glass doors	1	Ea.				x		
																	$ -	$ -
SUMP PUMP																		
Farmhouse	SP-1	Sump Pump	Basement				Unknown	10		Switch Mate Pump 120V	1	Ea.				x		
Farmhouse	SP-2	Sump Pump	Basement				Unknown	10		Goulds with Simplex Controls and rotary disconnect	1	Ea.				x		

Delta College Facilities Condition Assessment

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Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered:** Outside of current code/standards

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
POWER AND DISTRIBUTION																		
Farmhouse	LP-A	Panelboard	Basement				2001	25 Years	6	Square D. 120/2 1 PH. 3W. 200A. 2P. M.C.S	1	Ea.					x	
Farmhouse	LP-B	Panelboard	Basement				2001	25 Years	6	Square D. 120/2 1 PH. 3W. 100A. M.L.O.	1	Ea.					x	
Farmhouse	LP-C	Panelboard	Basement				2001	25 Years	6	Square D. 120/2 1 PH. 3W. 100A. M.L.O.	1	Ea.					x	
Farmhouse	LP-D	Load Center	Garage				2001	25 Years	6	Square D. 120/2 1 PH 3W. 100A. 2P. M.C.B.	1	Ea.					x	
Farmhouse Shed	LC-S	Load Center	Brick Shed			X		25 Years		Square D. 120/2 1 PH. 3W. 60A. M.L.O.	1	Ea.				x		
LIGHTING FIXTURES																		
Farmhouse		Incandescent	Throughout				2001	25 Years	6 Years	Residential Lighting		SF					x	
Farmhouse		Flourescent	Basement				2001	25 Years	6 Years	Strip Fixtures		SF					x	
Farmhouse Shed		Incandescent	Throughout					25 Years		Porcelain Keyless Lamp Outlets	1020	SF					x	
Farmhouse Tool Shed		Incandescent	Throughout					25 Years		Porcelain Keyless Lamp Outlets	1320	SF					x	
Farmhouse Pavilion		Incandescent	Throughout				1984	25 Years		Porcelain Keyless Lap Outlets and Floods	960	SF					x	
Farmhouse Barn		Incandescent	Throughout					25 Years		Porcelain Keyless Lamp Outlets	7900	SF					x	
FIRE ALARM																		
Farmhouse		Notification / Invitation	Throughout				2001	15 Years			9100	SF					x	
Farmhouse Shed		Notification / Invitation	Throughout					15 Years			1020	SF					x	
Farmhouse Tool Shed		Notification / Invitation	Throughout					15 Years			1320	SF					x	
Farmhouse Pavilion		Notification / Invitation	Throughout				1984	15 Years			960	SF					x	
Farmhouse Barn		Notification / Invitation	Throughout					15 Years			7900	SF					x	

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Planetarium & Science Center
Building Area: 39,204 SF
No. of Floors: 3
Year Built: 1996
Year Renovated: None
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
ROOFING																		
					x							Ea.						
EXTERIOR ELEMENTS																		
					x							Ea.						
INTERIORS																		
					x							Ea.						
VERTICAL AND HORIZONTAL TRANSPORTATION																		
					x							Ea.						
ACCESSIBILITY/ADA																		
					x							Ea.						
SITE																		
					x							Ea.						
AIR HANDLING UNITS																		
Lower Level	AHU-1	Modular Air handling unit	Lower level mechanical room		X		1995	24	-1	Trane, modular, chilled water, hot water, Designed as 10000 CFM, 369 MBH cooling, 165 MBH heating, 15 hp, 460 V, 3ph. Assosiciated with RF-1	1	Ea.				x		
Lower Level	AHU-2	Modular Air handling unit	Lower level mechanical room		X		1995	24	-1	Trane, modular, chilled water, hot water, Designed as 17500 CFM, 681 MBH cooling, 284 MBH heating, 25 hp, 460 V, 3ph. Associated with RF-2	1	Ea.				x		
Lower Level	AHU-3	Modular Air handling unit	Lower level mechanical room		X		1995	24	-1	Trane, modular, chilled water, hot water, Designed as 21500 CFM, 864 MBH cooling, 465 MBH heating, 40 hp, 460 V, 3ph. Associated with RF-3	1	Ea.				x		
Lower Level	RF-1	Modular Air handling unit	Lower level mechanical room		X		1995	20	-5	Greenheck, Designed as 9500 CFM, 7.5 hp, 460 V, 3ph. Assosiciated with AHU-1						x		
Lower Level	RF-2	Modular Air handling unit	Lower level mechanical room		X		1995	20	-5	Greenheck, Designed as 16500 CFM, 10 hp, 460 V, 3ph. Assosiciated with AHU-2						x		
Lower Level	RF-3	Modular Air handling unit	Lower level mechanical room		X		1995	20	-5	Greenheck, Designed as 20000 CFM, 15 hp, 460 V, 3ph. Assosiciated with AHU-3						x		
Lower Level	HV-1	Heating and ventilation unit	Lower level mechanical room		X		1995	20	-5	Trane, modular, heating only, Designed as 2000 CFM, 120 MBH heating, 5 hp, 460 V, 3ph.	1	Ea.				x		
Lower Level	HV-2	Heating and ventilation unit	Lower level mechanical room		X		1995	20	-5	Trane, modular, heating only, Designed as 2000 CFM, 120 MBH heating, 5 hp, 460 V, 3ph.	1	Ea.				x		
Lower Level	FCU-1	Fan coil unit	Lower level mechanical room		X		assume 1995	20	-5	Designed as McQuay, Heating, and cooling, 700 cfm, 26.2 MBH cooling, 56 MBH heating, 1/2 hp, 460 V, 3ph	1	Ea.				x		
Lower Level	FCU-2	Fan coil unit	Lower level mechanical room		X		assume 1995	20	-5	Designed as McQuay, Heating only, 600 cfm, 45 MBH heating, 1/2 hp, 460 V, 3ph	1	Ea.				x		

Delta College Planetarium & Science Center
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Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
EXHAUST EQUIPMENT																		
Roof	EF-1	Exhaust fan, Servers toilet room	Roof		X		1995	20	-5	Designed as Greenheck, 950 CFM, 1/2 hp, 460 V, 3ph	1	Ea.				x		
Roof	EF-2	Exhaust fan, Servers toilet room	Roof		X		1995	20	-5	Designed as Greenheck, 1100 CFM, 1/2 hp, 460 V, 3ph	1	Ea.				x		
Lower Level	EF-3	Exhaust fan, inline fan	Lower level mechanical room		X		1995	20	-5	Greenheck, Designed as 4500 CFM, 3 hp, 460 V, 3ph	1	Ea.				x		
Lower Level	EF-4	Exhaust fan, propeller wall fan	Lower level mechanical room		X		1996	20	-4	Greenheck, Designed as 4700 CFM, 3/4 hp, 460 V, 3ph	1	Ea.				x		
CHILLED WATER EQUIPMENT																		
On grade outside	CH-1	Chiller	Outside on grade		X		1995	20	-5	Trane, designed as, 162 tons, 440 gpm, 460 V, 3ph	1	Ea.				x		
Lower level	CHWP-1	Chilled water pump	Lower level mechanical room		X		1995	20	-5	Bell and gosset, 440 gpm, 140ft head, 25 hp, 460 V, 3ph	1	Ea.				x		
Lower level	GP-1	Glycol pump	Lower level mechanical room		X		1995	20	-5	MagneTek motor, 3/4 hp, 460 V, 3ph	1	Ea.				x		
											1	Ea.						
HOT WATER HEATING EQUIPMENT																		
Lower level	B-1	Boiler	Lower level mechanical room		X		1995	20	-5	Universal Energy Corporation, 2680000 btu/hr output. Burner PowerFlame, 1-1/2hp, 460 V, 3ph	1	Ea.				x		
Lower level	PHWP-1	Primary heating hot water pump	Lower level mechanical room		X		1995	20	-5	Bell and gossett, 240 gpm, 50 ft head, 5 hp, 460 V, 3ph	1	Ea.			x			
Lower level	SHWP-1	Secondary heating hot water pump	Lower level mechanical room		X		1995	15	-10	Designed as Bell and gossett, 130 GPM, 85 ft head, 7-1/2 hp, 460 V, 3ph	1	Ea.			x			
Lower level	SHWP-2	Secondary heating hot water pump	Lower level mechanical room		X		1995	15	-10	Designed as Bell and gossett, 100 GPM, 60 ft head, 5 hp, 460 V, 3ph	1	Ea.			x			
Lower level	CCP-1	Coil circulation pump - Serves AHU-1	Lower level mechanical room		X		1995	15	-10	Bell and gossett, 26 gpm, 25 ft head, 3/4 hp, 460 V, 3ph	1	Ea.				x		
Lower level	CCP-2	Coil circulation pump - Serves AHU-2	Lower level mechanical room		X		1995	15	-10	Bell and gossett, Designed as 20 gpm, 25 ft head, 3/4 hp, 460 V, 3ph	1	Ea.				x		
Lower level	CCP-3	Coil circulation pump - Serves AHU-3	Lower level mechanical room		X		1995	15	-10	Bell and gossett, Designed as 36 gpm, 25 ft head, 3/4 hp, 460 V, 3ph	1	Ea.			x			
EXTRANCE CABINET UNIT HEATERS																		
First floor	CUH-1	Cabinet unit heater wall mounted	Stair #3		X		assume 1995	20	-5	Designed as Sterling, 20.4 mbh, 2 gpm, 380 CFM, 1/10 hp, 115 V, 1ph	1	Ea				x		
First floor	CUH-2	Cabinet unit heater ceiling recessed	Stair #2		X		assume 1995	20	-5	Designed as Sterling, 20.4 mbh, 2 gpm, 380 CFM, 1/10 hp, 115 V, 1ph	1	Ea				x		
											1	Ea.						
UNIT HEATERS (UH)																		
First floor	UH-1	Unit heater	receiving and storage		X		1995	20	-5		1	Ea.				x		
First floor	UH-2	Unit heater	receiving and storage		X		1995	20	-5		1	Ea.				x		
Lower level	UH-3	Unit heater	Lower level mechanical room		X		1995	20	-5		1	Ea.				x		
Lower level	UH-4	Unit heater	Lower level mechanical room		X		1995	20	-5		1	Ea.				x		
											1	Ea.						

Delta College Facilities Condition Assessment

DSD Project No. 20-0501.00

Delta College Planetarium & Science Center
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				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
UNIT VENTILATOR (HOT WATER / DX)																		
	N/A										1	Ea.						
ENERGY RECOVERY UNIT (ERU)																		
	N/A										1	Ea.						
SPLIT SYSTEMS: ERV + AC																		
First floor	CC-1	Condensing unit	Headend room	X			ASSUME 2017	20	17		1	Ea.					x	
On grade outside	AC-1	Air conditioner	Outside on grade	X			2017	20	17		1	Ea.					x	
SPECIALTY SYSTEMS																		
Lower level	COMP-1	Air compressor	Lower level mechanical room		X		assum 1995	20	-5		1	Ea.			x			
Lower level	CP-1	Condensate Pump	Kitchen		X		1995	15	-10		1	Ea.				x		
HVAC CONTROLS																		
	DDC-1										1	Ea.					x	
DOMESTIC WATER HEATING EQUIPMENT																		
	DWH-1	Domestic water heater	Lower level mechanical room		X		2008	20	8	Bradford white. Natural gas, 76 mbh input, 75 gal.	1	Ea.					x	
	DHWC-1	Domestic hot water circulation pump	Lower level mechanical room		X		assume 2008	20	8		1	Ea.					x	
PLUMBING FIXTURES																		
												Ea.						

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ELECTRICAL DISTRIBUTION SYSTEM																		
Planetarium	MCC-2	Panelboard	Room B101		X		1995	25 Years	0	Square D. 480V 3PH 3W 600A. M.L.O.	1	Ea.					x	
Planetarium	MCC-1	Panelboard	Room B103		X		1995	25 Years	0	Square D. 480V 3PH 3W 600A. M.L.O.	1	Ea.					x	
Planetarium	RP-4	Panelboard	Room B102		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	
Planetarium	DP-1	Panelboard	Room B102		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 800A. 3P. M.C.B.	1	Ea.					x	
Planetarium	T-2	Transformer	Room B102		X		1995	25 Years	0	Square D. 112.5KVA 480V-120/208V	1	Ea.					x	
Planetarium	T-1	Transformer	Room B102		X		1995	25 Years	0	Square D. 225KVA 480V-120/208V	1	Ea.					x	
Planetarium	DP-2	Panelboard	Room B102		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 400A. 3P. M.C.B.	1	Ea.					x	
Planetarium	SUB-1	Substation	Room B102		X		1995	25 Years	0	Square D. 750KVA 480/277V	1	Ea.					x	
Planetarium	ATS-EL	ATS	Room B102		X		1998	25 Years	2	Cummins	1	Ea.					x	
Planetarium	AT-EM	ATS	Room B103		X		1998	25 Years	2	Cummins	1	Ea.					x	
Planetarium	PNL-EL	Panelboard	Room B104		X		1998	25 Years	2	Square D. 480/277V 3PH 4W 40A. 3P. M.C.B.	1	Ea.					x	
Planetarium	PNL-EMDP	Panelboard	Room B105		X		1998	25 Years	2	Square D. 480/277V 3PH 4W 40A. 3P. M.C.B.	1	Ea.					x	
Planetarium	PNL-EM	Panelboard	Room B106		X		1998	25 Years	2	Square D. 120/208V 3PH 4W 60A. 3P. M.C.B.	1	Ea.					x	
Planetarium	IT-1	Panelboard	Room 106		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 200A. M.L.O.	1	Ea.					x	
Planetarium	RP-1	Panelboard	Room 106		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	
Planetarium	LP-1	Panelboard	Room 106		X		1995	25 Years	0	Square D. 480/277V 3PH 4W 100A. M.L.O.	1	Ea.					x	
Planetarium	IT-2	Panelboard	Room 117		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 100A. M.L.O.	1	Ea.					x	
Planetarium	RP-2	Panelboard	Room 117		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 225A. M.L.O.	1	Ea.					x	
Planetarium	PNL-ELROOF	Panelboard			X		1995	25 Years	0	Square D. 120/208V 3PH M.C.B.	1	Ea.					x	
Planetarium	RP-6	Panelboard	Room 130		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 100A. M.L.O.	1	Ea.					x	
Planetarium	DDP	Panelboard	Room 131		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 300A. 3P. M.C.B.	1	Ea.					x	
Planetarium	DP-3	Panelboard	Room 131		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 400A. M.C.B.	1	Ea.					x	
Planetarium	IT-4	Panelboard	Room 200		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 100A. M.L.O.	1	Ea.					x	
Planetarium	LP-3	Panelboard	Room 200		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 100A. M.L.O.	1	Ea.					x	
Planetarium	IT-3	Panelboard	Room 208A		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 200A. M.L.O.	1	Ea.					x	
Planetarium	RP-3	Panelboard	Room 208A		X		1995	25 Years	0	Square D. 120/208V 3PH 4W .	11	Ea.					x	
Planetarium	LP-2	Panelboard	Room 208A		X		1995	25 Years	0	Square D. 480/277V 3PH 4W 100A. M.L.O.	1	Ea.					x	
Planetarium	RP-5	Panelboard	Room 131		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 200A. M.L.O.	1	Ea.					x	
Planetarium	RP-7	Panelboard	Room 130		X		1995	25 Years	0	Square D. 120/208V 3PH 4W 60A. 3P. M.C.B.	1	Ea.					x	

Delta College Planetarium & Science Center
Building Area: 39,204 SF
No. of Floors: 3
Year Built: 1996
Year Renovated: None
Evaluated: First Quarter 2020

Condition	
State	Condition Description
Good	Within the first half of its life and in good condition - no reported issues or concerns and no repairs needed
Fair	In the second half of its life. Minor repairs needed or higher than routine maintenance required
Poor	Beyond normal service life AND extremely worn, damaged or not functional requiring high maintenance and repairs

Deficiency Priorities	
Priority 1	**Current Critical:** Safety hazard, accelerated detrioration, potential life safety
Priority 2	**Potential Critical:** Problem Avoidance
Priority 3	**Necessary - Not Yet Critical:** Predictable deterioration
Priority 4	**Recommended:** Sensible or program oriented
Priority 5	**Grandfathered:** Outside of current code/standards

Area (Floor/Wing)	Tag	Item/Description	Location	Condition			Approx year installed	Industry Standard Life	Est. Remaining ServiceLife (as of 2020)	Remarks	Qty	Unit	Deficiency Priorities					Deficiency Category
				Good	Fair	Poor							Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
LIGHTING FIXTURES																		
		Corridor Lighting																
		Classroom Lighting																
		Office Lighting																
		Mechanical/Electrical Rooms																
		Media Center Lighting																
		Gymnasium Lighting																
		Cafetorium/Auditorium Lighting																
Planetarium		Fluorescent	Throughout		X		1995	25	0		1	lot						
FIRE ALARM																		
		Corridor Lighting																
		Classroom Lighting																
		Office Lighting																
		Mechanical/Electrical Rooms																
		Media Center Lighting																
		Gymnasium Lighting																
		Cafetorium/Auditorium Lighting																
Planetarium		Notification/annunciation	Throughout		X		1995	15	-10		1	lot						

DELTA COLLEGE

FACILITIES CONDITION ASSESSMENT

1961 DELTA ROAD

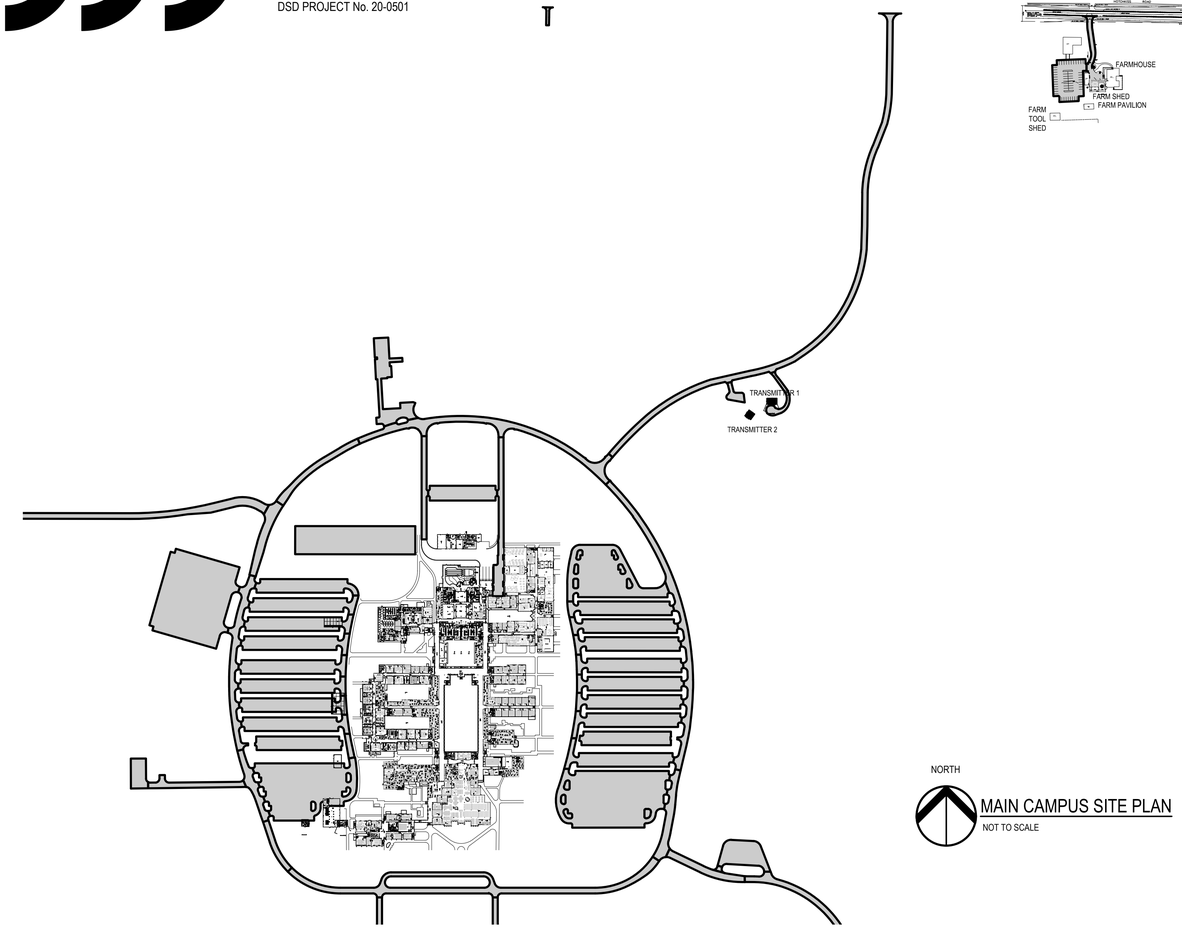
UNIVERSITY CENTER MICHIGAN 48710

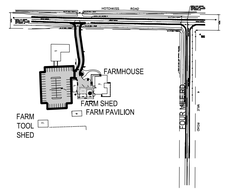
DiCLEMENTE SIEGEL DESIGN INC.

28105 GREENFIELD ROAD
SOUTHFIELD, MICHIGAN 48076-3046

DSD PROJECT No. 20-0501

ENGINEERING AND ARCHITECTURE





NORTH

MAIN CAMPUS SITE PLAN

NOT TO SCALE

G-001 COVER SHEET

ARCHITECTURAL INDEX

SHEET	DESCRIPTION
MAIN CAMPUS	
A-001	LOWER LEVEL PHASING PLAN
A-002	FIRST FLOOR PHASING PLAN
A-003	SECOND FLOOR PHASING PLAN
A-004	THIRD FLOOR PHASING PLAN
A-005	ROOF PHASING PLAN
A-011	LOWER LEVEL COMPOSITE EGRESS PLAN
A-012	FIRST FLOOR COMPOSITE EGRESS PLAN
A-013	SECOND FLOOR COMPOSITE EGRESS PLAN
A-100	MAIN CAMPUS ARCHITECTURAL SITE PLAN
A-101	MAIN CAMPUS COMPOSITE LOWER LEVEL PLAN
A-102	MAIN CAMPUS FIRST FLOOR COMPOSITE PLAN
A-103	MAIN CAMPUS SECOND FLOOR COMPOSITE PLAN
A-104	MAIN CAMPUS THIRD FLOOR COMPOSITE PLAN
A-121	MAIN CAMPUS COMPOSITE ROOF PLAN
SERVICE/UTILITY BUILDING	
A-101	COMPOSITE FIRST FLOOR ARCHITECTURAL PLAN
GROUNDS/MAINTENANCE BUILDING	
A-101	COMPOSITE FIRST FLOOR ARCHITECTURAL PLAN
FARM BUILDINGS	
A-101	COMPOSITE SITE ARCHITECTURAL PLAN
A-102	COMP9OSITE BASEMENT ARCHITECTURAL PLAN
A-103	COMPOSITE FIRST FLOOR ARCHITECTURAL PLAN
A-104	COMPOSITE SECOND FLOOR ARCHITECTURAL PLAN
PLANETARIUM	
A-001	BASEMENT AND FIRST FLOOR ARCHITECTURAL PLANS
A-002	SECOND FLOOR AND ROOF ARCHITECTURAL PLANS

MECHANICAL SHEET INDEX

SHEET	DESCRIPTION
M-001	GENERAL MECHANICAL INFORMATION
MAIN CAMPUS	
M-101	PARTIAL LOWER LEVEL MECHANICAL PLAN
M-102	PARTIAL LOWER LEVEL MECHANICAL PLAN
M-103	PARTIAL FIRST FLOOR MECHANICAL PLAN
M-104	PARTIAL FIRST FLOOR MECHANICAL PLAN
M-105	SECOND AND THIRD FLOOR MECHANICAL PLANS
M-106	ROOF MECHANICAL PLAN
M-600	LOWER LEVEL AIR HANDLING UNIT ZONE PLAN
M-601	FIRST FLOOR AIR HANDLING UNIT ZONE PLAN
M-602	SECOND FLOOR AIR HANDLING UNIT ZONE PLAN
M-603	BOILER ROOM SECTION DIAGRAM
M-604	STEAM AND CONDENSATE BUILDING DIAGRAM
M-605	STEAM AND CONDENSATE BOILER DIAGRAM
M-606	CHILLED WATER SYSTEM BUILDING DIAGRAM
M-607	CHILLED WATER/ICE STORAGE PIPING SCHEMATIC
M-608	CHILLED WATER PIPING DIAGRAM
SERVICE/UTILITY BUILDING	
M-101	FIRST FLOOR MECHANICAL PLAN
GROUNDS/MAINTENANCE	
M-101	FIRST FLOOR MECHANICAL PLAN
FARM BUILDINGS	
M-101	BASEMENT MECHANICAL PLAN
M-102	FIRST FLOOR MECHANICAL PLAN
M-103	SECOND FLOOR MECHANICAL PLAN
PLANETARIUM	
M-001	BASEMENT AND FIRST FLOOR MECHANICAL PLANS
M-002	SECOND FLOOR AND ROOF MECHANICAL PLANS

ELECTRICAL SHEET INDEX

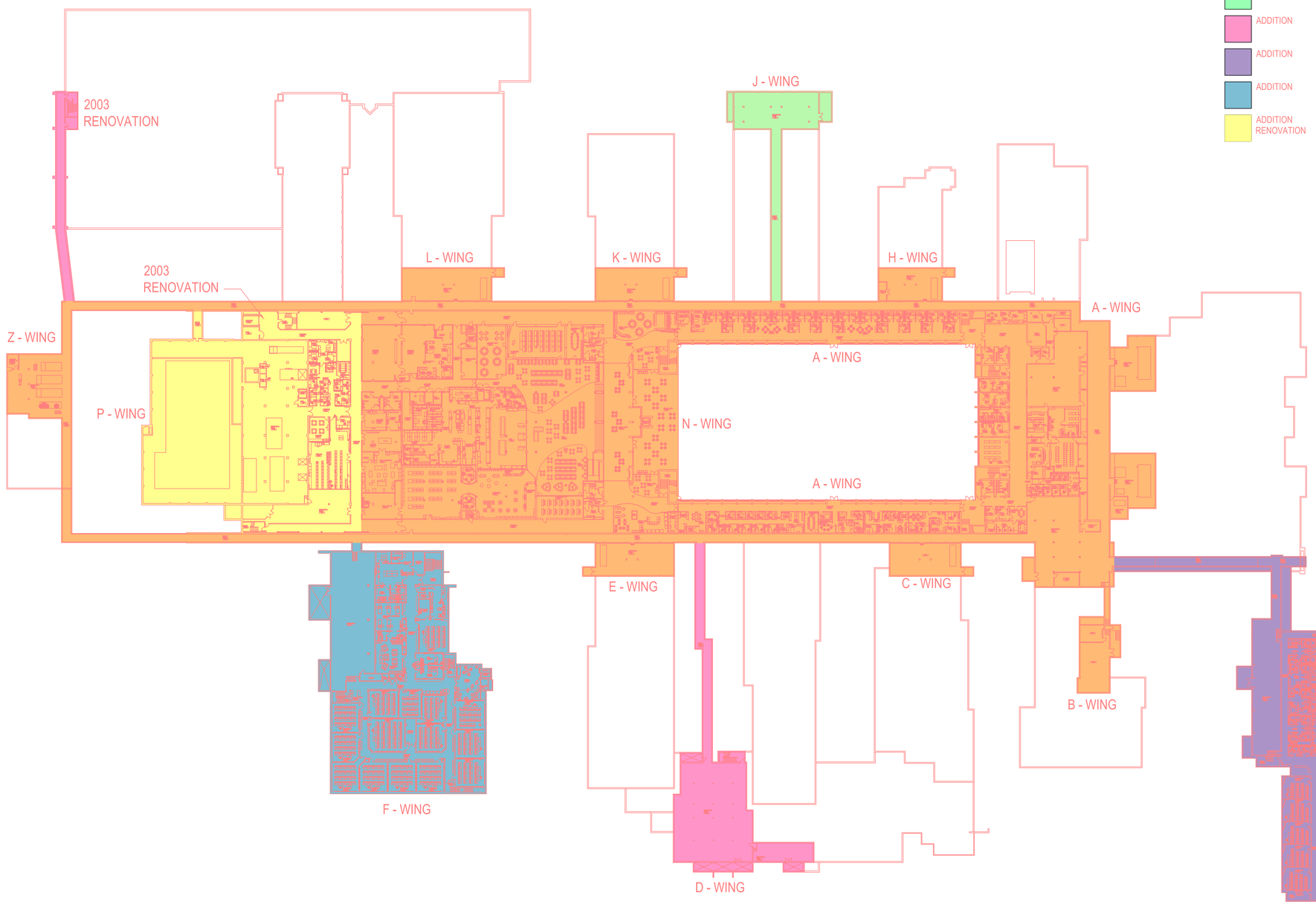
SHEET	DESCRIPTION
E-001	ELECTRICAL GENERAL INFORMATION
MAIN CAMPUS	
E-011	COMPOSITE LOWER LEVEL ELECTRICAL PLAN
E-012	COMPOSITE FIRST FLOOR ELECTRICAL PLAN
E-013	COMPOSITE SECOND & THIRD FLOORS ELECTRICAL PLANS
E-101	PARTIAL LOWER LEVEL ELECTRCAL PLAN
E-102	PARTIAL LOWER LEVEL ELECTRICAL PLAN
E-103	PARTIAL FIRST FLOOR ELECTRICAL PLAN
E-104	PARTIAL FIRST FLOOR ELECTRICAL PLAN
E-105	SECOND AND THIRD FLOORS ELECTRICAL PLANS
SERVICE/UTILITY BUILDING	
E-101	FIRST FLOOR ELECTRICAL PLAN
GROUNDS/MAINTENANCE	
E-101	FIRST FLOOR MECHANICAL PLAN
FARM BUILDINGS	
E-101	ELECTRICAL SITE PLAN
E-102	BASEMENT ELECTRICAL PLAN
E-103	FIRST FLOOR ELECTRICAL PLAN
E-104	SECOND FLOOR ELECTRICAL PLAN
PLANETARIUM	
E-001	PLANETARIUM BASEMENT & FIRST FLOOR ELECTRICAL PLANS
E-002	PLANETARIUM SECOND FLOOR ELECTRICAL PLAN

NOT FOR CONSTRUCTION

DO NOT USE FOR BIDDING, CONSTRUCTION, OR ORDERING OF MATERIALS.

SHEET: G-001
ACADFILE: G-001
ISSUED FOR: FINAL
DATE: 9/30/20

XREF: 20-0501-TB
XREF: 20-0501-AFPLL
XREF: 20-0501-ASI



ORIGINAL CONSTRUCTION RENOVATION	1961 -
ADDITION	1962
ADDITION	1968
ADDITION	1972
ADDITION	1978
ADDITION RENOVATION	1979 -

ARCHITECTURAL INDEX

NORTH

LOWER LEVEL PHASING PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

Celebrating 50 Years

Since 1969

DiClemente Siegel Design Inc.

ARCHITECTURE & ENGINEERING

28105 Greenfield Rd Southfield, MI 48076-3046
248.569.1430 Fax: 248.569.0096
Website: www.dsdonline.com

Delta College

A/E SEAL

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DELTA COLLEGE

FACILITIES CONDITION ASSESSMENT

UNIVERSITY CENTER, MICHIGAN

DATE	ISSUED FOR:
03/20/20	OWNER PROGRESS REVIEW
9/30/20	FINAL

DESIGNER:	DA
MODELLER:	DA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A001.DWG
PROJECT No.	20-0501.00

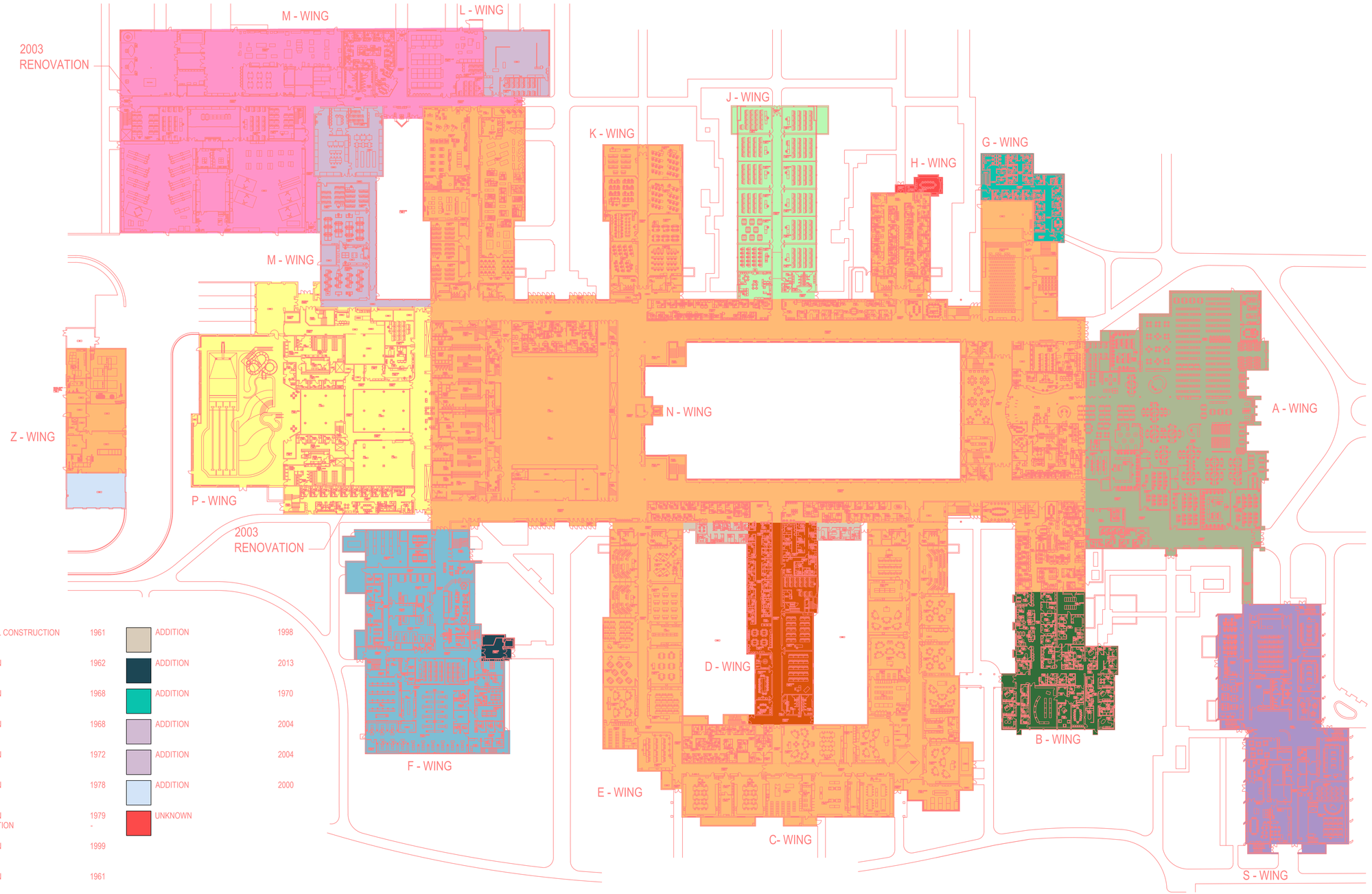
SHEET TITLE

MAIN CAMPUS
LOWER LEVEL
PHASING PLAN

SHEET NUMBER

A-001

XREF: 20-0501-TB
XREF: 20-0501-AFP1



ORIGINAL CONSTRUCTION	1961	ADDITION	1998
ADDITION	1962	ADDITION	2013
ADDITION	1968	ADDITION	1970
ADDITION	1968	ADDITION	2004
ADDITION	1972	ADDITION	2004
ADDITION	1978	ADDITION	2000
ADDITION RENOVATION	1979 -	UNKNOWN	
ADDITION	1999		
ADDITION	1961		

NORTH

FIRST FLOOR PHASING PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

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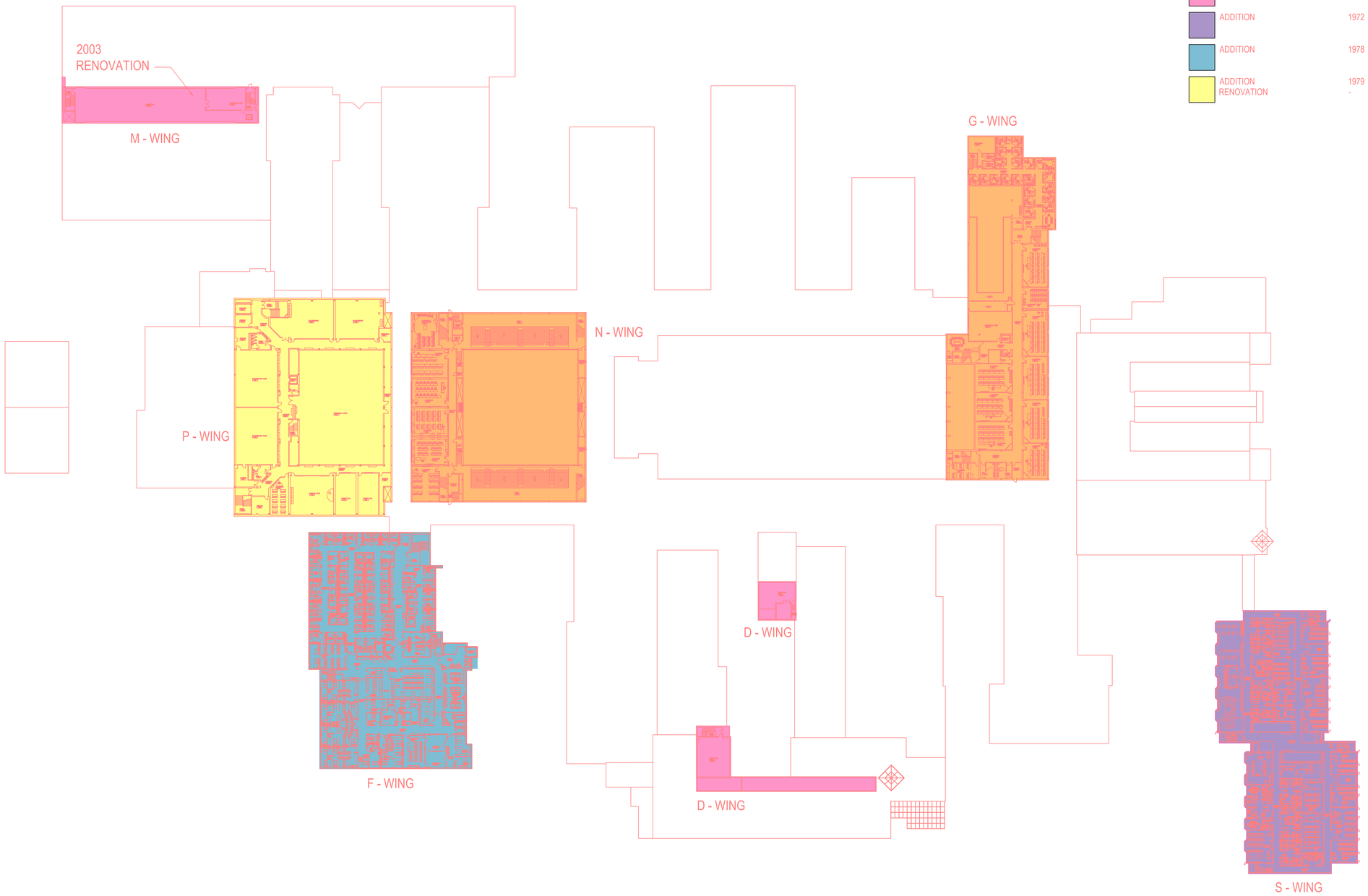
DATE	ISSUED FOR:
03/20/20	OWNER PROGRESS REVIEW
9/30/20	FINAL

DESIGNER:	DA
MODELLER:	DA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-002.DWG
PROJECT No.	20-0501.00

SHEET TITLE
MAIN CAMPUS
FIRST FLOOR
PHASING PLAN

SHEET NUMBER
A-002

XREF: 20-0501-TB
XREF: 20-0501-AFP2



NORTH

SECOND FLOOR PHASING PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

Celebrating 50 Years

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03/20/20	OWNER PROGRESS REVIEW
9/30/20	FINAL

DESIGNER:	DA
MODELLER:	DA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-003.DWG
PROJECT No.	20-0501.00

SHEET TITLE

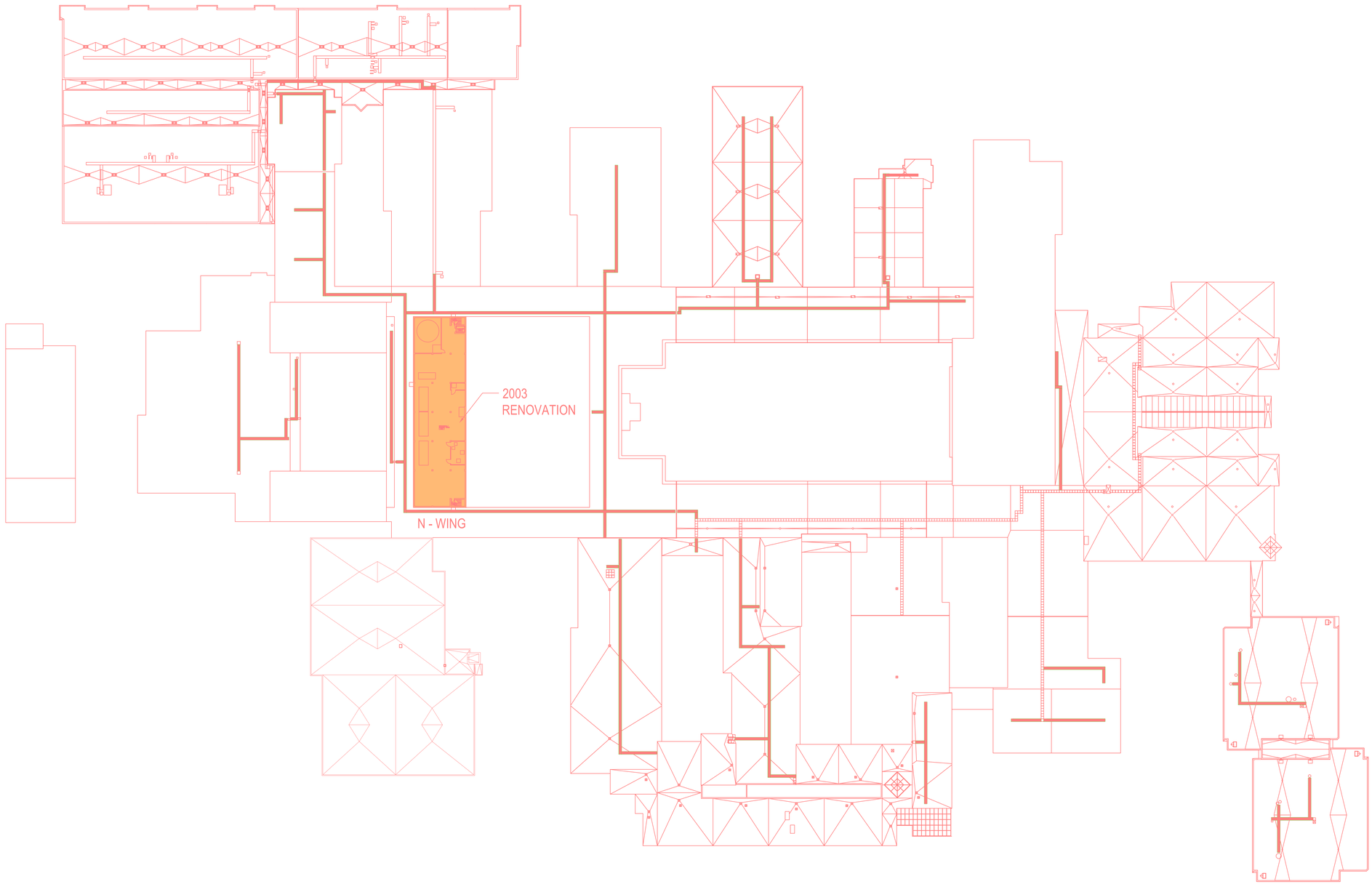
MAIN CAMPUS SECOND FLOOR PHASING PLAN

SHEET NUMBER

A-003

XREF: 20-0501-TB
XREF: 20-0501-AFP3
XREF: 20-0501-ARP

RENOVATION 2003



NORTH

THIRD FLOOR PHASING PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

Celebrating 50 Years

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UNIVERSITY CENTER, MICHIGAN

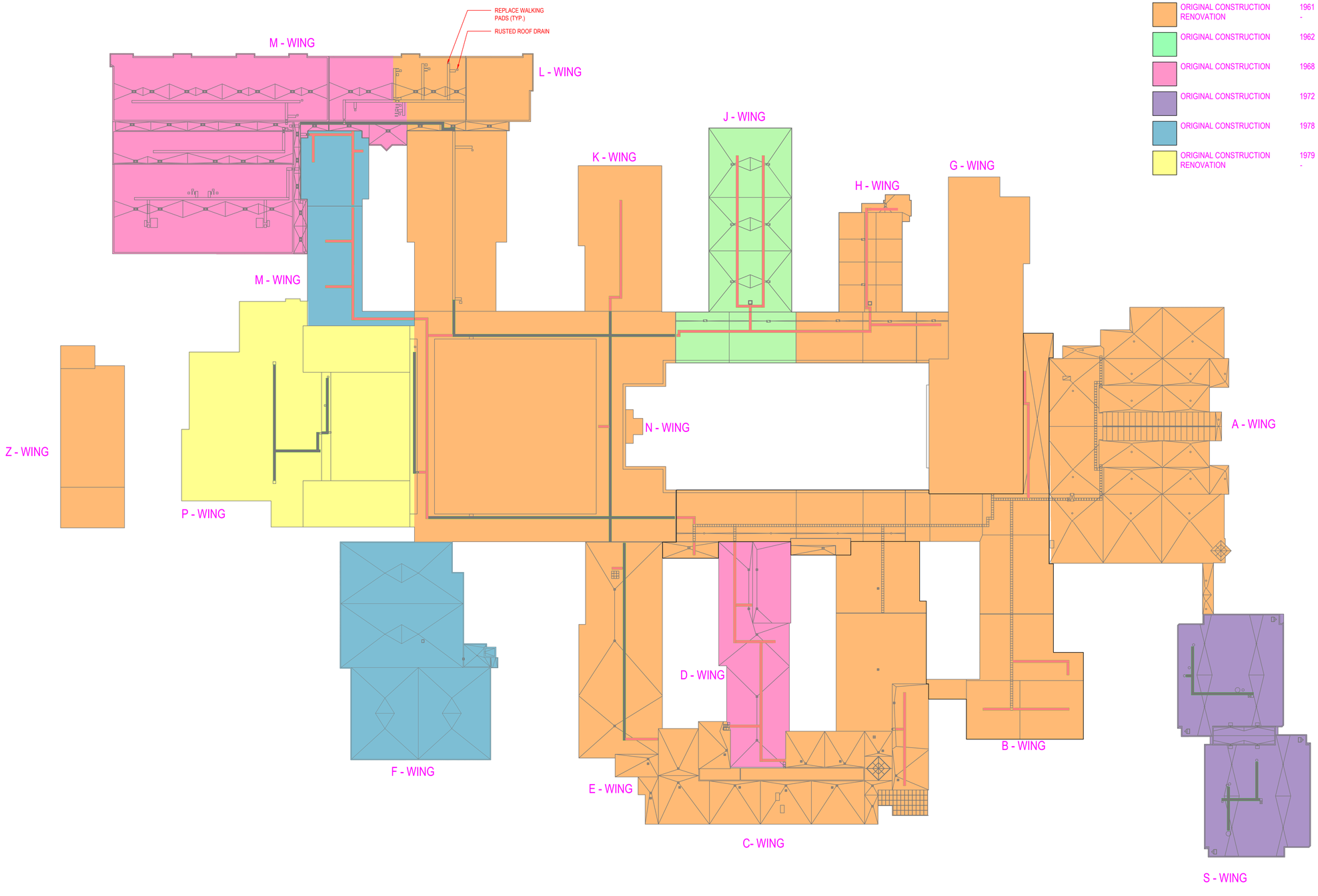
DATE	ISSUED FOR:
03/20/20	OWNER PROGRESS REVIEW
9/30/20	FINAL

DESIGNER:	DA
MODELLER:	DA
PM:	ATW
PIC:	BJR
ACADFILE:	20d501A004.DWG
PROJECT No.:	20-0501.00

SHEET TITLE
MAIN CAMPUS THIRD FLOOR PHASING PLAN

SHEET NUMBER
A-004

XREF: 20-0501-TB
XREF: 20-0501-ARP



NORTH

ROOF FLOOR PHASING PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

Celebrating 50 Years

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FACILITIES CONDITION ASSESSMENT

UNIVERSITY CENTER, MICHIGAN

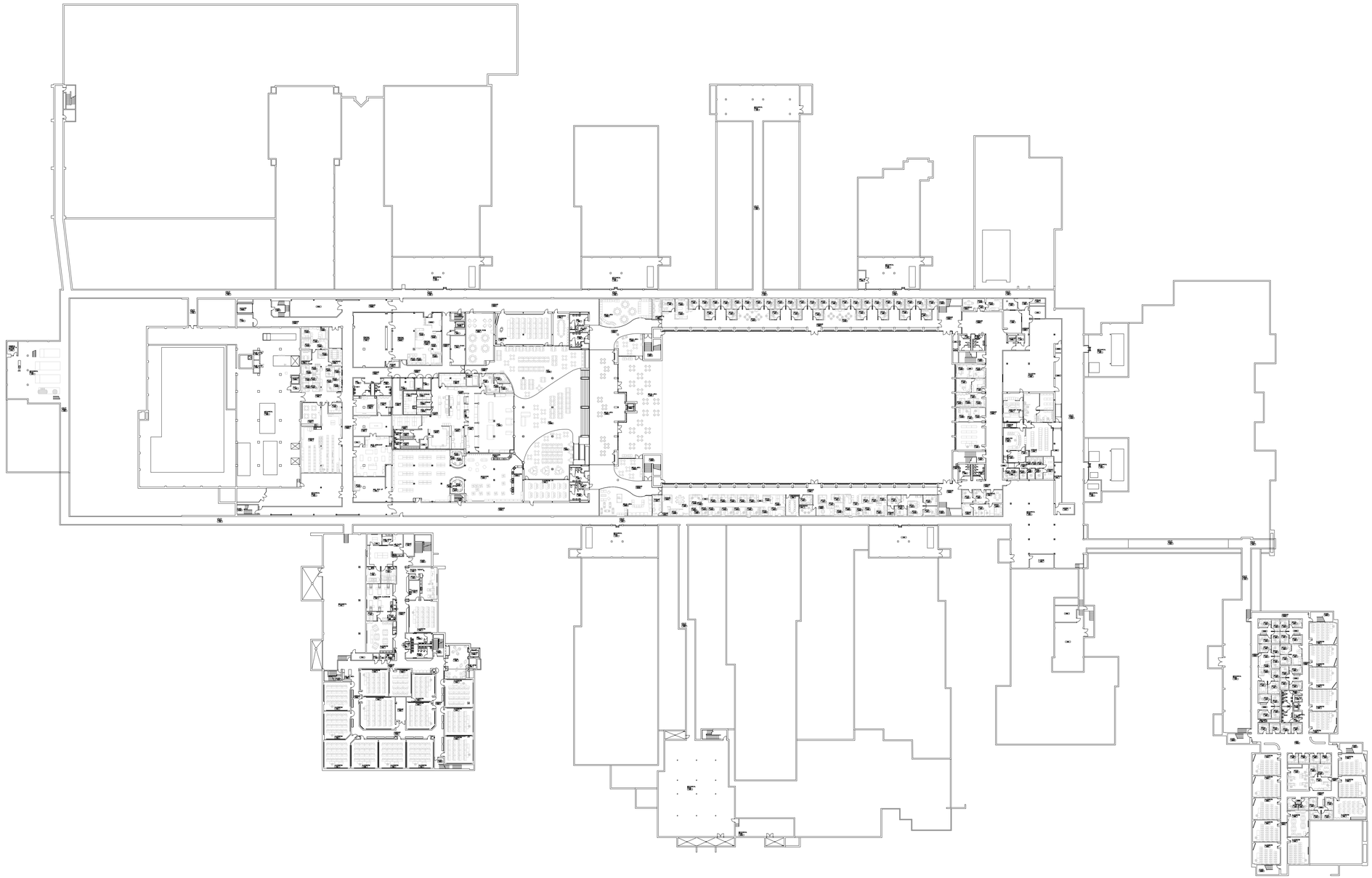
DATE	ISSUED FOR:
9/30/20	FINAL

DESIGNER:	R. WILSON
MODELLER:	D. ARORA
PM:	ATW
PIC:	BJR
ACADFILE:	200501A005.DWG
PROJECT No:	20-0501.00

SHEET TITLE
ROOF FLOOR PHASING PLAN

SHEET NUMBER
A-005

XREF: 20-0501-TB
XREF: 20-0501-AFPLL



LOWER LEVEL
COMPOSITE EGRESS PLAN
SCALE: 1" = 50'

0 25 50 100 Feet

Celebrating 50 Years

Since 1969

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FACILITIES CONDITION ASSESSMENT

UNIVERSITY CENTER, MICHIGAN

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9/30/20	FINAL
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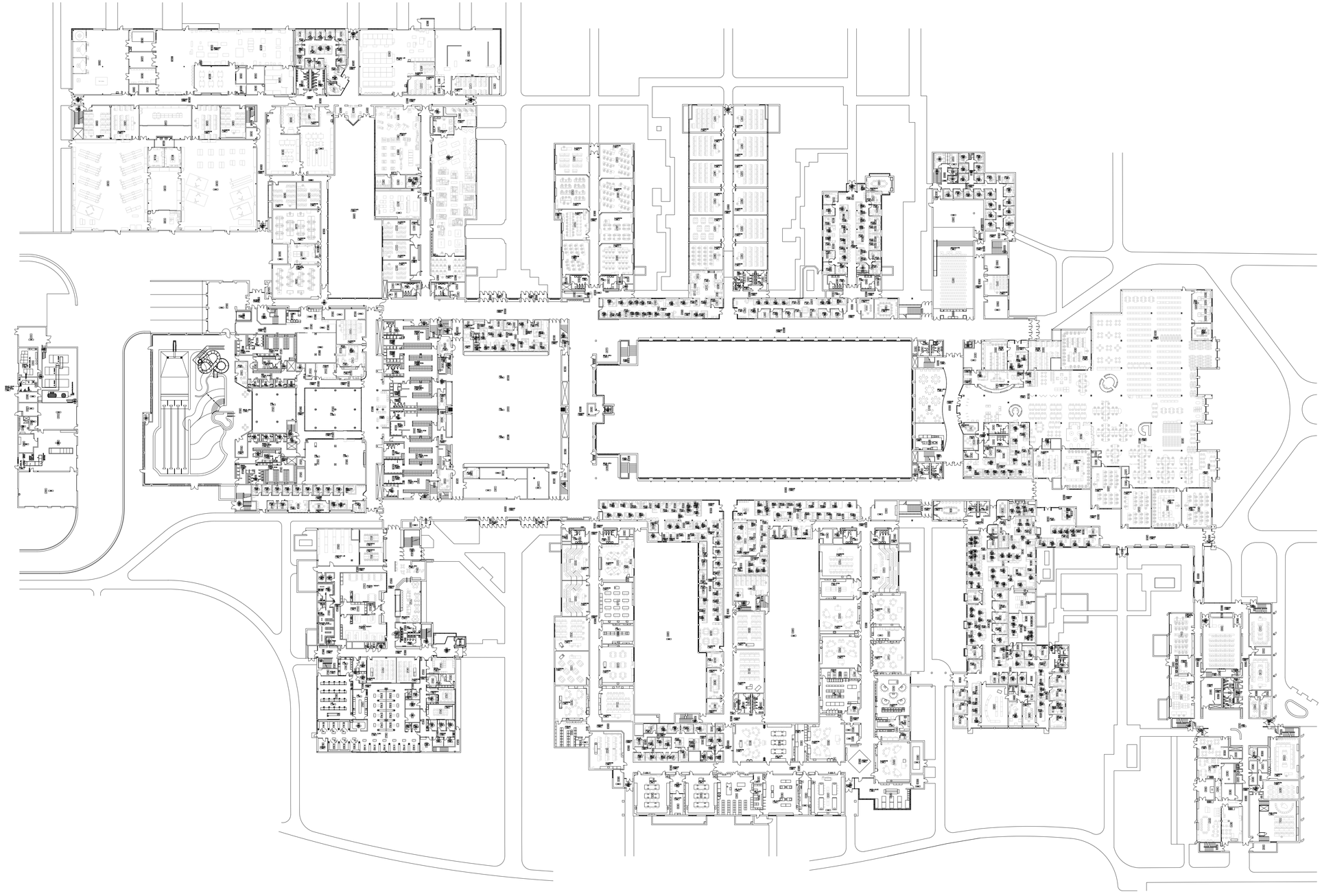
DESIGNER:	.
MODELLER:	.
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A011.DWG
PROJECT No.	20-0501.00

SHEET TITLE
LOWER LEVEL
COMPOSITE EGRESS PLAN

SHEET NUMBER
A-011

XREF: 20-0501-TB
XREF: 20-0501-AFPI



FIRST FLOOR
COMPOSITE EGRESS PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

Celebrating 50 Years

Since 1969

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DELTA COLLEGE

FACILITIES CONDITION ASSESSMENT

UNIVERSITY CENTER, MICHIGAN

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9/30/20	FINAL
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DESIGNER:	.
MODELLER:	.
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-012.DWG
PROJECT No:	20-0501.00

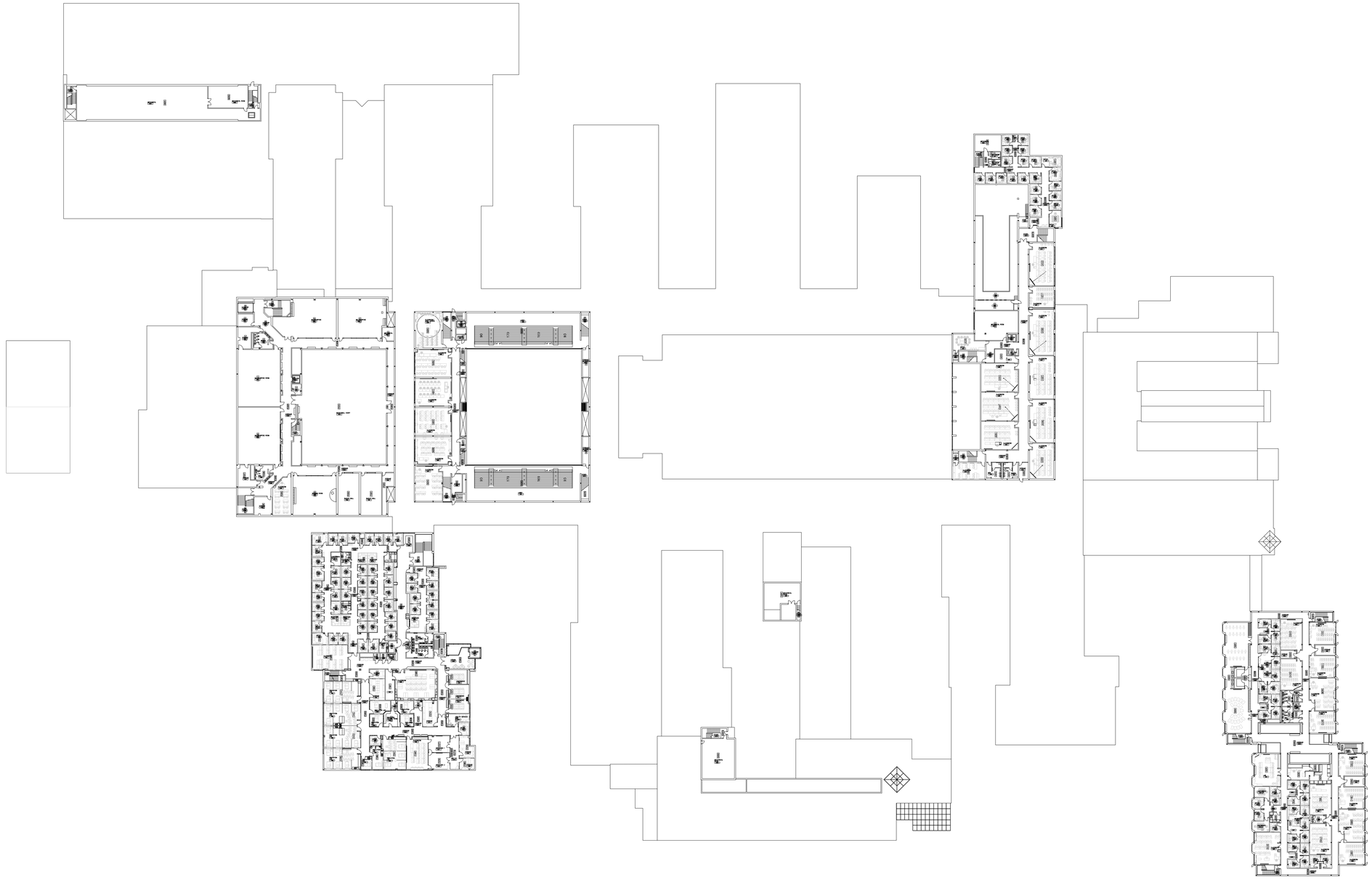
SHEET TITLE

FIRST FLOOR
COMPOSITE EGRESS PLAN

SHEET NUMBER

A-012

XREF: 20-0501-TB
XREF: 20-0501-AFP2



SECOND FLOOR
COMPOSITE EGRESS PLAN
SCALE: 1/8" = 1'-0"
0 4 8 16 Feet

Celebrating 50 Years
Since 1969

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DELTA COLLEGE

FACILITIES CONDITION ASSESSMENT

UNIVERSITY CENTER, MICHIGAN

DATE	ISSUED FOR:
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9/30/20	FINAL
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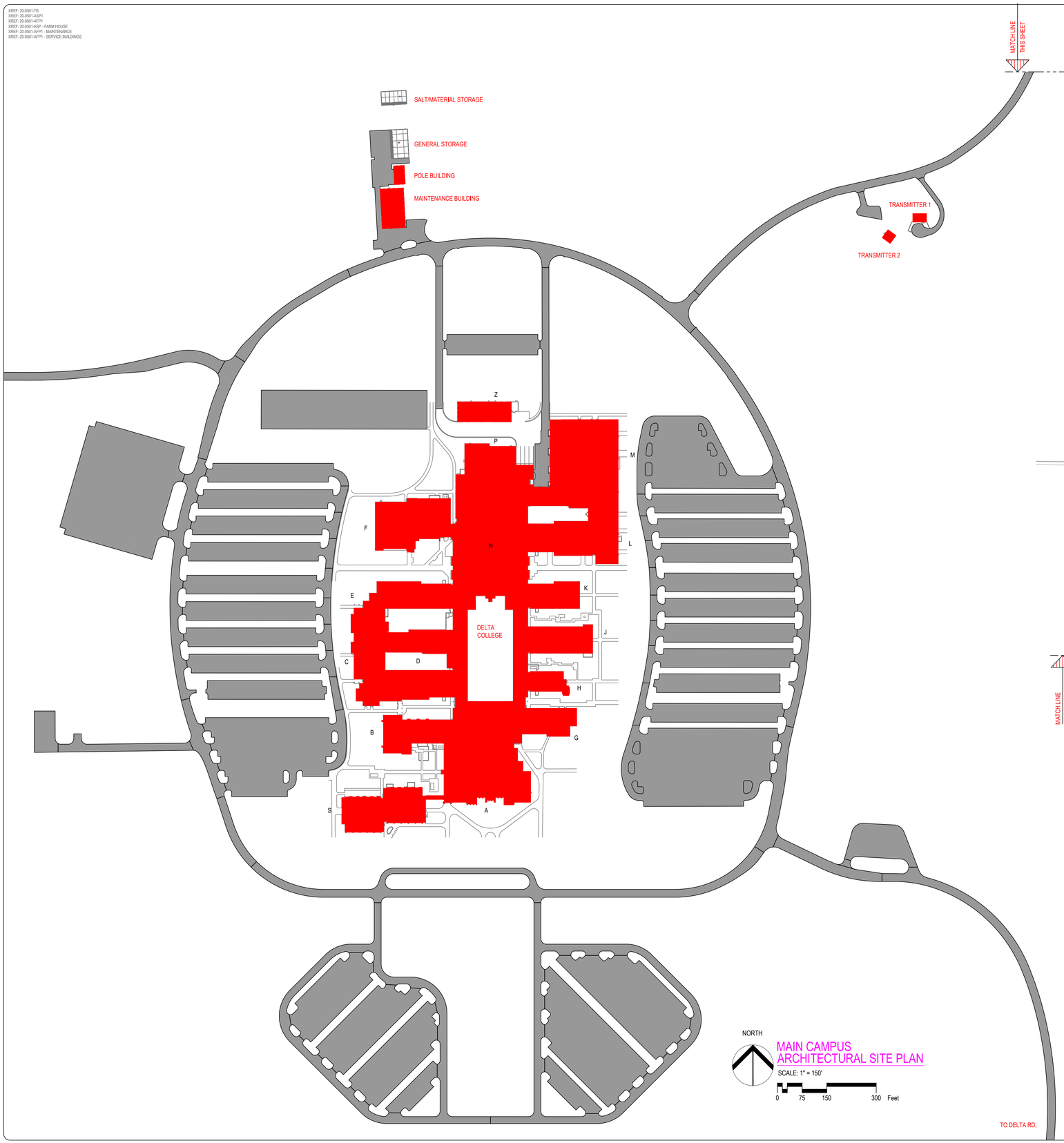
DESIGNER:	.
MODELLER:	.
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-013.DWG
PROJECT No.	20-0501.00

SHEET TITLE
SECOND FLOOR COMPOSITE EGRESS PLAN

SHEET NUMBER
A-013

XREF: 20-0501-TB
XREF: 20-0501-ASP1
XREF: 20-0501-AFP1
XREF: 20-0501-ASF - FARM HOUSE
XREF: 20-0501-AFP1 - MAINTENANCE
XREF: 20-0501-AFP1 - SERVICE BUILDINGS



NORTH

MAIN CAMPUS ARCHITECTURAL SITE PLAN

SCALE: 1" = 150'

0 75 150 300 Feet

KEY LEGEND

A - All new sidewalks. Exterior lights in 1999 & 2005. 2016 sidewalks were replaced at Southeast Entry to East Corridor.

B - New sidewalks and landscaping were installed in 1999. Exterior lighting and southeast entrance slab were replaced in 2002. 2019 courtyard walkway replaced to parking lot and storm sewer line installed.

C - No site changes

D - No site changes

E - No site changes

F - New rainwater harvesting system, storm water detention system, landscaping, site lighting upgraded as part of renovation

G - 2008: east parking lot expanded to south

H - 2005 walks & site upgrades. 2013 east parking lot completely upgraded including new LED lights

J - 2005 walks & site upgraded. 2013 east parking lot completely upgraded including new LED lights

K - Sidewalks are fair. 2013 East parking lot completely upgraded including new LED lights

L - 2013 East parking lot completely upgraded new LED lights

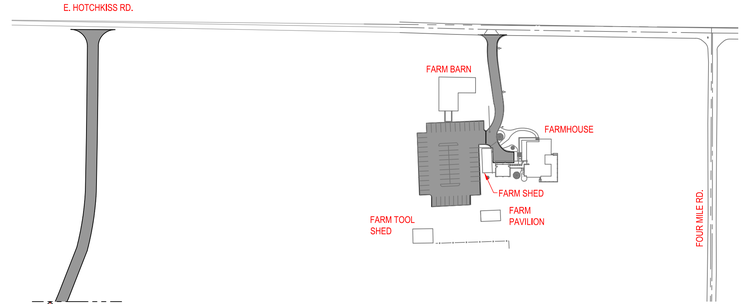
M - 2013 East parking lot completely upgraded including new LED lights

N - 2013 East parking lot completely upgraded LED lights

P - Sidewalks are poor. Retaining walls on east & west sides are severely cracked and have visible shifted. 2013 East parking lot completely upgraded new LED lights

S - No site changes

Ground Maintenance - Paving for condition. 2010 paving completely replaced 2014 exterior lighting installed



NORTH

FARM HOUSE AND BUILDINGS ARCHITECTURAL SITE PLAN

SCALE: 1" = 150'

0 75 150 300 Feet

Celebrating 50 Years

Since 1969

DiClemente Siegel Design Inc.

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Website: www.dsdonline.com

Delta College

A/E SEAL

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DELTA COLLEGE

FACILITIES CONDITION ASSESSMENT

UNIVERSITY CENTER, MICHIGAN

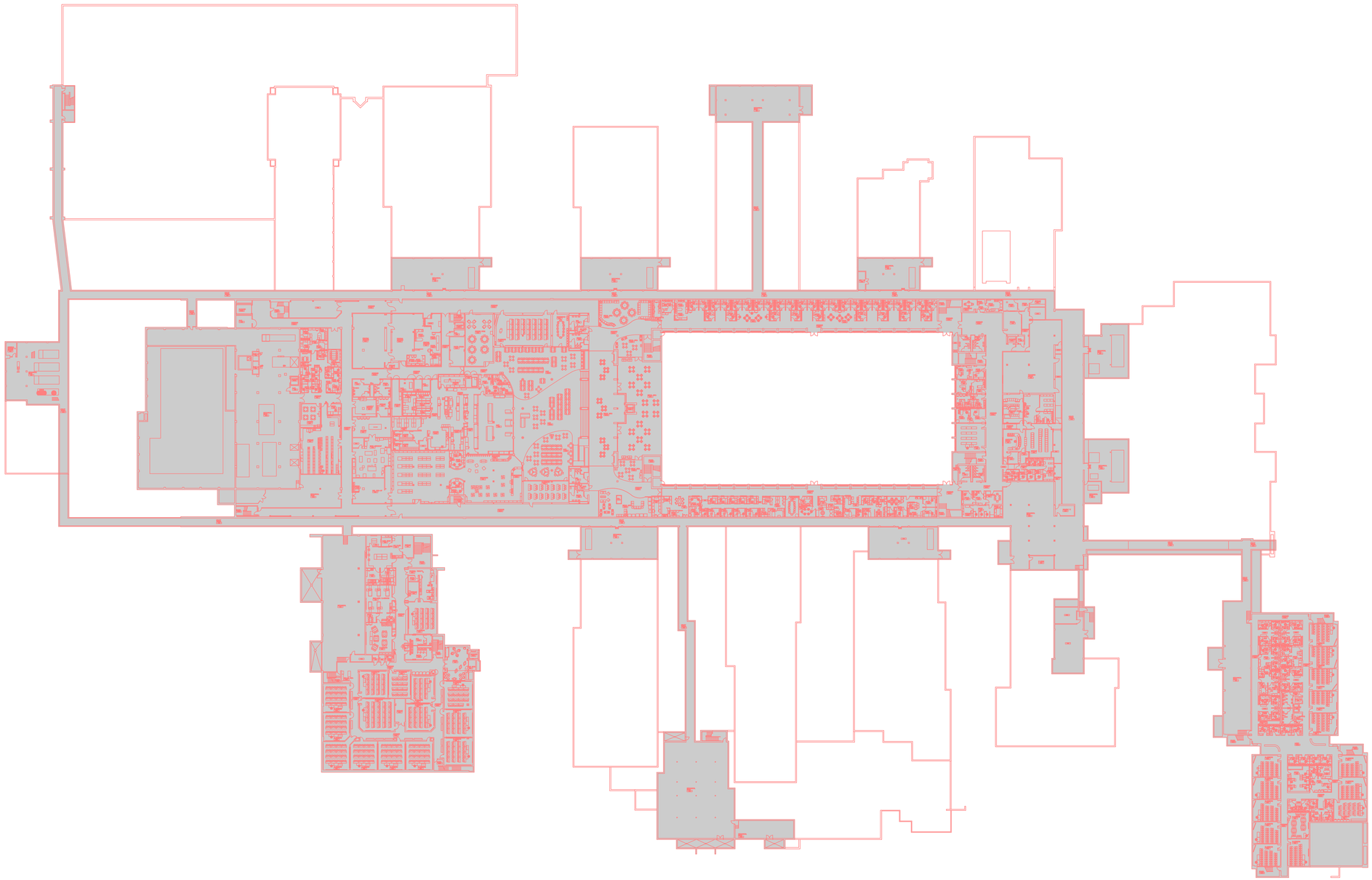
DATE	ISSUED FOR:
03/20/20	OWNER PROGRESS REVIEW
9/30/20	FINAL

DESIGNER:	REW
MODELLER:	DA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501A-100.DWG
PROJECT No:	20-0501.00

SHEET TITLE
MAIN CAMPUS ARCHITECTURAL SITE PLAN

SHEET NUMBER
A-100

XREF: 20-0501-TB
XREF: 20-0501-AFPLL



COMPOSITE
LOWER LEVEL PLAN
SCALE: 1" = 50'
0 25 50 100 Feet

Celebrating 50 Years
Since 1969

DiClemente Siegel Design Inc.
ARCHITECTURE & ENGINEERING
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FACILITIES CONDITION ASSESSMENT
UNIVERSITY CENTER, MICHIGAN

DATE	ISSUED FOR:
03/20/20	OWNER PROGRESS REVIEW
9/30/20	FINAL

DESIGNER:	REW
MODELLER:	DA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-101.DWG
PROJECT No.	20-0501.00

SHEET TITLE
MAIN CAMPUS
COMPOSITE
LOWER LEVEL PLAN

SHEET NUMBER
A-101

XREF: 20-0501-TB
XREF: 20-0501-AFP1

NORTH

FIRST FLOOR COMPOSITE PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

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DESIGNER:	REW
MODELLER:	DA
PM:	ATW
PIC:	BJR
ACADFILE:	A-102.DWG
PROJECT No.	20-0501.00

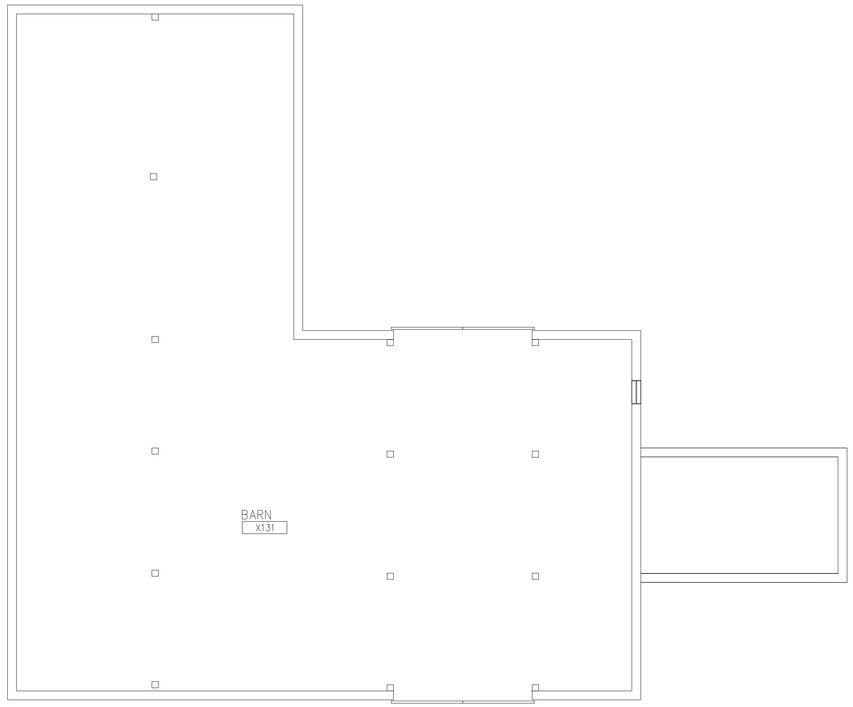
SHEET TITLE

MAIN CAMPUS
FIRST FLOOR
COMPOSITE PLAN

SHEET NUMBER

A-102

XREF: 20-0501-TB
XREF: 20-0501-AFPI - FARM HOUSE

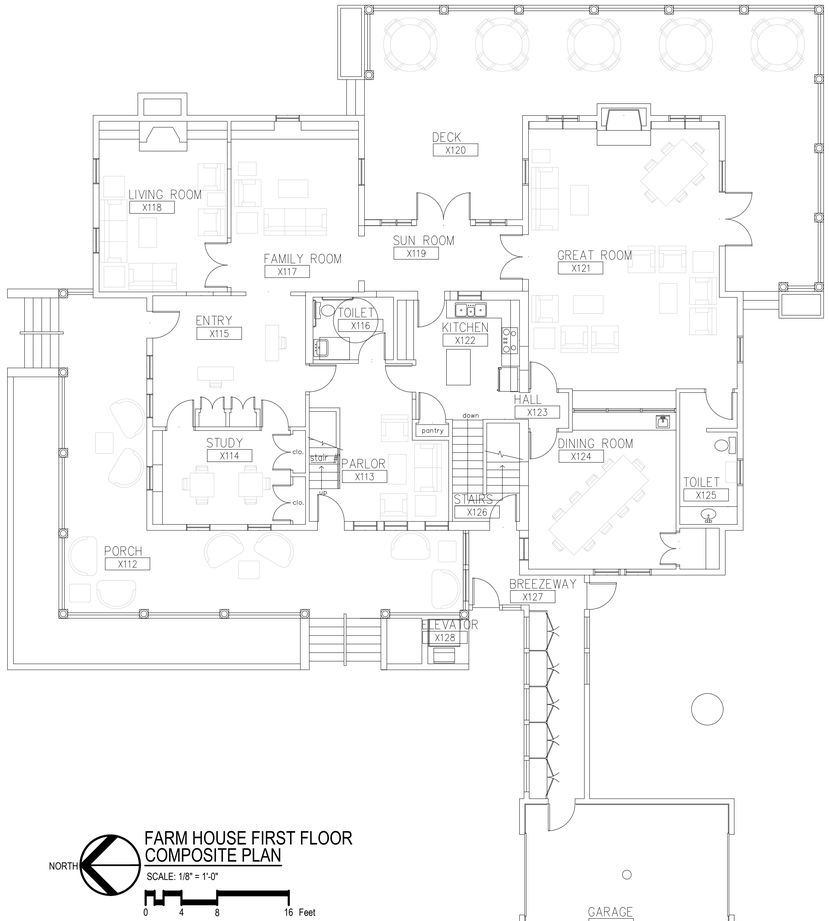


NORTH

BARN FIRST FLOOR
COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

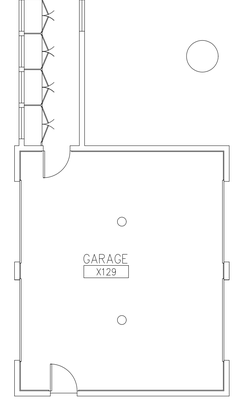


NORTH

FARM HOUSE FIRST FLOOR
COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

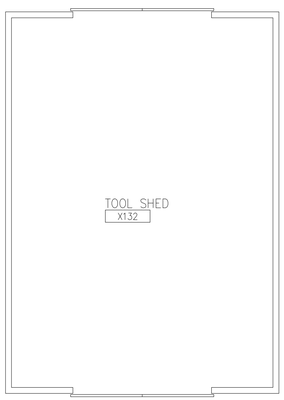


NORTH

OLD GARAGE FIRST FLOOR
COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

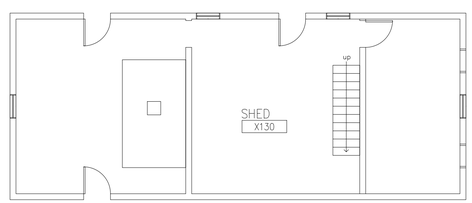


NORTH

STORAGE FIRST FLOOR
COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet



NORTH

OLD GARAGE FIRST FLOOR
COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	REW
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-103.DWG
PROJECT No:	20-0501.00

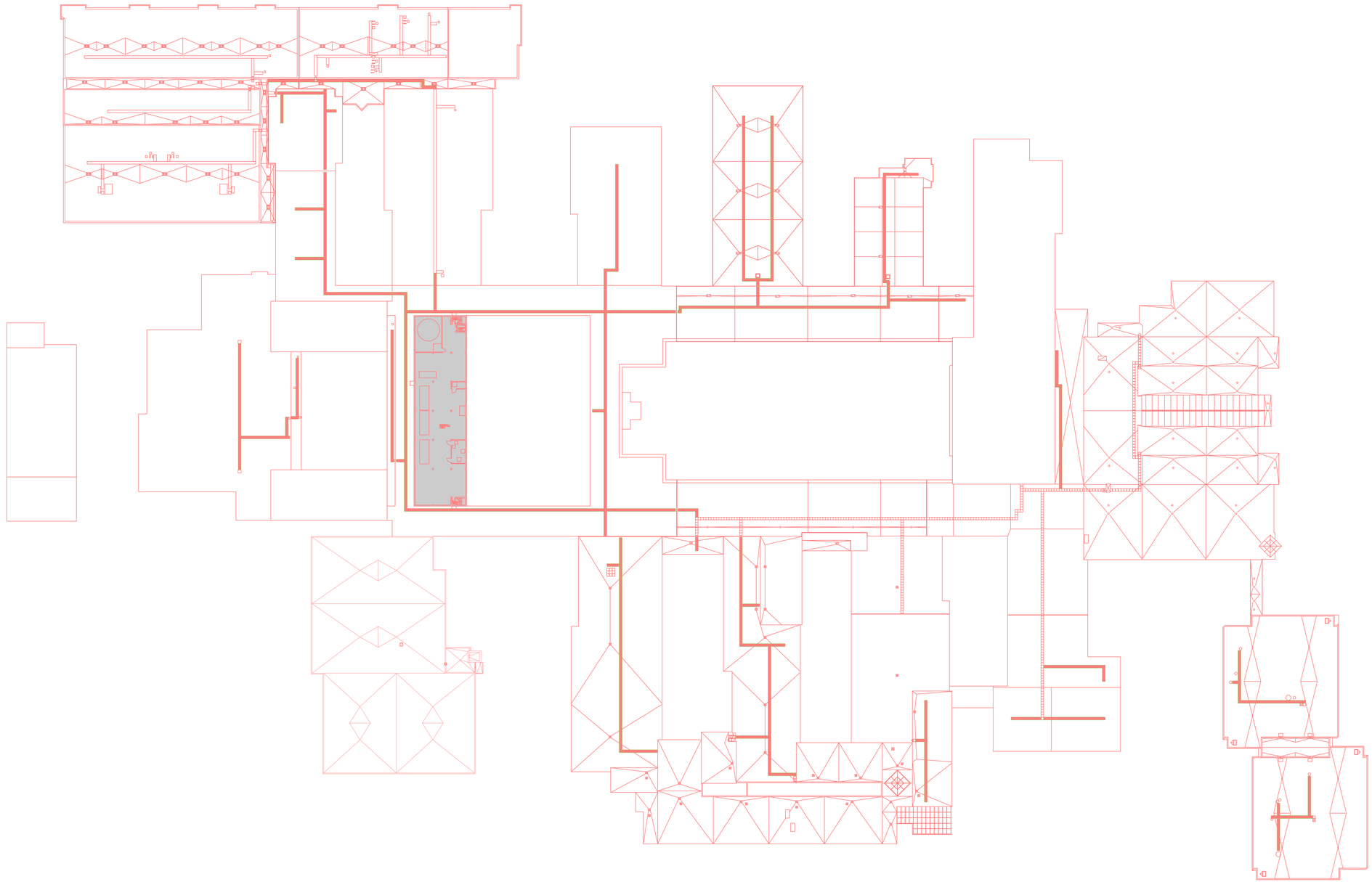
SHEET TITLE

FARM HOUSE & BUILDINGS COMPOSITE FIRST FLOOR ARCHITECTURAL PLAN

SHEET NUMBER

A-103

XREF: 20-0501-TB
XREF: 20-0501-AFP3
XREF: 20-0501-ARP



NORTH

THIRD FLOOR
COMPOSITE PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

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DESIGNER:	DA
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PM:	ATW
PIC:	BJR
ACADFILE:	20-0501A-104.DWG
PROJECT No.	20-0501.00

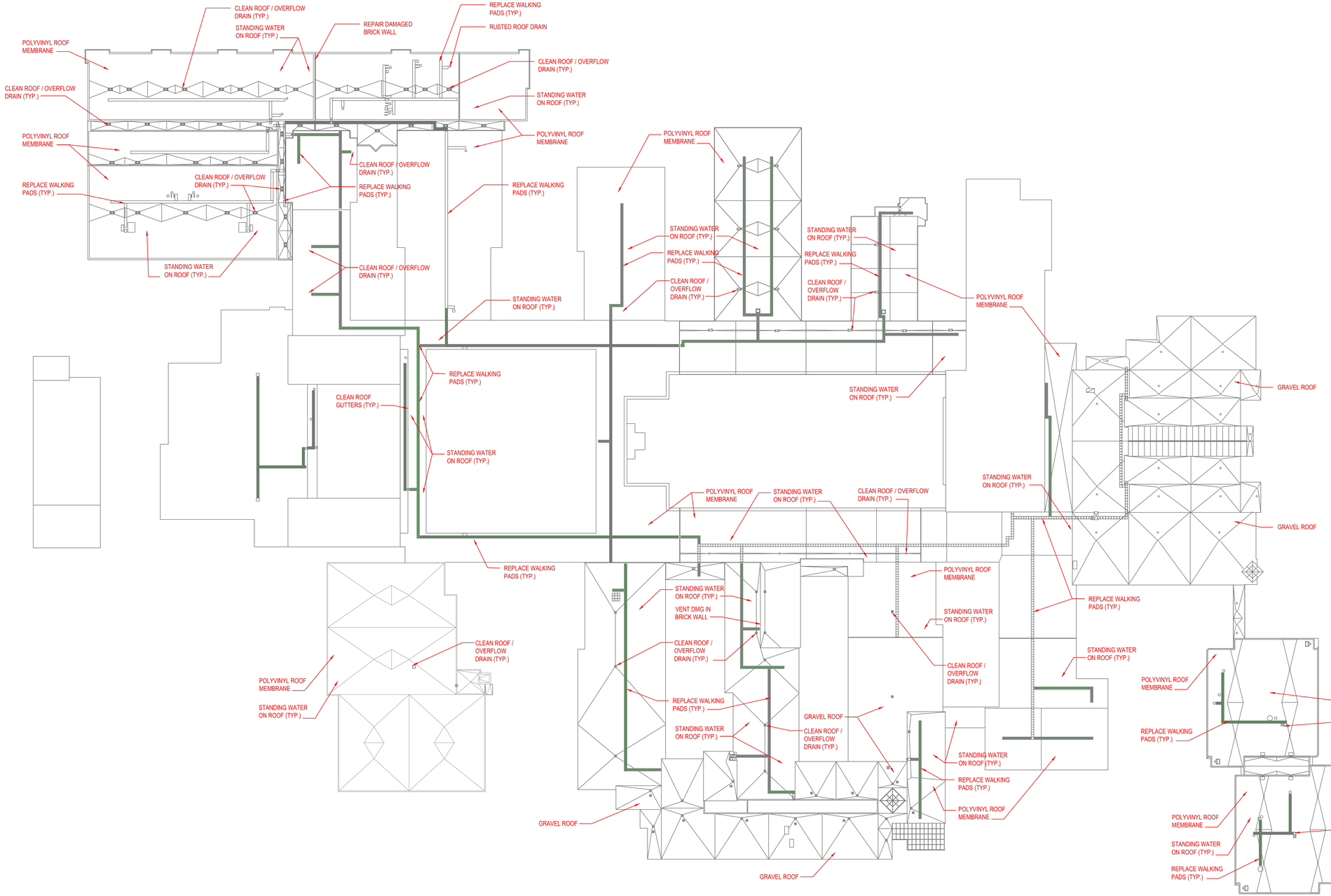
SHEET TITLE

MAIN CAMPUS
THIRD FLOOR
COMPOSITE PLAN

SHEET NUMBER

A-104

XREF: 20-0501-TB
XREF: 20-0501-ARP



COMPOSITE ROOF PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

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DESIGNER:	DA
MODELLER:	DA
PM:	ATW
PIC:	BJR
ACADFILE:	20d501A-121.DWG
PROJECT No.	20-0501.00

SHEET TITLE

MAIN CAMPUS COMPOSITE ROOF PLAN

SHEET NUMBER

A-121

XREF: 20-0501-TB
XREF: 20-0501-MSI

SYMBOL LEGEND

TWO LINE SYMBOLS	SCHEMATIC SYMBOLS	DESCRIPTION
		PIPING ELBOW
		PIPING ELBOW UP
		PIPING ELBOW DOWN
		PIPING TEE
		PIPING TEE UP
		PIPING TEE DOWN
		DIELECTRIC UNION OR FLANGE CONNECTION
		ISOLATION VALVE
		GATE VALVE
		CHECK VALVE
		BUTTERFLY VALVE
		SOLENOID VALVE
		BALL VALVE
		GLOBE VALVE
		LUBRICATED PLUG VALVE
		BALANCE VALVE
		CONTROL VALVE - 2 WAY
		CONTROL VALVE - 3 WAY
		BACKWATER VALVE
		STRAINER
		THERMOMETER
		PRESSURE GAUGE WITH BALL VALVE
		CIRCUIT SETTER
		FLOW METER
		PIPE EXPANSION LOOP
		PIPE ANCHOR
		PIPE GUIDE
		CONCRETE THRUST BLOCK
		FLOW ARROW
		FIRE DAMPER HORIZONTAL POSITION
		COMBINATION FIRE/SMOKE DAMPER HORIZONTAL POSITION
		FIRE DAMPER VERTICAL POSITION
		COMBINATION FIRE/SMOKE DAMPER VERTICAL POSITION
FS	FS	FIRE PROTECTION FLOW SWITCH
TS	TS	FIRE PROTECTION TAMPER SWITCH
M	M	MOTORIZED DEVICE
		SUPPLY AIR CEILING DIFFUSER
		RETURN AIR REGISTER OR GRILLE
		EXHAUST AIR REGISTER OR GRILLE
		FLEXIBLE DUCT
		SPIN-IN FITTING WITH VOLUME DAMPER (TO BOTTOM OF DUCT)
		SPIN-IN FITTING WITH VOLUME DAMPER (TO SIDE OF DUCT)
		CONCENTRIC REDUCER (PIPE OR DUCT)
		ECCENTRIC REDUCER (PIPE OR DUCT)
T	T	THERMOSTAT
H	H	HUMIDISTAT
S	S	TEMPERATURE CONTROL SENSOR

ABBREVIATIONS

SYMBOL	DESCRIPTION
A.A.V.	AUTOMATIC AIR VENT
ABV	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLING UNIT
A.S.R.	AUTOMATIC SPRINKLER RISER
B.O.D.	BOTTOM OF DUCT
B.O.P.	BOTTOM OF PIPE
B.W.V.	BACK WATER VALVE
C.A.	COMPRESSED AIR
CHWP	CHILLED WATER PUMP
C.I.	CAST IRON
C.O.	CLEAN OUT
CONN.	CONNECTION
C.W.	COLD WATER
C.W.P.	CONDENSER WATER PUMP
C.V.	CONTROL VALVE
D.C.W.	DOMESTIC COLD WATER
DN	DOWN
D&T	DRIP AND TRAP
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXH.	EXHAUST
E.R.	EXHAUST REGISTER
F.D.	FLOOR DRAIN
FLR.	FLOOR
F.H.	FIRE HYDRANT
F.U.	FIXTURE UNITS (DRAINAGE)
G.D.	GARBAGE DISPOSAL
G.V.	GATE VALVE
GL.V.	GLOBE VALVE
H.B.	HOSE BIBB
H.C.	HOSE CABINET
H.W.	HOT WATER
HYD.	HYDRANT
H.O.	HUB OUTLET
I.E.	INVERT ELEVATION
LAV.	LAVATORY
M.B.H.	THOUSAND BTU/HR (BRITISH THERMAL UNITS PER HOUR)
M.H.	MANHOLE
N.I.C.	NOT IN CONTRACT
NK.	NECK
O.A.	OUTSIDE AIR
PCHWS	PRIMARY CHILLED WATER SUPPLY
PCHWR	PRIMARY CHILLED WATER RETURN
P.H.	PHYSICALLY HANDICAPPED
P.R.V.	PRESSURE REDUCING VALVE
P.T.	PLUGGED TEE
R.A.	RETURN AIR
R.A.F.	RETURN AIR FAN
R.C.	RAINWATER CONDUCTOR
R.C.(S)	RAINWATER CONDUCTOR SECONDARY

ABBREVIATIONS

SYMBOL	DESCRIPTION
R.S.	ROOF SUMP
S.A.	SUPPLY AIR
SAN	SANITARY PIPE
SCHWS	SECONDARY CHILLED WATER SUPPLY
SCHWR	SECONDARY CHILLED WATER RETURN
S.S.	SERVICE SINK
T.A.D.	TRANSFER AIR DUCT
T.D.C.	TILE DRAIN CONNECTION
TYP.	TYPICAL
UR.	URINAL
V	VENT
VAV	VARIABLE AIR VOLUME BOX
VAVR	VARIABLE AIR VOLUME BOX WITH HOT WATER REHEAT
VAVRE	VARIABLE AIR VOLUME BOX WITH ELECTRIC REHEAT
V.T.R.	VENT THROUGH ROOF
V.D.	VOLUME DAMPER
V.O.	VALVED OUTLET
W	WASTE
W.C.	WATER CLOSET
W.C.O.	WALL CLEAN OUT
W.H.	WALL HYDRANT

PIPING LEGEND

SYMBOL	DESCRIPTION
CD	CONDENSATE DRAIN (GRAVITY)
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
COMB	COMBINATION SEWER
CR	CONDENSATE RETURN
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
F	FIRE PROTECTION
NG	NATURAL GAS
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
HPC	HIGH PRESSURE CONDENSATE
HPS	HIGH PRESSURE STEAM
LPC	LOW PRESSURE CONDENSATE
LPS	LOW PRESSURE STEAM
O	OIL
PC	PUMPED CONDENSATE
SAN	SANITARY
ST	STORM
V	VENT
— —	COLD WATER
— – —	HOT WATER
— – – —	HOT WATER RECIRCULATING

MECHANICAL SHEET INDEX

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-MA001.DWG
PROJECT No.	20-0501.00

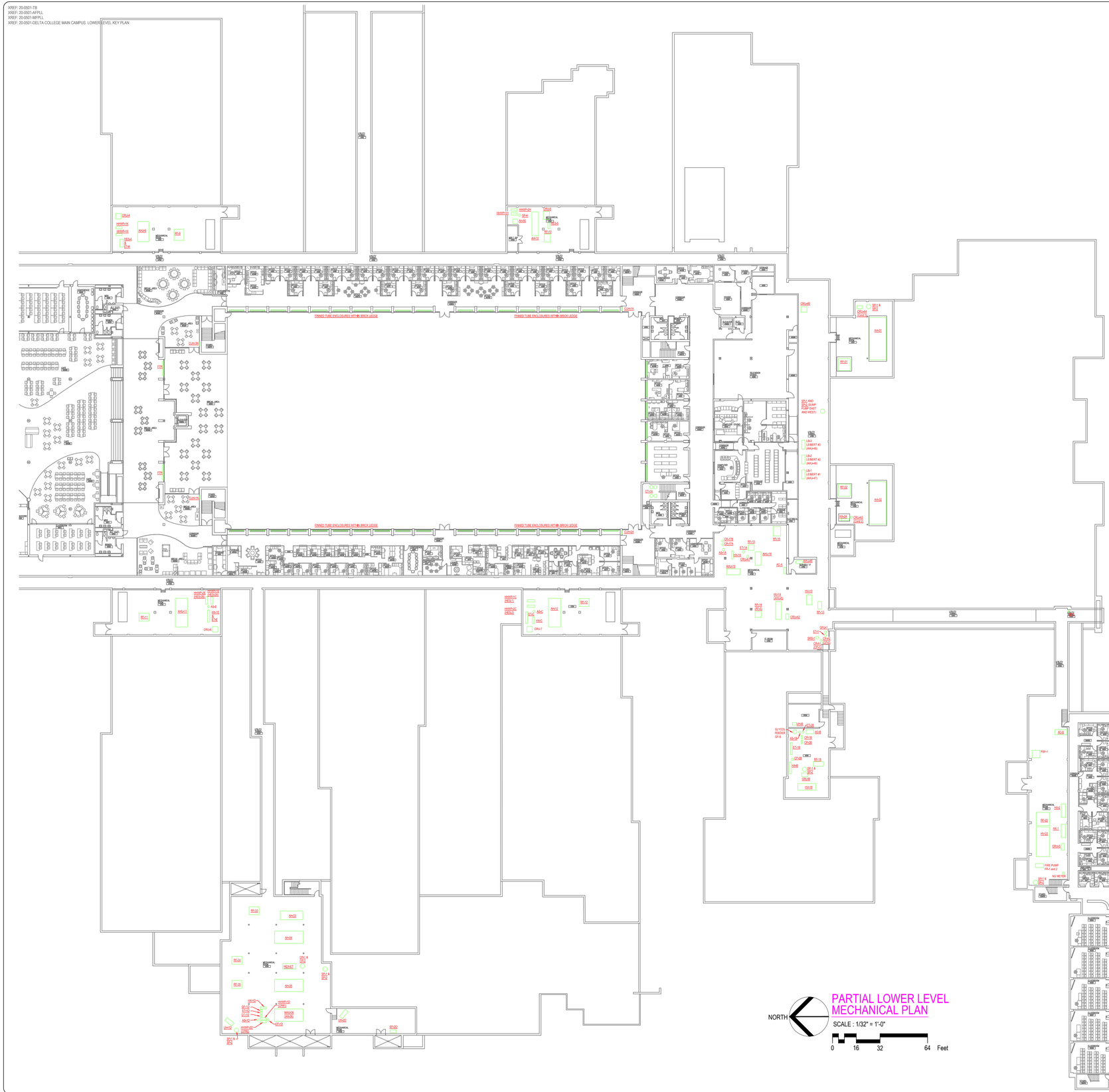
SHEET TITLE

MECHANICAL GENERAL INFORMATION

SHEET NUMBER

M-001

XREF: 20-0501-TB
XREF: 20-0501-AFPLL
XREF: 20-0501-MFPLL
XREF: 20-0501-DELTA COLLEGE MAIN CAMPUS LOWER LEVEL KEY PLAN



PARTIAL LOWER LEVEL MECHANICAL PLAN

SCALE : 1/32" = 1'-0"

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DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-M-101.DWG
PROJECT No.	20-0501.00

SHEET TITLE
MAIN CAMPUS
PARTIAL LOWER LEVEL
MECHANICAL PLAN

SHEET NUMBER
M-101

XREF: 20-0501-TB
XREF: 20-0501-AFPLL
XREF: 20-0501-MFPLL

PARTIAL LOWER LEVEL MECHANICAL PLAN

SCALE : 1/32" = 1'-0"

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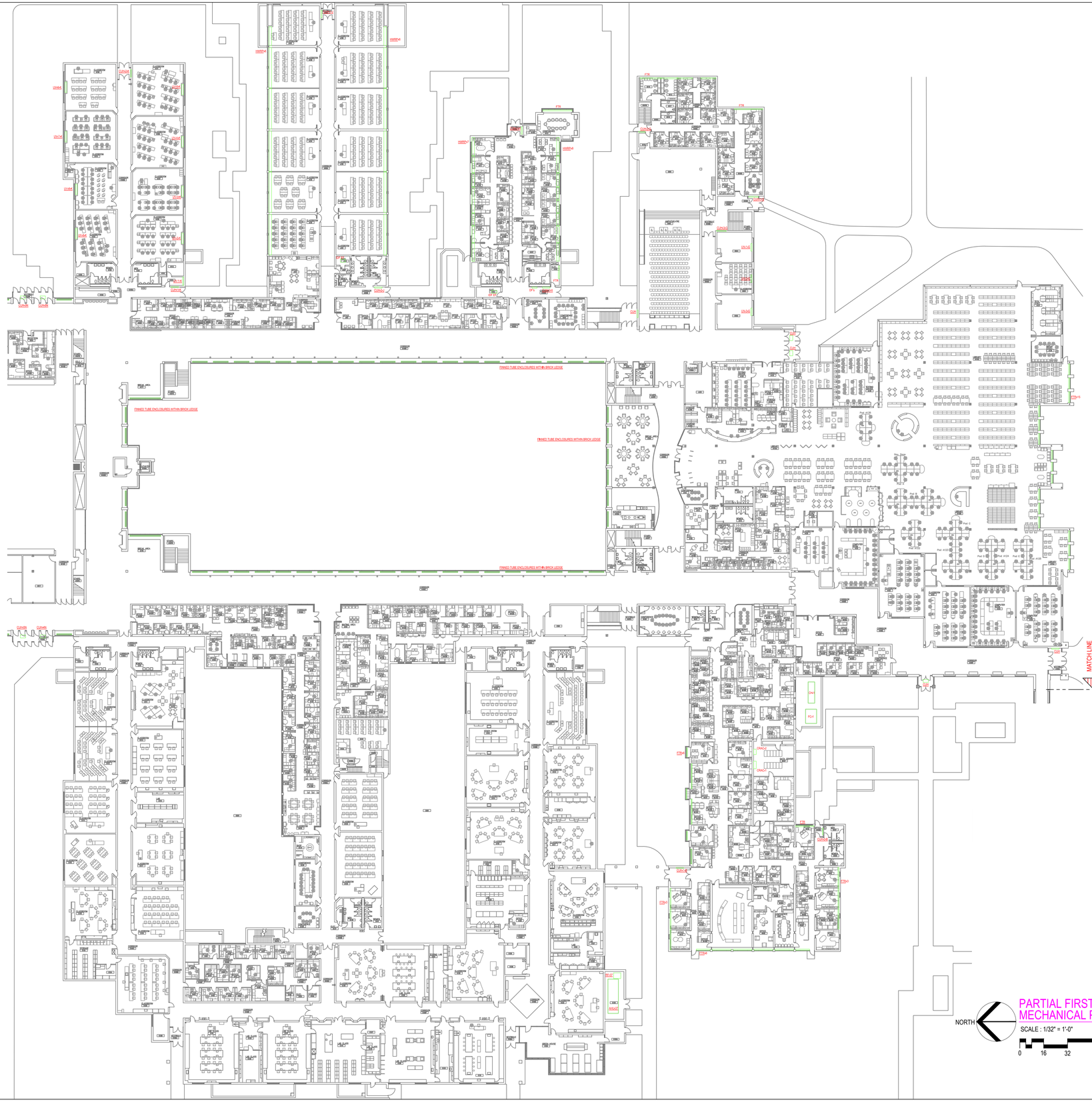
9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-M-102.DWG
PROJECT No.	20-0501.00

SHEET TITLE
MAIN CAMPUS
PARTIAL LOWER LEVEL
MECHANICAL PLAN

SHEET NUMBER
M-102

XREF: 20-0501-TB
XREF: 20-0501-AFP1
XREF: 20-0501-MFP1



NORTH

PARTIAL FIRST FLOOR PLAN MECHANICAL PLAN

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501M-103.DWG
PROJECT No.	20-0501.00

SHEET TITLE

MAIN CAMPUS
PARTIAL FIRST FLOOR
MECHANICAL PLAN

SHEET NUMBER

M-103

XREF: 20-0501-TB
XREF: 20-0501-MFP1
XREF: 20-0501-AFP1

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501M-104.DWG
PROJECT No.	20-0501.00

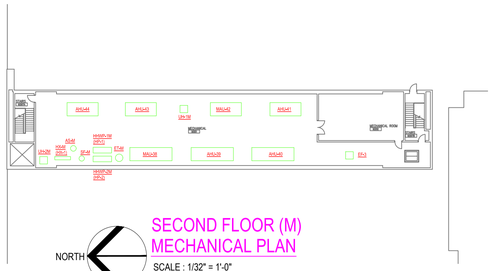
SHEET TITLE

MAIN CAMPUS
PARTIAL FIRST FLOOR
MECHANICAL PLAN

SHEET NUMBER

M-104

XREF: 20-0501-TB
XREF: 20-0501-AFP2
XREF: 20-0501-AFP2
XREF: 20-0501-AFP3

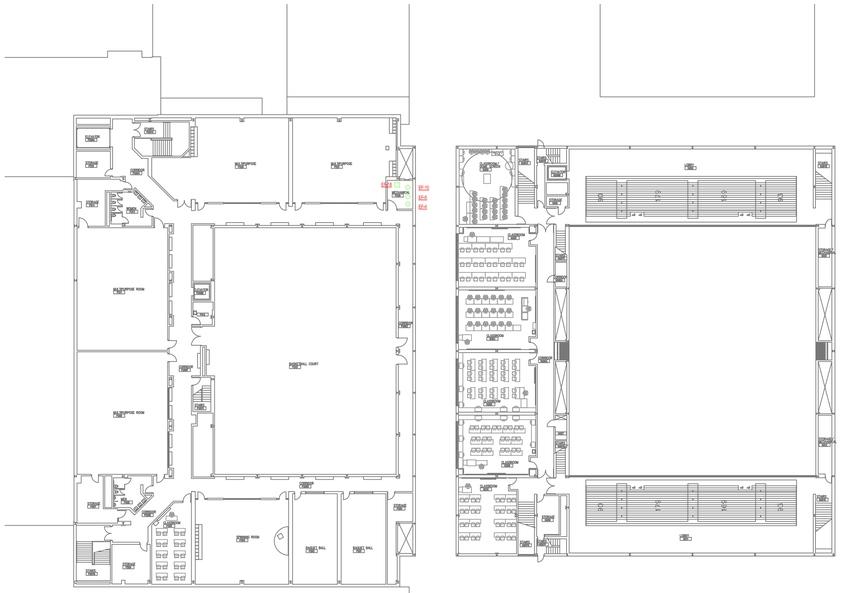


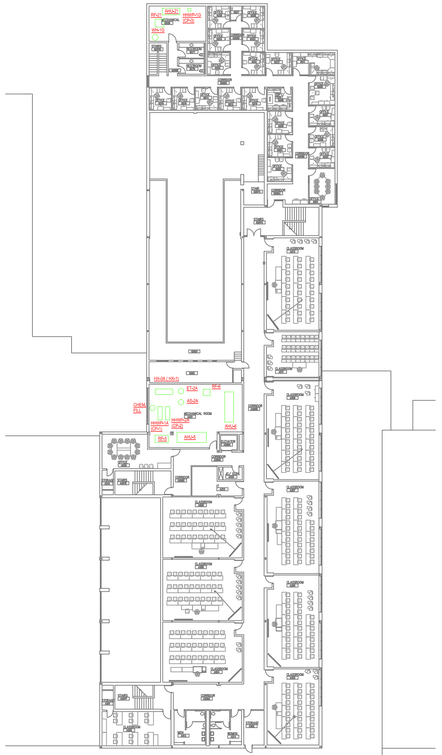
SECOND FLOOR (M)
MECHANICAL PLAN

NORTH

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet





SECOND FLOOR (A)
MECHANICAL PLAN

NORTH

SCALE : 1/32" = 1'-0"

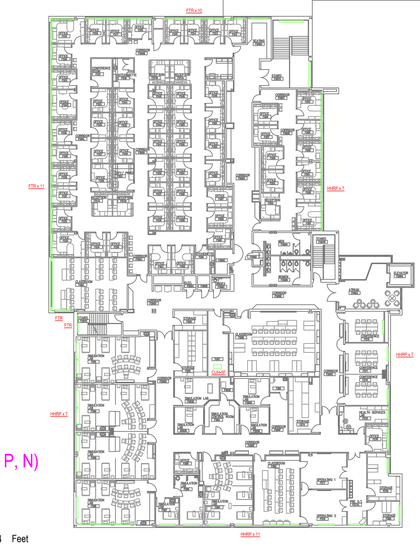
0 16 32 64 Feet

THIRD FLOOR (N)
MECHANICAL PLAN

NORTH

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet

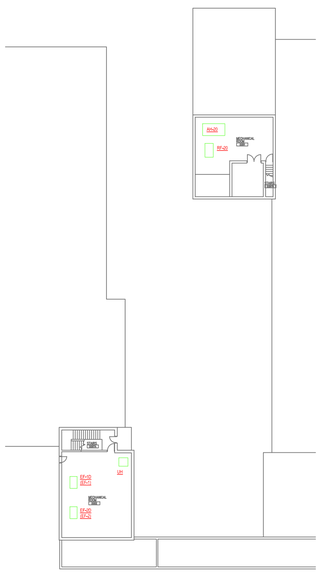


SECOND FLOOR (F, P, N)
MECHANICAL PLAN

NORTH

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet

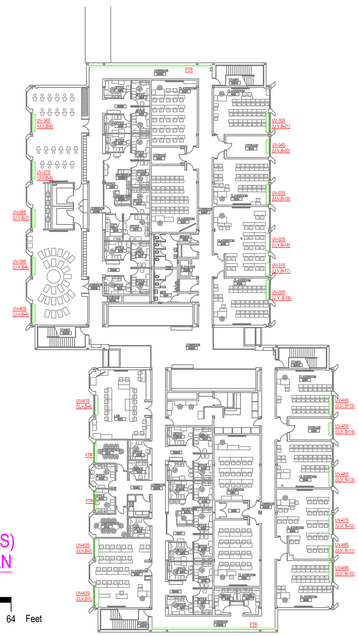


SECOND FLOOR (D)
MECHANICAL PLAN

NORTH

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet



SECOND FLOOR (S)
MECHANICAL PLAN

NORTH

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet

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UNIVERSITY CENTER, MICHIGAN

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20d0501M-105.DWG
PROJECT No.	20-0501.00

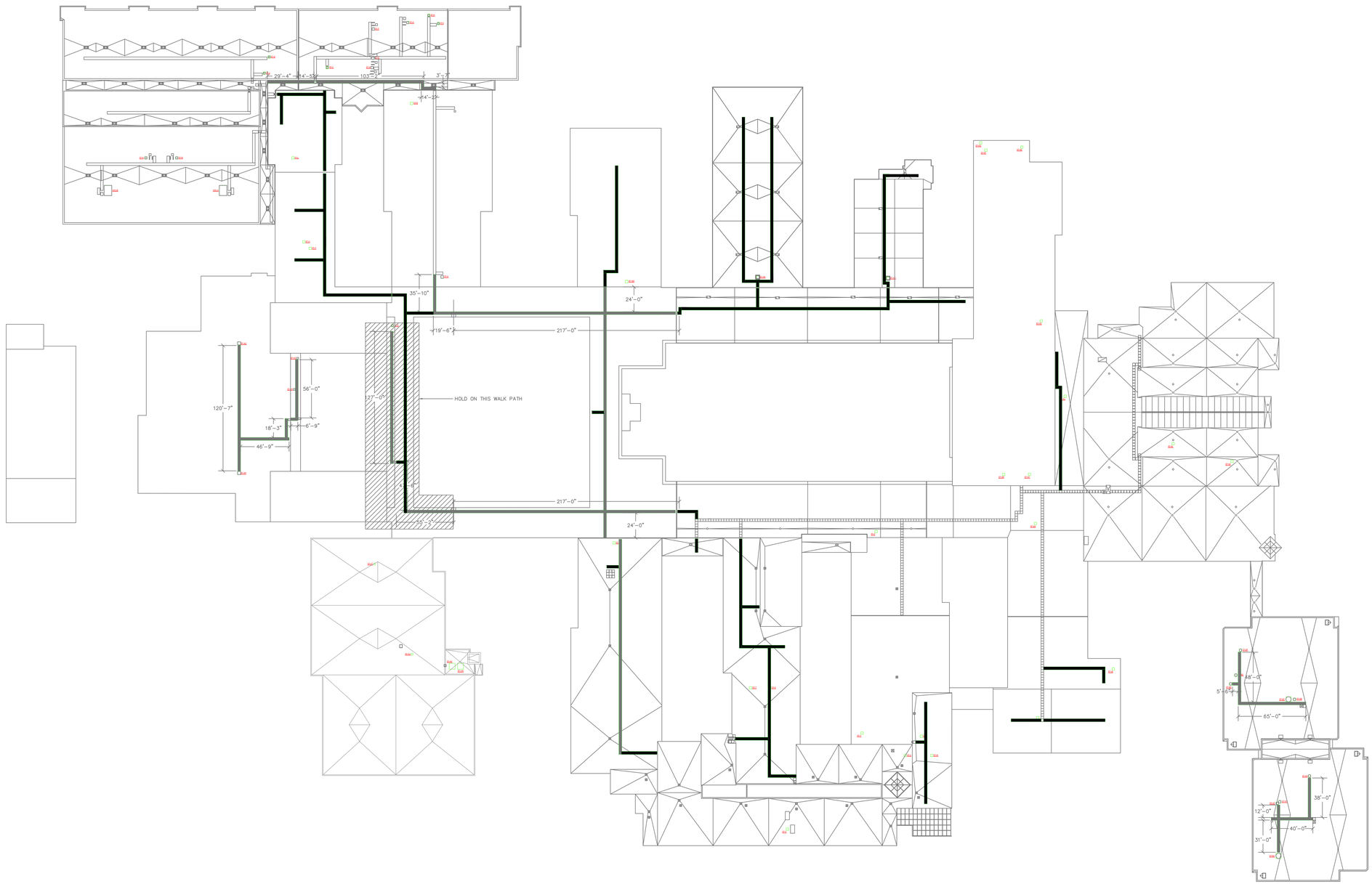
SHEET TITLE

MAIN CAMPUS
SECOND AND THIRD FLOOR
MECHANICAL PLAN

SHEET NUMBER

M-105

XREF: 20-0501-TB
XREF: 20-0501-MRP
XREF: 20-0501-ARP



NORTH

ROOF
MECHANICAL PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

Celebrating 50 Years

Since 1969

DiClemente Siegel Design Inc.

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28105 Greenfield Rd Southfield, MI 48076-3046
248.569.1430 Fax: 248.569.0096
Website: www.dsdonline.com

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501AM-106.DWG
PROJECT No.:	20-0501.00

SHEET TITLE

MAIN CAMPUS
ROOF
MECHANICAL PLAN

SHEET NUMBER

M-106

XREF: 20-0501-TB

Lower Level – Heating & Cooling

Celebrating 50 Years

Since 1969

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501AM000.DWG
PROJECT No.	20-0501.00

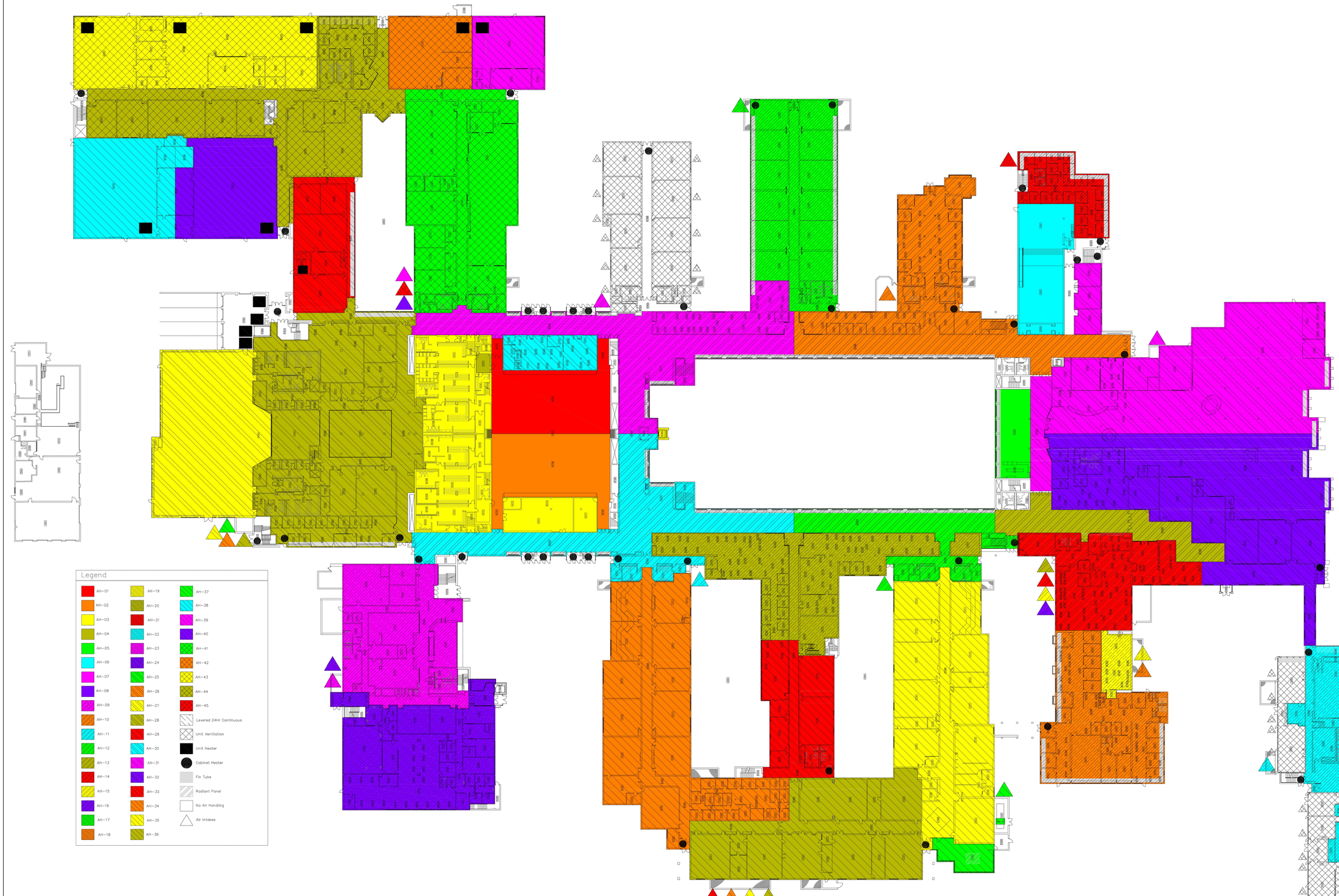
SHEET TITLE

LOWER LEVEL
AIR HANDLING UNIT
ZONE PLAN

SHEET NUMBER

M-600

XREF: 20-0501-TB



First Floor – Heating & Cooling

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501M601.DWG
PROJECT No:	20-0501.00

SHEET TITLE

FIRST FLOOR
AIR HANDLING UNIT
ZONE PLAN

SHEET NUMBER

M-601

XREF: 20-0501-TB

Second Floor – Heating & Cooling

Celebrating 50 Years

Since 1969

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-M402.DWG
PROJECT No.	20-0501.00

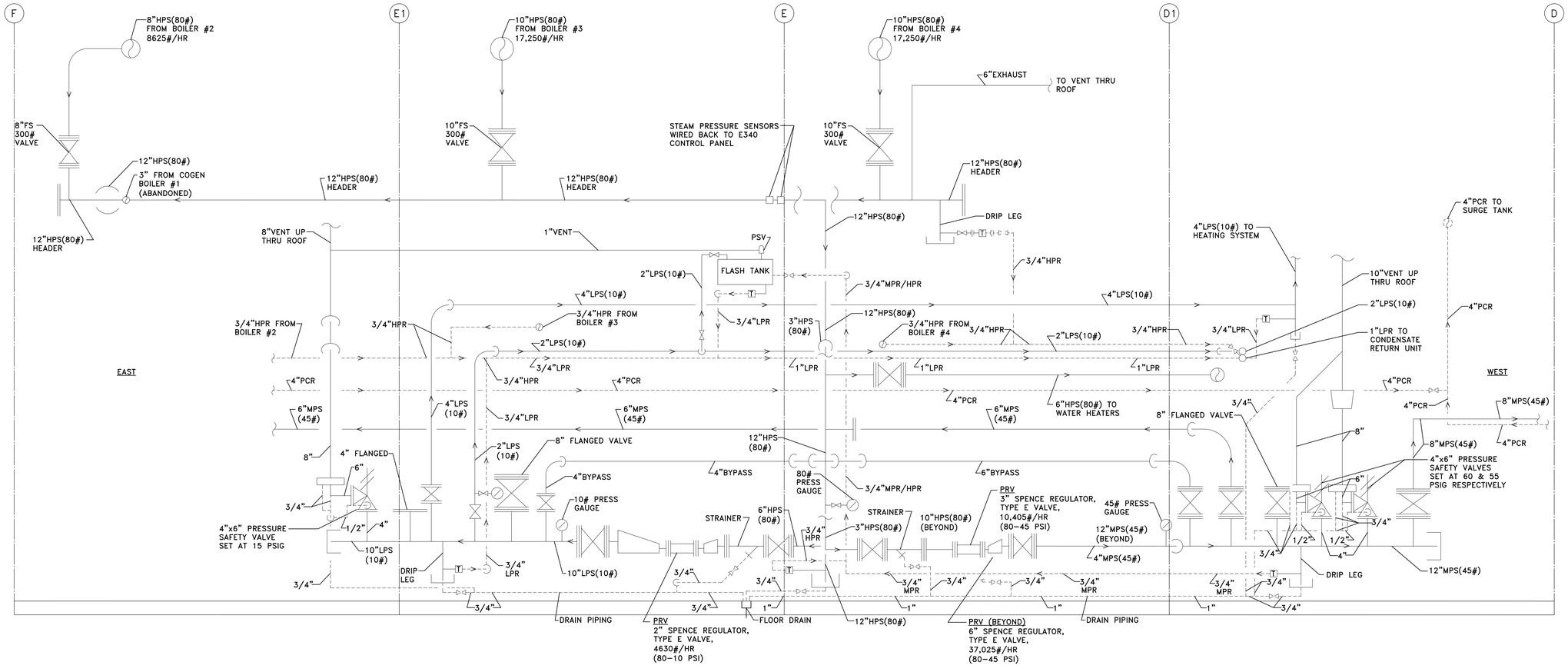
SHEET TITLE

SECOND FLOOR AIR HANDLING UNIT ZONE PLAN

SHEET NUMBER

M-602

XREF: 20-0501-TB
XREF: 2010-2313-MC-SECT



BOILER ROOM SECTION (LOOKING SOUTH)

NO SCALE

Celebrating 50 Years

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501M4603.DWG
PROJECT No:	20-0501.00

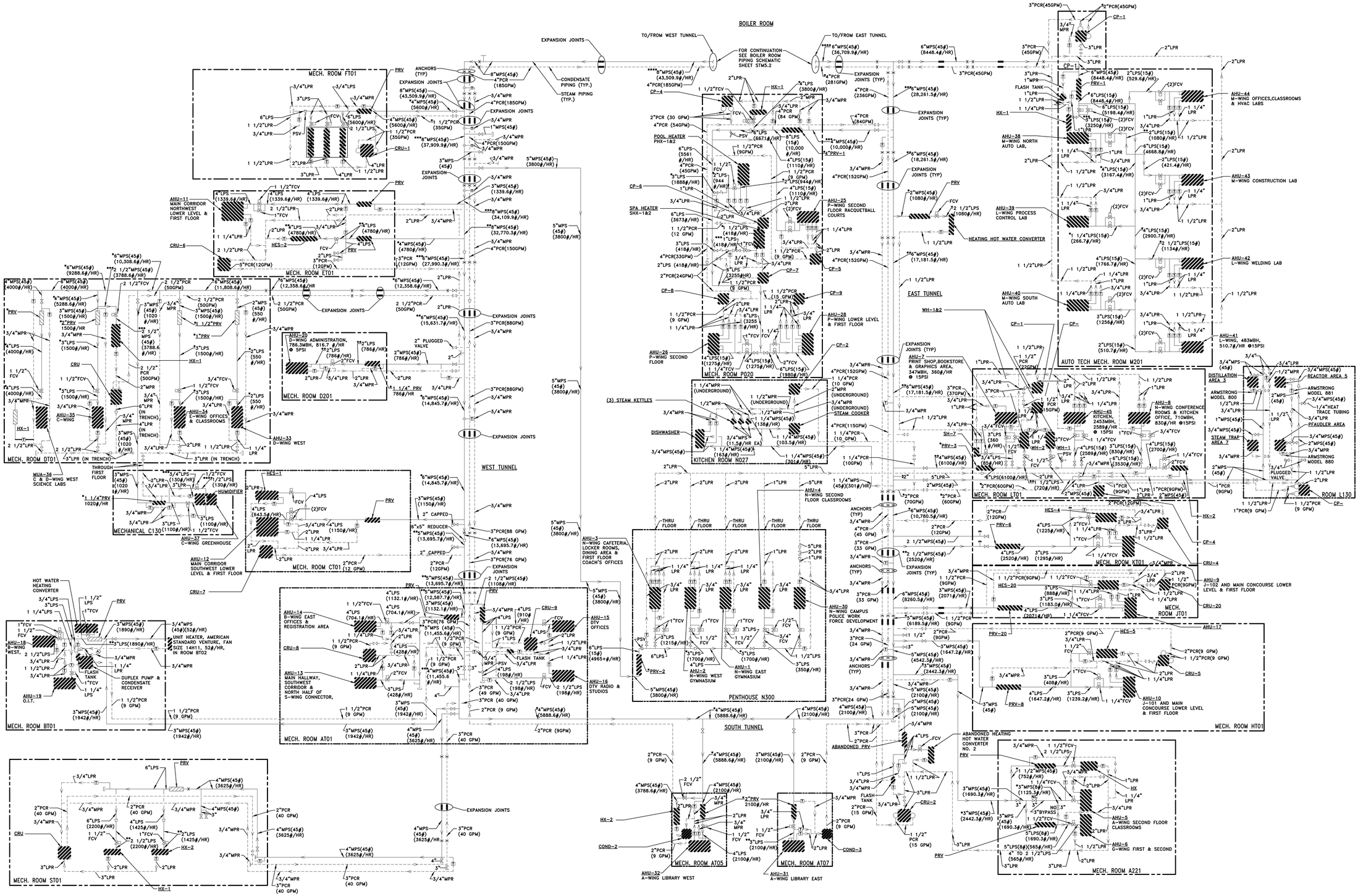
SHEET TITLE

BOILER ROOM ZT01 SECTION DIAGRAM

SHEET NUMBER

M-603

XREF: 20-0501-TB



STEAM AND CONDENSATE SYSTEM BUILDING/TUNNEL PIPING SCHEMATIC

NO SCALE

Celebrating 50 Years

Since 1969

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-M-604.DWG
PROJECT No.	20-0501.00

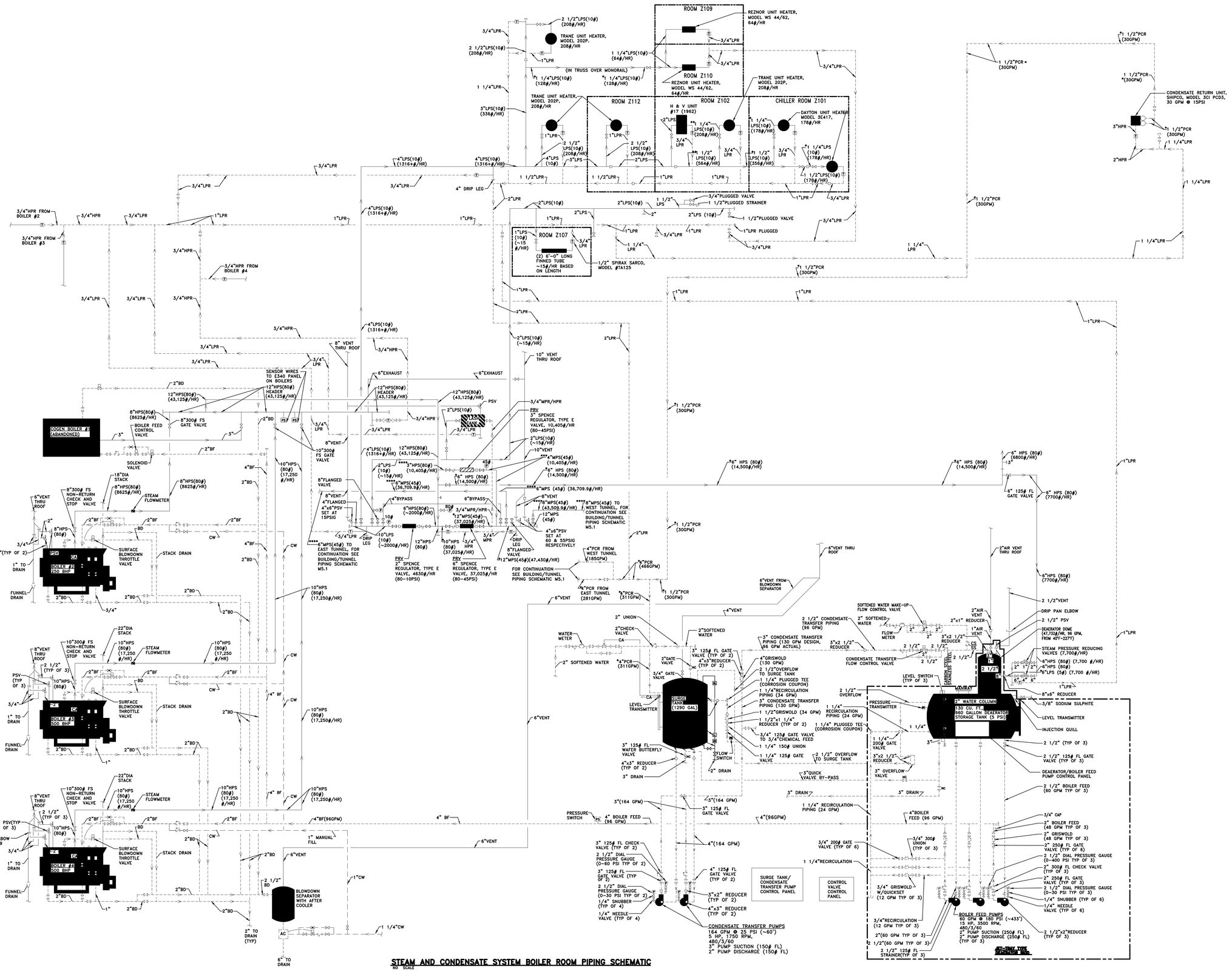
SHEET TITLE

STEAM AND CONDENSATE BUILDING SYSTEM SCHEMATIC DIAGRAM

SHEET NUMBER

M-604

XREF: 20-0501-TB



STEAM AND CONDENSATE SYSTEM BOILER ROOM PIPING SCHEMATIC
NO SCALE

Celebrating 50 Years

Since 1969

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-M405.DWG
PROJECT No:	20-0501.00

SHEET TITLE
STEAM AND CONDENSATE BOILER ROOM SYSTEM SCHEMATIC DIAGRAM

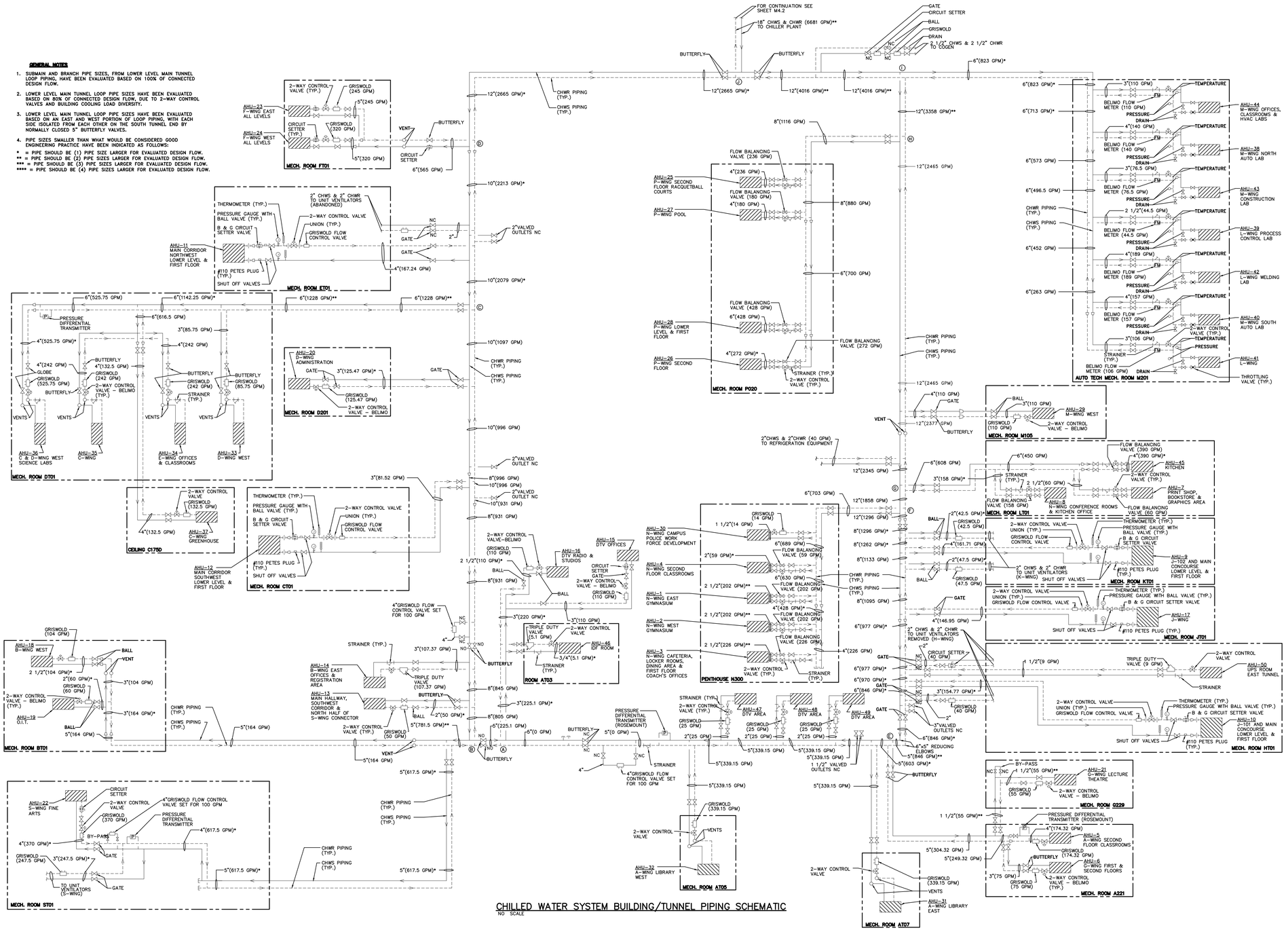
SHEET NUMBER
M-605

XREF: 20-0501-TB

GENERAL NOTES

1. SUBMAIN AND BRANCH PIPE SIZES, FROM LOWER LEVEL MAIN TUNNEL LOOP PIPING, HAVE BEEN EVALUATED BASED ON 100% OF CONNECTED DESIGN FLOW.
2. LOWER LEVEL MAIN TUNNEL LOOP PIPE SIZES HAVE BEEN EVALUATED BASED ON 80% OF CONNECTED DESIGN FLOW, DUE TO 2-WAY CONTROL VALVES AND BUILDING COOLING LOAD DIVERSITY.
3. LOWER LEVEL MAIN TUNNEL LOOP PIPE SIZES HAVE BEEN EVALUATED BASED ON AN EAST AND WEST PORTION OF LOOP PIPING, WITH EACH SIDE ISOLATED FROM EACH OTHER ON THE SOUTH TUNNEL END BY NORMALLY CLOSED 5" BUTTERFLY VALVES.
4. PIPE SIZES SMALLER THAN WHAT WOULD BE CONSIDERED GOOD ENGINEERING PRACTICE HAVE BEEN INDICATED AS FOLLOWS:

* = PIPE SHOULD BE (1) PIPE SIZE LARGER FOR EVALUATED DESIGN FLOW.
** = PIPE SHOULD BE (2) PIPE SIZES LARGER FOR EVALUATED DESIGN FLOW.
*** = PIPE SHOULD BE (3) PIPE SIZES LARGER FOR EVALUATED DESIGN FLOW.
**** = PIPE SHOULD BE (4) PIPE SIZES LARGER FOR EVALUATED DESIGN FLOW.



CHILLED WATER SYSTEM BUILDING/TUNNEL PIPING SCHEMATIC
NO SCALE

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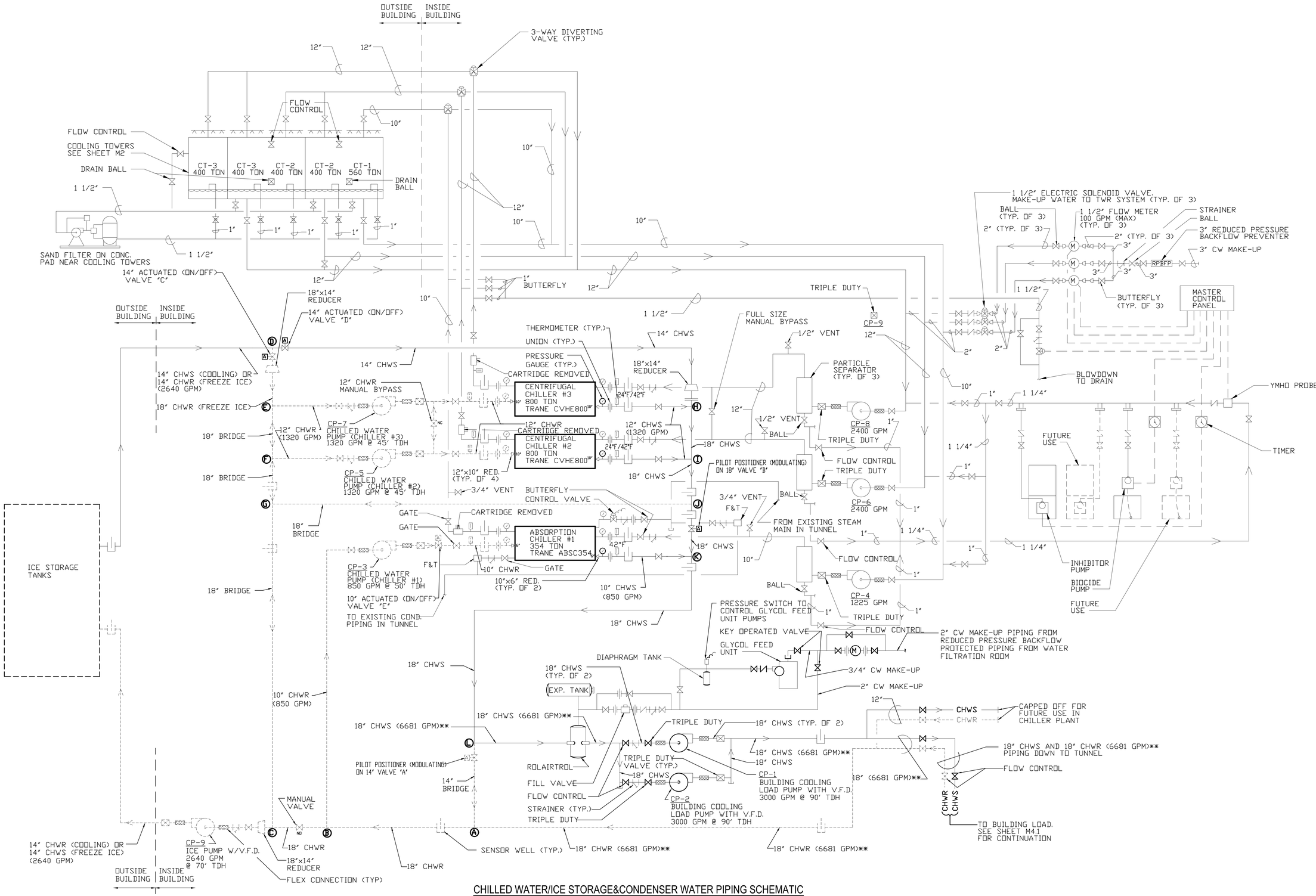
DESIGNER:	.
MODELLER:	.
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-M-606.DWG
PROJECT No.	20-0501.00

SHEET TITLE
CHILLED WATER SYSTEM
BUILDING/TUNNEL
PIPING DIAGRAM

SHEET NUMBER
M-606

XREF: 20-0501-TB



CHILLED WATER/ICE STORAGE&CONDENSER WATER PIPING SCHEMATIC

NO SCALE

Celebrating 50 Years

Since 1969

DiClemente Siegel Design Inc.

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9/30/20	FINAL
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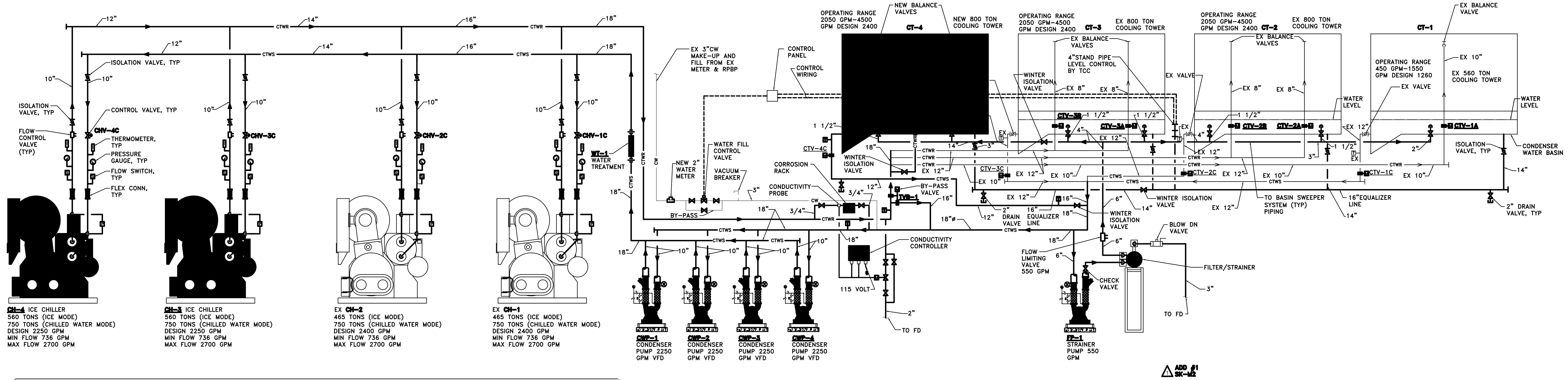
DESIGNER:	.
MODELLER:	.
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-M407.DWG
PROJECT No.	20-0501.00

SHEET TITLE
CHILLED WATER/ICE STORAGE&CONDESER WATER PIPING SCHEMATIC

SHEET NUMBER
M-607

XREF: 20-0501-TB

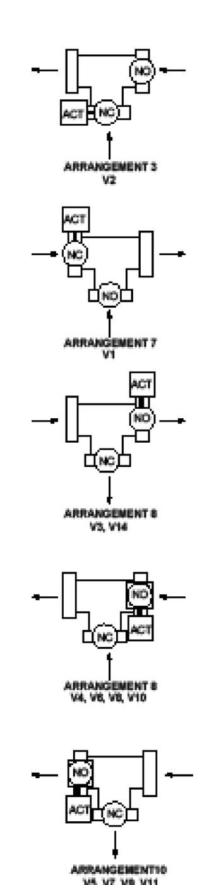


CONDENSER WATER PIPING DIAGRAM

NTS

VALVE SCHEDULE

#	Tag	SERVICE	LINE SIZE (In)	VALVE SIZE (In)	2W OR 3W	VLV. TYPE	GPM	VALVE Cv	ADJ. Cv	VLV. PD (psi)	POWER	CLOSE OFF (psi)	CNTRL SIGNAL	FAIL SAFE (Y/N)	ACTUATOR	VALVE
V1	MBV-1	Main Sys Blending	16	16	3W	BF	4500	5829	5829	0.6	24V	100	0-10 VDC	N	RE30XG2-S-HW	RS3B-16-BUNA
V2	IMV-1	Ice Melt Control	16	16	3W	BF	4500	5829	5829	0.6	24V	100	0-10 VDC	N	RE30XG2-S-HW	RS3B-16-BUNA
V3	IMV-2	Ice Make/Melt Control	16	16	3W	BF	4500	5829	5829	0.6	24V	100	0-10 VDC	N	RE30XG2-S-HW	RS3B-16-BUNA
V4	CHV-1A	CH1 Evap Inlet	10	10	3W	BF	2400	5580	5580	0.2	24V	100	2 Position	N	RE15TF2-S-HW	RS3B-10-BUNA
V5	CHV-1B	CH1 Evap Outlet	10	10	3W	BF	2400	5580	5580	0.2	24V	100	2 Position	N	RE15TF2-S-HW	RS3B-10-BUNA
V6	CHV-2A	CH2 Evap Inlet	10	10	3W	BF	2400	5580	5580	0.2	24V	100	2 Position	N	RE15TF2-S-HW	RS3B-10-BUNA
V7	CHV-2B	CH2 Evap Outlet	10	10	3W	BF	2400	5580	5580	0.2	24V	100	2 Position	N	RE15TF2-S-HW	RS3B-10-BUNA
V8	CHV-3A	CH3 Evap Inlet	10	10	3W	BF	2400	5580	5580	0.2	24V	100	2 Position	N	RE15TF2-S-HW	RS3B-10-BUNA
V9	CHV-3B	CH3 Evap Outlet	10	10	3W	BF	2400	5580	5580	0.2	24V	100	2 Position	N	RE15TF2-S-HW	RS3B-10-BUNA
V10	CHV-4A	CH4 Evap Inlet	10	10	3W	BF	2400	5580	5580	0.2	24V	100	2 Position	N	RE15TF2-S-HW	RS3B-10-BUNA
V11	CHV-4B	CH4 Evap Outlet	10	10	3W	BF	2400	5580	5580	0.2	24V	100	2 Position	N	RE15TF2-S-HW	RS3B-10-BUNA
V-12	IMFV-1	Ice Melt/Max Flow Byp	16	16	2W	BF	4500	5829	5829	0.6	24V	100	0-10 VDC	N	RE30TG2-S-HW	RS2B-16
V-13	MFV-1	Chiller Min Flow Byp	12	6	2W	BF	2000	941	733	7.4	24V	100	0-10 VDC	N	RE6.5G2-S-HW	RS2B-6
V-14	TBV-1	Tower Bypass	16	16	3W	BF	9600	5829	5829	2.7	24V	50	0-10 VDC	N	RE30XG2-S-HW	RS3B-16
V-15	CTV-1A	Tower 1 Inlet	10	10	2W	BF	2400	5580	5580	0.2	24V	50	2 Position	N	RE10F2-S-HW-HS	RS2B-10 (UC)
V16A	CTV-2A	Tower 2A Inlet	8	8	2W	BF	2400	3540	3540	0.5	24V	50	2 Position	N	RE10F2-S-HW-HS	RS2B-8 (UC)
V16B	CTV-2B	Tower 2B Inlet	8	8	2W	BF	2400	3540	3540	0.5	24V	50	2 Position	N	RE10F2-S-HW-HS	RS2B-8 (UC)
V17A	CTV-3A	Tower 3A Inlet	8	8	2W	BF	2400	3540	3540	0.5	24V	50	2 Position	N	RE10F2-S-HW-HS	RS2B-8 (UC)
V17B	CTV-3B	Tower 3B Inlet	8	8	2W	BF	2400	3540	3540	0.5	24V	50	2 Position	N	RE10F2-S-HW-HS	RS2B-8 (UC)
V18A	CTV-4A	Tower 4A Inlet	8	8	2W	BF	2400	3540	3540	0.5	24V	50	2 Position	N	RE10F2-S-HW-HS	RS2B-8 (UC)
V18B	CTV-4B	Tower 4B Inlet	8	8	2W	BF	2400	3540	3540	0.5	24V	50	2 Position	N	RE10F2-S-HW-HS	RS2B-8 (UC)
V19	CHV-1C	CH1 Cond	10	10	2W	BF	2400	5580	5580	0.2	24V	50	2 Position	N	RE10F2-S-HW	RS2B-10 (UC)
V20	CHV-2C	CH2 Cond	10	10	2W	BF	2400	5580	5580	0.2	24V	50	2 Position	N	RE10F2-S-HW	RS2B-10 (UC)
V21	CHV-3C	CH3 Cond	10	10	2W	BF	2400	5580	5580	0.2	24V	50	2 Position	N	RE10F2-S-HW	RS2B-10 (UC)
V22	CHV-4C	CH4 Cond	10	10	2W	BF	2400	5580	5580	0.2	24V	50	2 Position	N	RE10F2-S-HW	RS2B-10 (UC)
V23	CTV-1C	Tower 1 Outlet	12	12	2W	BF	2400	8080	8080	0.1	24V	50	2 Position	N	RE15F2-S-HW-HS	RS2B-12 (UC)
V24	CTV-2C	Tower 2 Outlet	12	12	2W	BF	2400	8080	8080	0.1	24V	50	2 Position	N	RE15F2-S-HW-HS	RS2B-12 (UC)
V25	CTV-3C	Tower 3 Outlet	12	12	2W	BF	2400	8080	8080	0.1	24V	50	2 Position	N	RE15F2-S-HW-HS	RS2B-12 (UC)
V26	CTV-4C	Tower 4 Outlet	12	12	2W	BF	2400	8080	8080	0.1	24V	50	2 Position	N	RE15F2-S-HW-HS	RS2B-12 (UC)
V27	MUV-1	Tower Makeup	3	3	2W	BF	350	457	457	0.6	24V	150	2 Position	Y(F.C.)	ES142A2(2)	RS2B-3



FLOW METER SCHEDULE

TAG	SERVICE	SIZE (in)	GPM	ABB Model #
FM-1	Sytem Load Total Flow	18	6000	FEF121.450K1S1A1B1D1A2A2B3A1M5CWA
FM-2	Chiller Mech Cooling Total Flow	16	6000	FEF121.400K1S1A1B1D1A2A2B3A1M5CWA
FM-3	East Loop Flow	12	4000	FEF121.300K1S1A1B1D1A2A2B3A1M5CWA
FM-4	West Loop Flow	12	4000	FEF121.300K1S1A1B1D1A2A2B3A1M5CWA

FLOW RATE MEASUREMENT OUTPUTS ARE SCALABLE

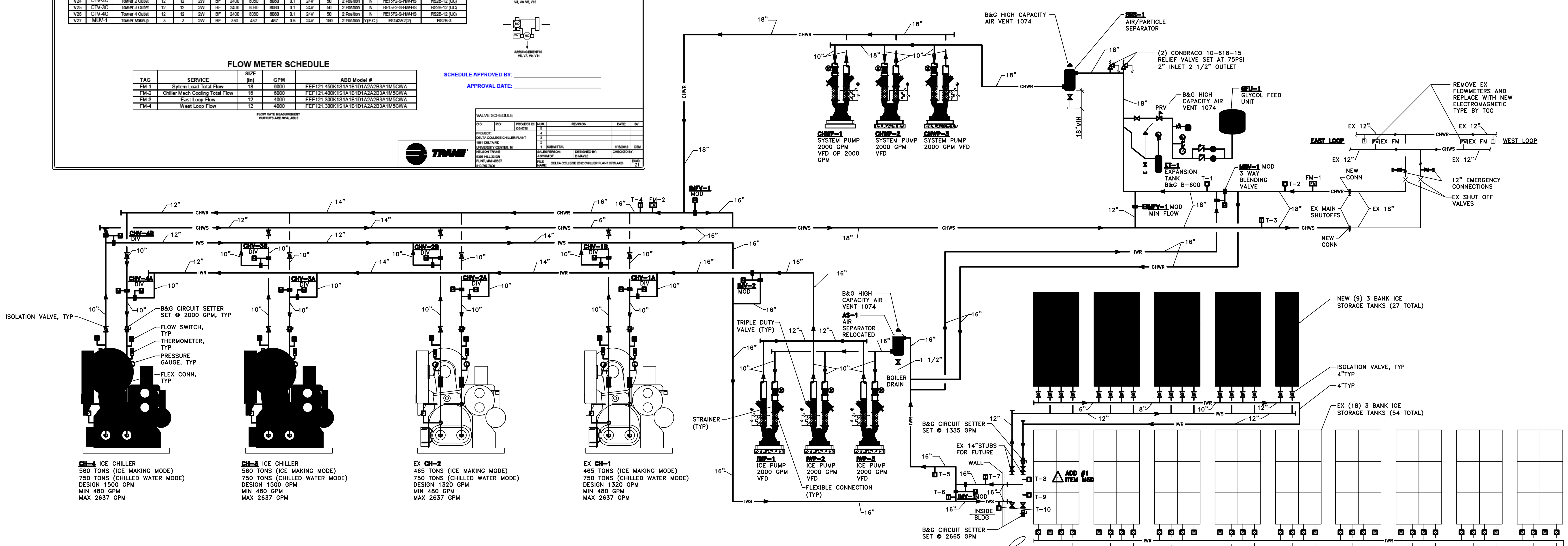
SCHEDULE APPROVED BY: ______________

APPROVAL DATE: ______________

VALVE SCHEDULE

CID:	PID:	PROJECT ID: ICS-6735	NUM.	REVISION	DATE:	BY:
PROJECT: DELTA COLLEGE CHILLER PLANT 1961 DELTA RD UNIVERSITY CENTER, MI			5			
			4			
			3			
			2			
			1	SUBMITTAL	1/16/2012	DEM
NELSON TRANE 5335 HILL 23 DR FLINT, MMI 48507 810.767.7800			SALESPERSON: J SCHMIDT	DESIGNED BY: D MAYLE	CHECKED BY:	
			FILE NAME: DELTA COLLEGE 2012 CHILLER PLANT 6735.AXD			DWG: 21

TRANE



CHILLED WATER PIPING DIAGRAM

NTS

Celebrating 50 Years
DSD
Since 1969

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DATE	ISSUED FOR:
9/30/20	FINAL

DESIGNER:	
MODELLER:	
PM:	ATW
PIC:	BJR
ACADFILE:	200501-M608.DWG
PROJECT No.	20-0501.00

SHEET TITLE

CHILLED WATER PIPING DIAGRAM

SHEET NUMBER

M-608

XREF: 20-0501-TB
XREF: 20-0501-ESI

ELECTRICAL SHEET INDEX

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9/30/20	FINAL
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DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-E-001.DWG
PROJECT No.	20-0501.00

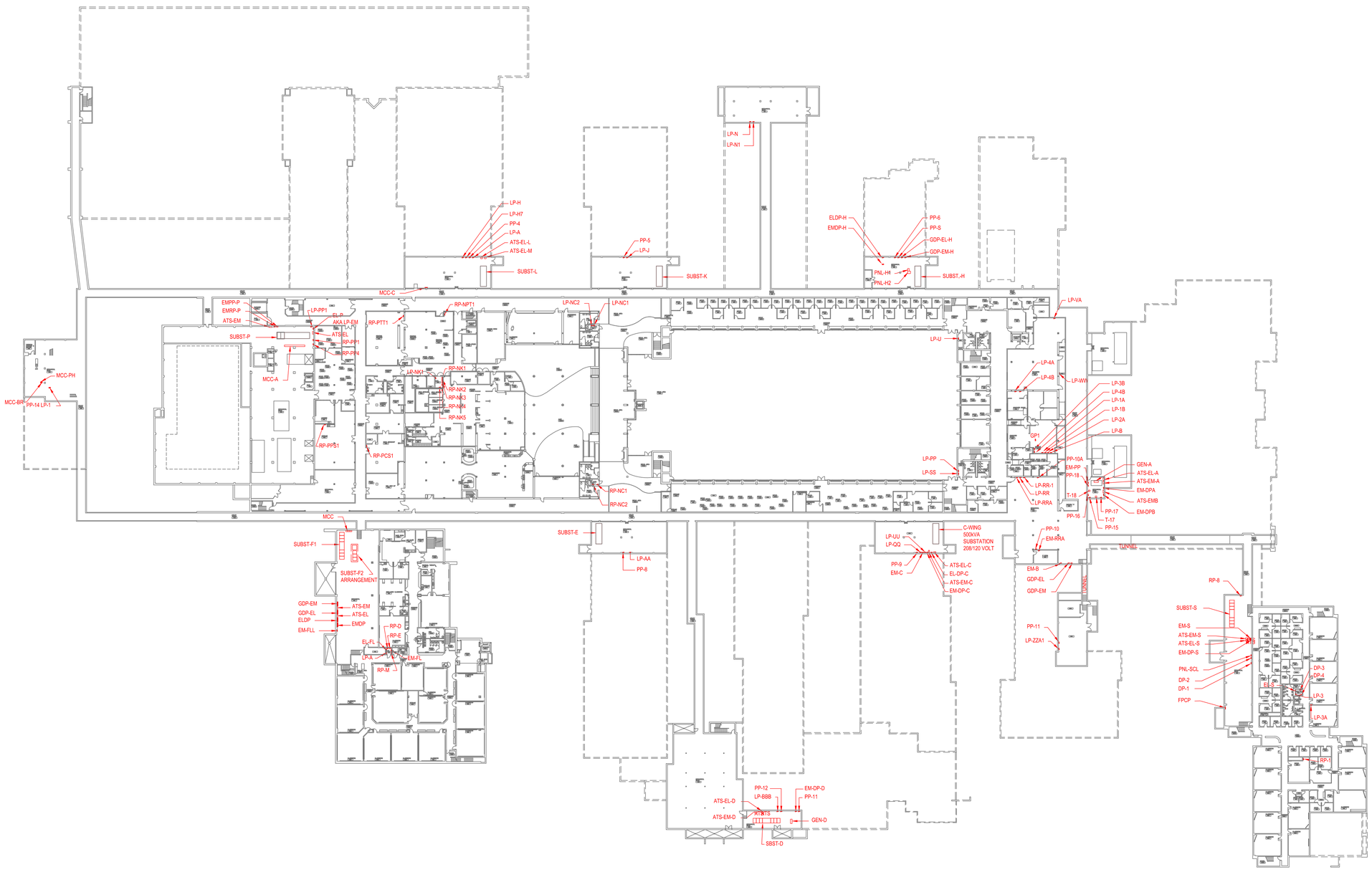
SHEET TITLE

ELECTRICAL GENERAL INFORMATION

SHEET NUMBER

E-001

XREF: 20-0501-TB
XREF: 20-0501-EPPFLL
XREF: 20-0501-APFLL



NORTH

LOWER LEVEL COMPOSITE ELECTRICAL PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-E011.DWG
PROJECT No.	20-0501.00

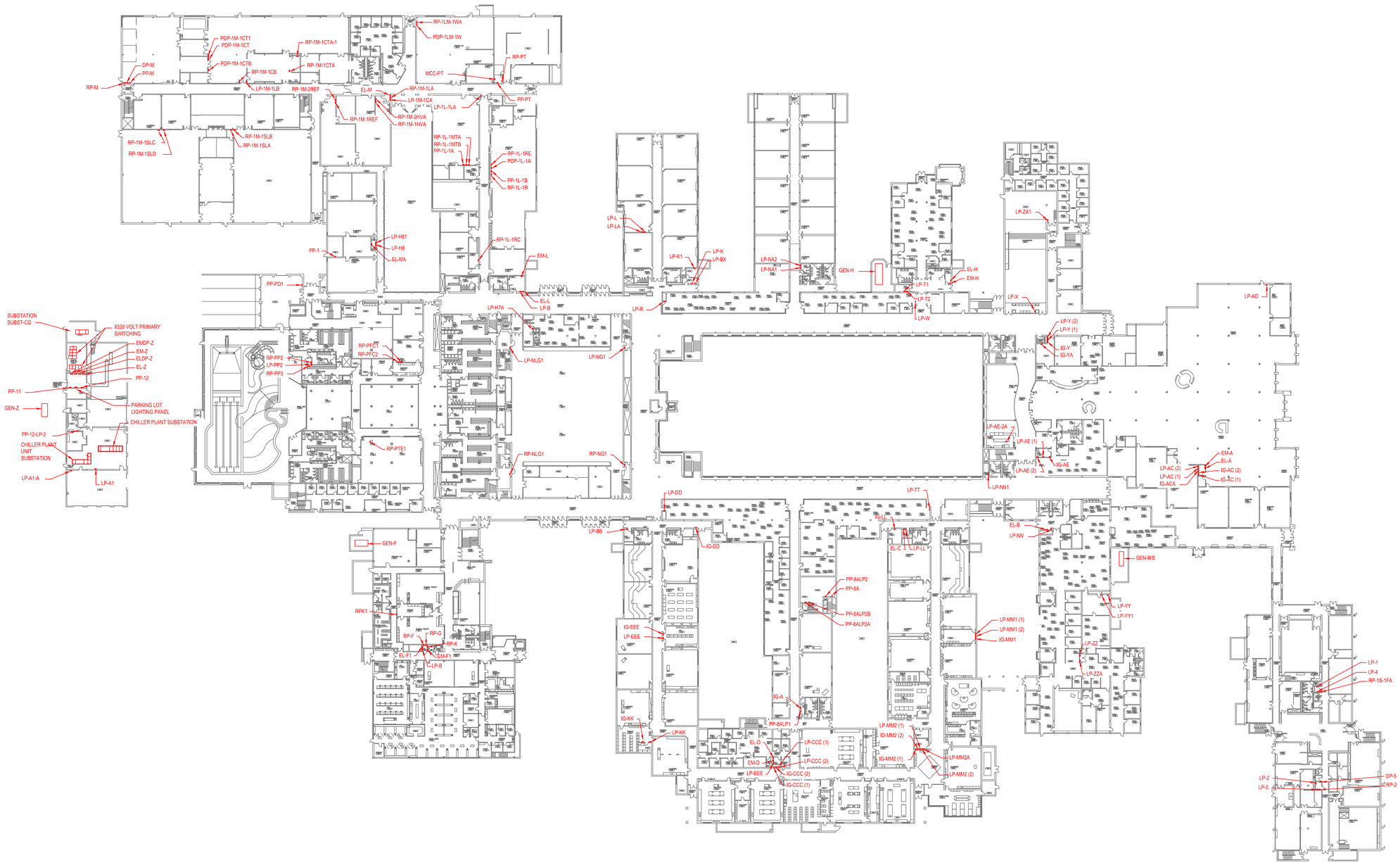
SHEET TITLE

LOWER LEVEL COMPOSITE ELECTRICAL PLAN

SHEET NUMBER

E-011

XREF: 20-0501-TB
XREF: 20-0501-AFP1
XREF: 20-0501-EPFP1



NORTH

FIRST FLOOR COMPOSITE ELECTRICAL PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20X0501-E012.DWG
PROJECT No.	20-0501.00

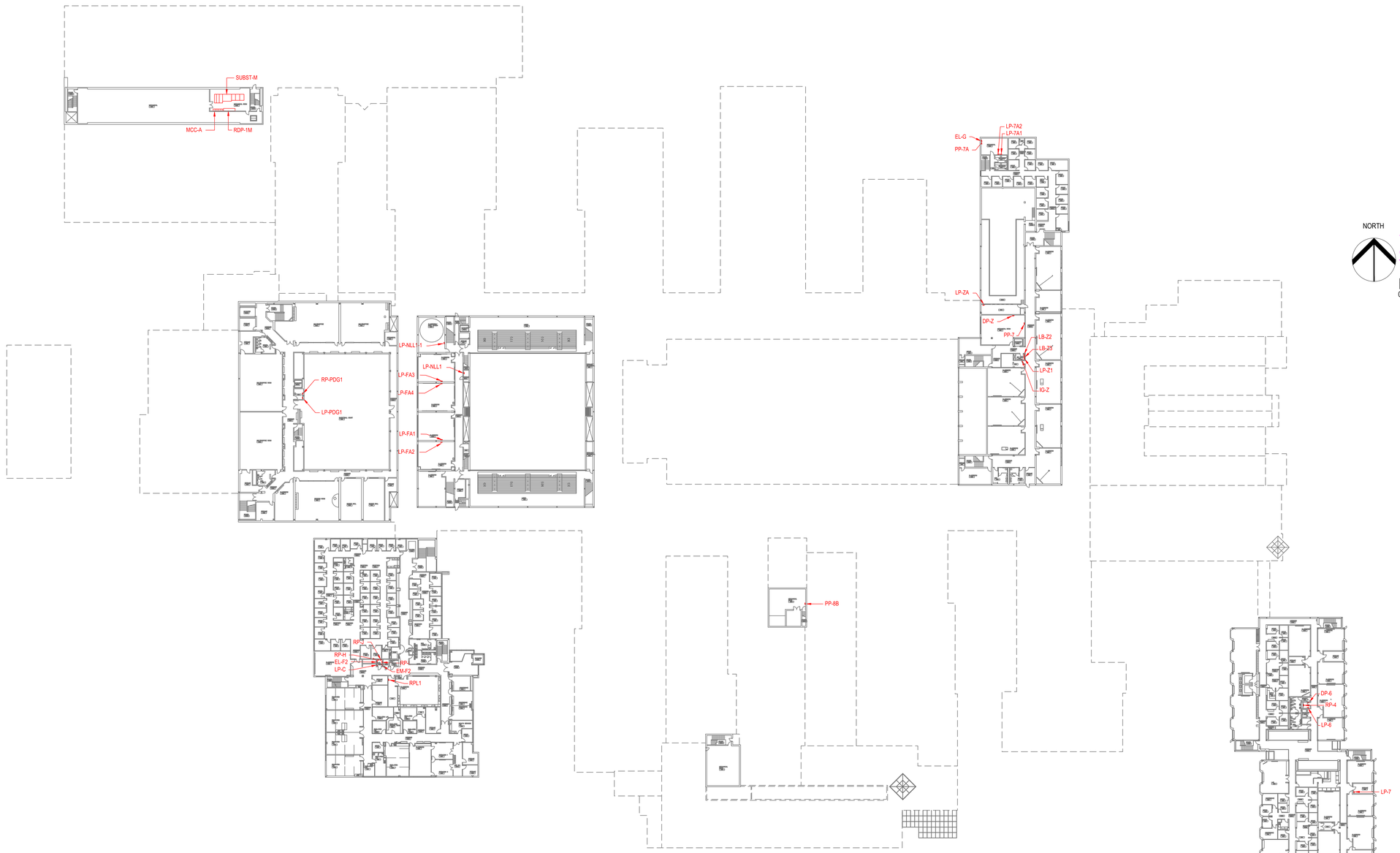
SHEET TITLE

FIRST FLOOR COMPOSITE ELECTRICAL PLAN

SHEET NUMBER

E-012

XREF: 20-0501-TB
XREF: 20-0501-EPP2
XREF: 20-0501-AFP2
XREF: 20-0501-EPP3
XREF: 20-0501-AFP3



NORTH

THIRD FLOOR COMPOSITE ELECTRICAL PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

NORTH

SECOND FLOOR COMPOSITE ELECTRICAL PLAN

SCALE: 1" = 50'

0 25 50 100 Feet

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20d501E013.DWG
PROJECT No.	20-0501.00

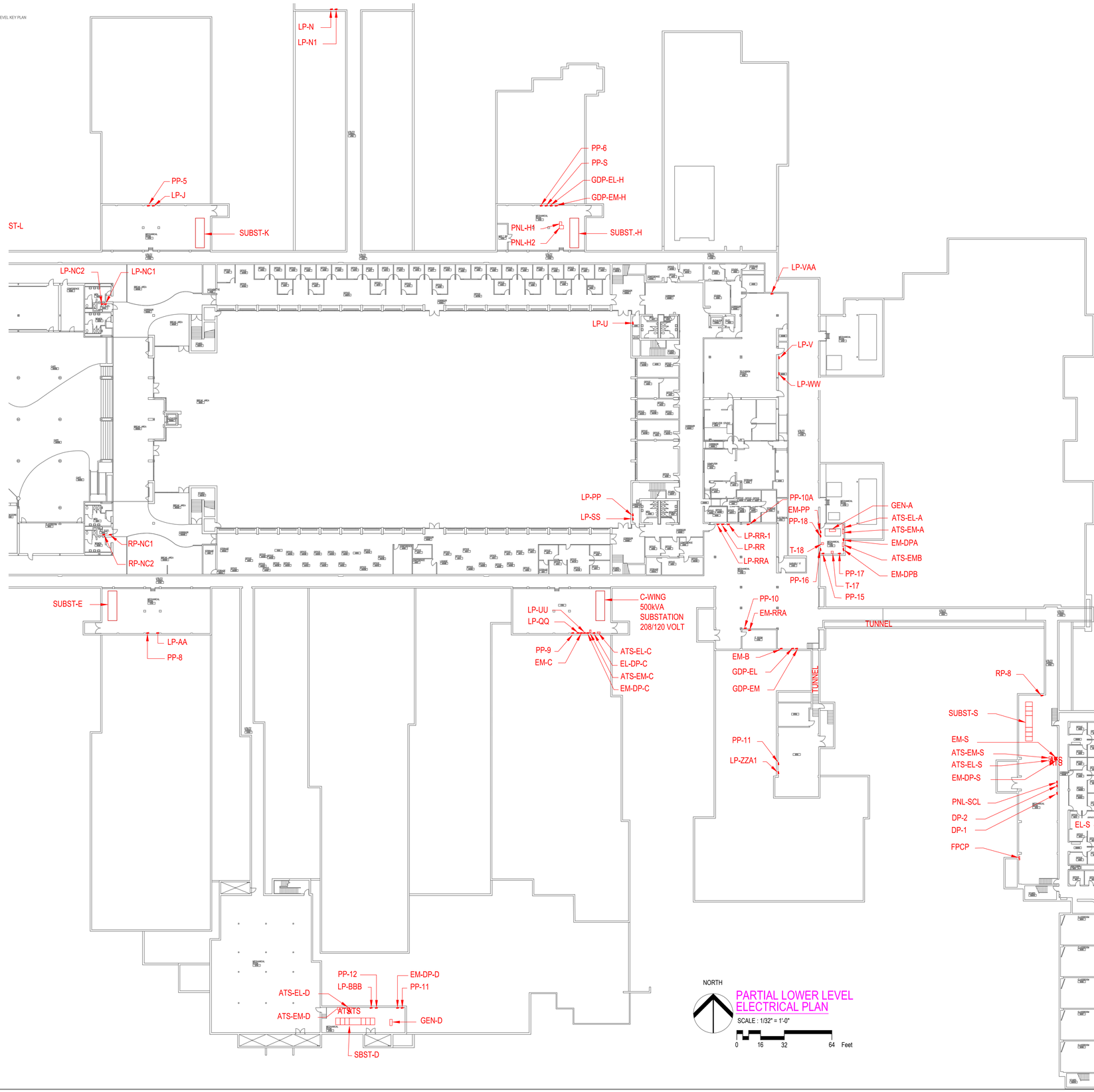
SHEET TITLE

SECOND & THIRD FLOORS COMPOSITE ELECTRICAL PLANS

SHEET NUMBER

E-013

XREF: 20-0501-TB
XREF: 20-0501-APPLL
XREF: 20-0501-EPPPLL
XREF: 20-0501-DELTA COLLEGE MAIN CAMPUS LOWER LEVEL KEY PLAN

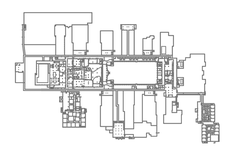


NORTH

PARTIAL LOWER LEVEL ELECTRICAL PLAN

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet



KEY PLAN
NO SCALE

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9/30/20	FINAL
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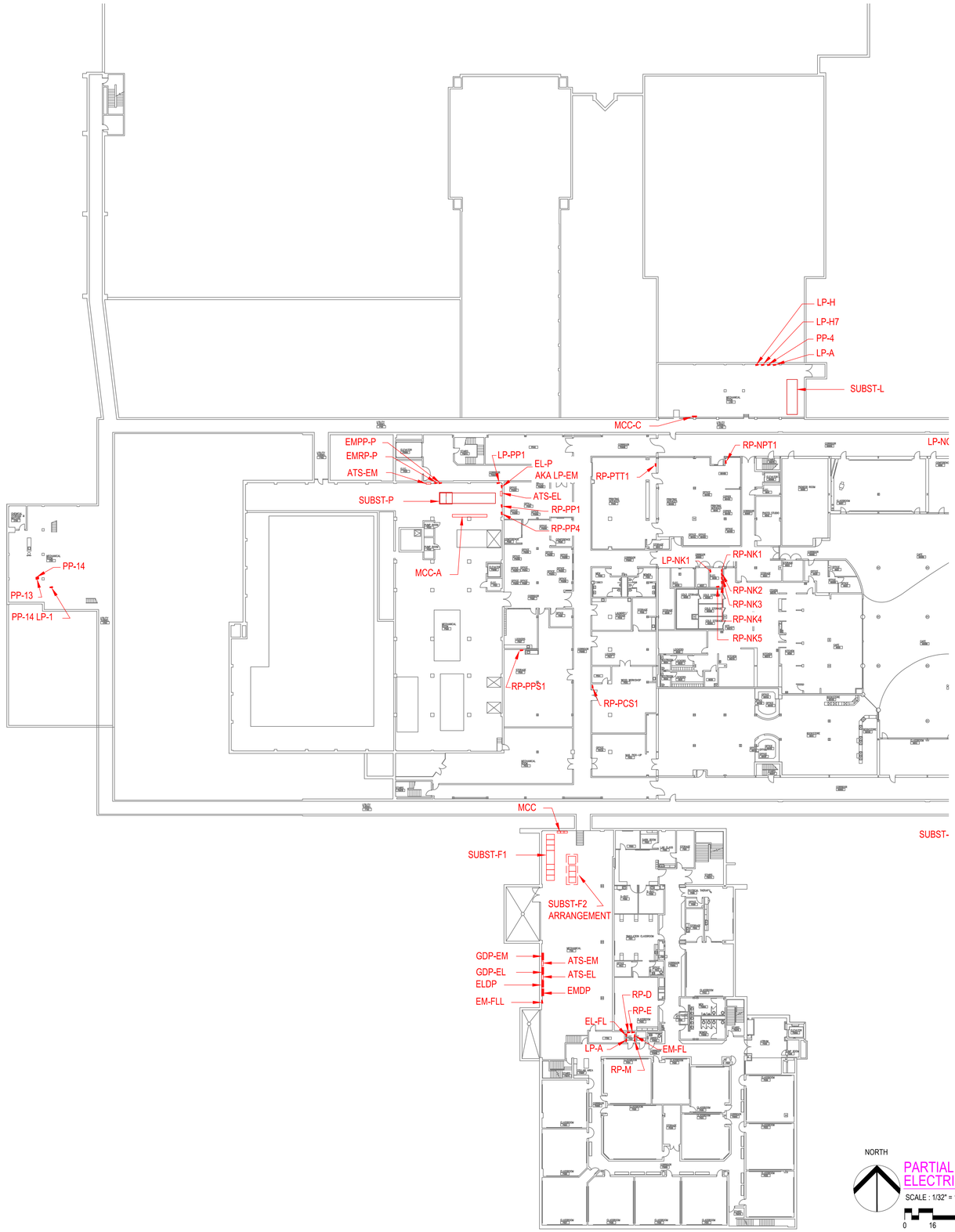
DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20r0501-E-101.DWG
PROJECT No:	20-0501.00

SHEET TITLE
MAIN CAMPUS
1ST FLOOR
ELECTRICAL

SHEET NUMBER
E-101

XREF: 20-0501-TB
XREF: 20-0501-DELTA COLLEGE MAIN CAMPUS LOWER LEVEL KEY PLAN
XREF: 20-0501-AFPLL
XREF: 20-0501-EPPLL

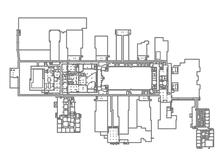


NORTH

PARTIAL LOWER LEVEL ELECTRICAL PLAN

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet



NORTH KEY PLAN NO SCALE

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DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-E-102.DWG
PROJECT No:	20-0501.00

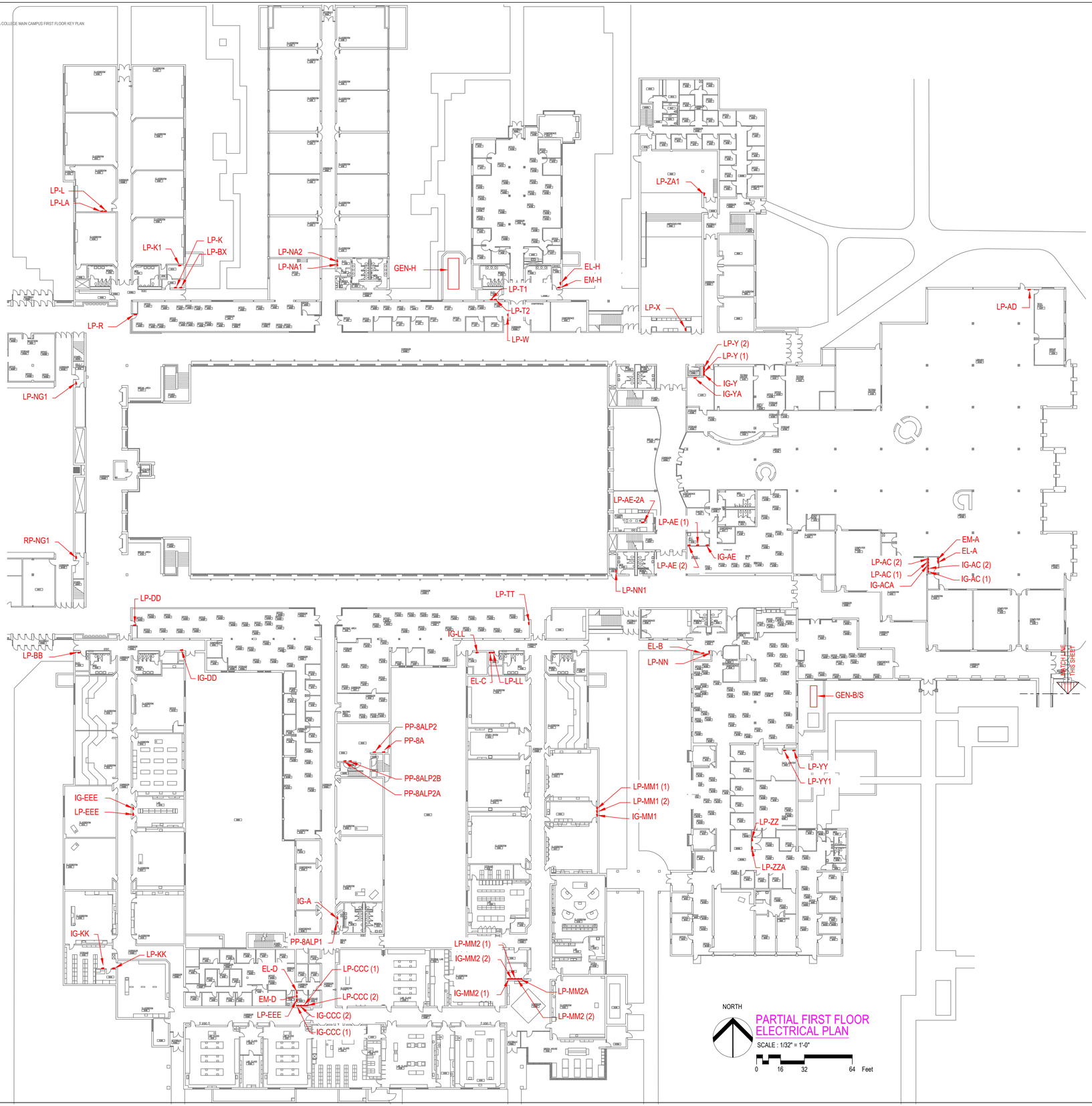
SHEET TITLE

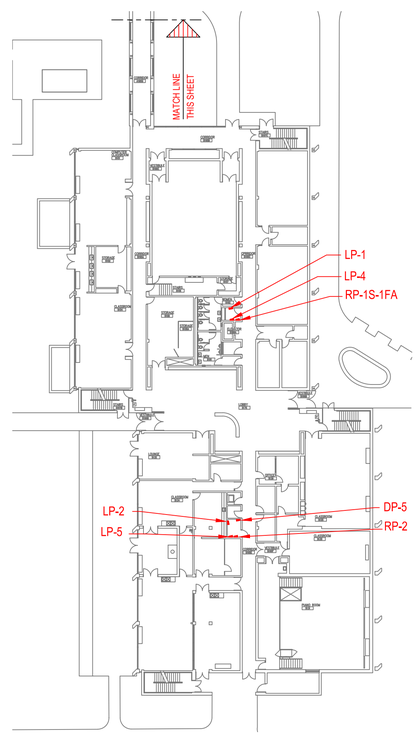
MAIN CAMPUS LOWER LEVEL ELECTRICAL PLAN

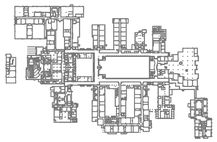
SHEET NUMBER

E-102

XREF: 20-0501-TB
XREF: 20-0501-AFP1
XREF: 20-0501-EPFP1
XREF: 20-0501-DELTA COLLEGE MAIN CAMPUS FIRST FLOOR KEY PLAN







NORTH KEY PLAN NO SCALE

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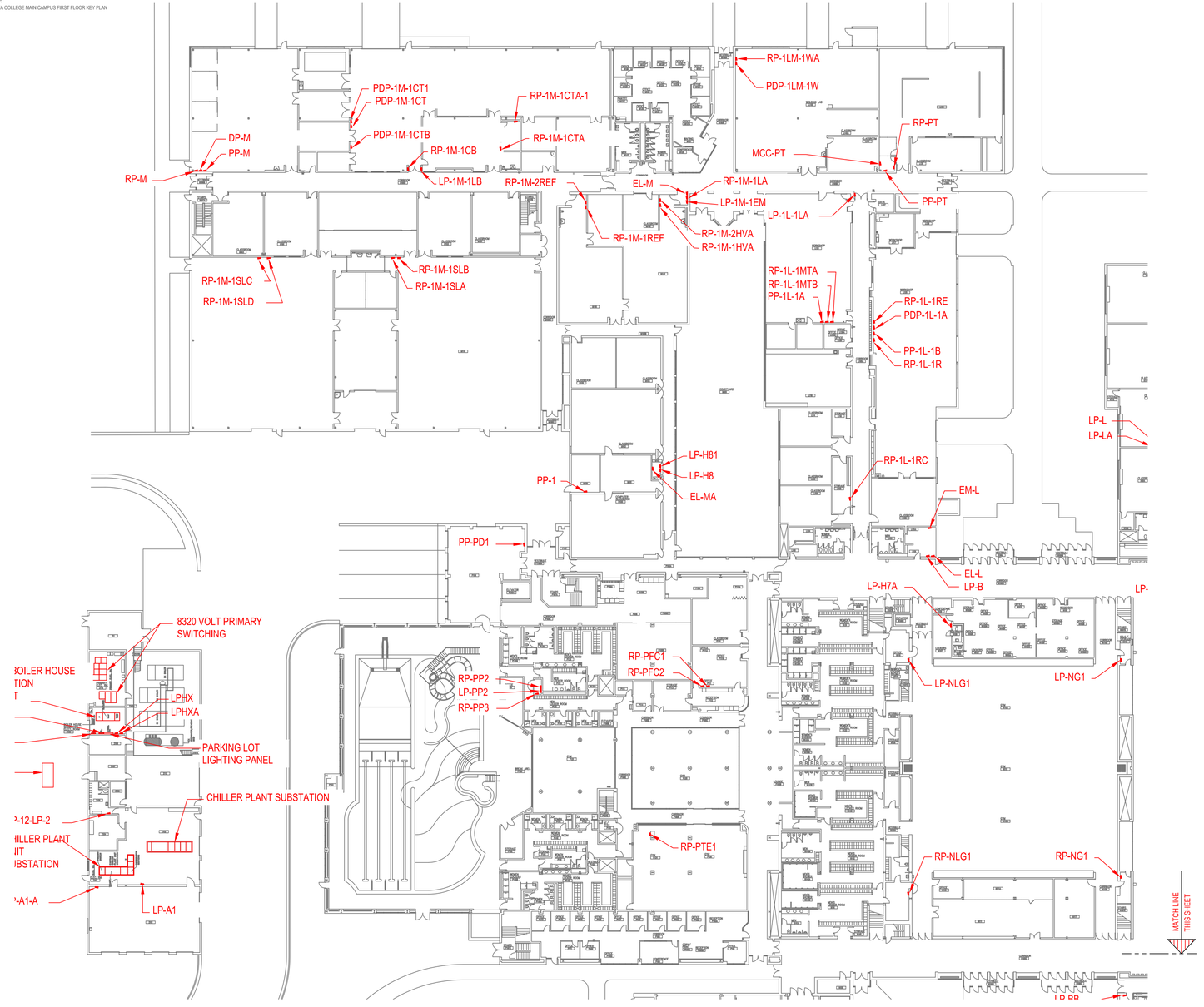
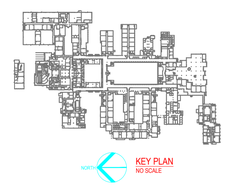
DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-E-103.DWG
PROJECT No.	20-0501.00

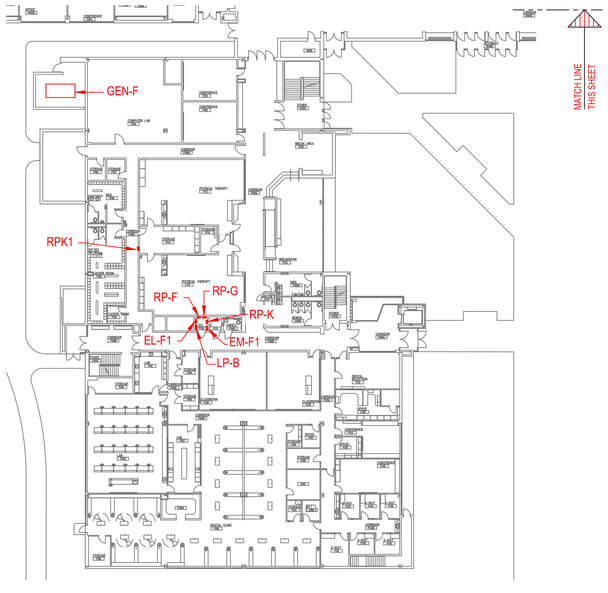
SHEET TITLE
MAIN CAMPUS
1ST FLOOR
ELECTRICAL

SHEET NUMBER
E-103

XREF: 20-0501-TB
XREF: 20-0501-AFP1
XREF: 20-0501-EPPP1
XREF: 20-0501-DELTA COLLEGE MAIN CAMPUS FIRST FLOOR KEY PLAN







NORTH

PARTIAL FIRST FLOOR ELECTRICAL PLAN

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet

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9/30/20	FINAL
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DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20r0501E104.DWG
PROJECT No.:	20-0501.00

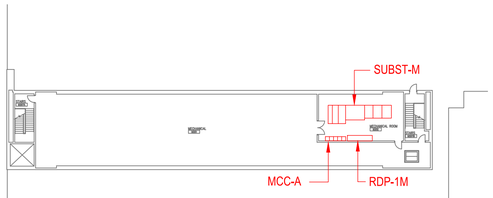
SHEET TITLE

MAIN CAMPUS FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-104

XREF: 20-0501-TB
XREF: 20-0501-AFP2
XREF: 20-0501-AFP3
XREF: 20-0501-EPP2
XREF: 20-0501-EPP3
XREF: 20-0501-DELTA COLLEGE MAIN CAMPUS SECOND FLOOR KEY PLAN

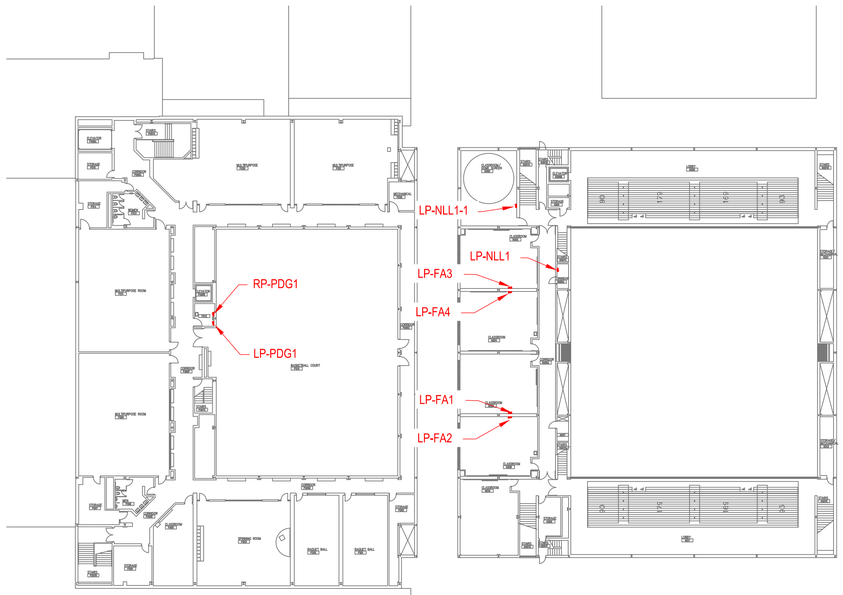


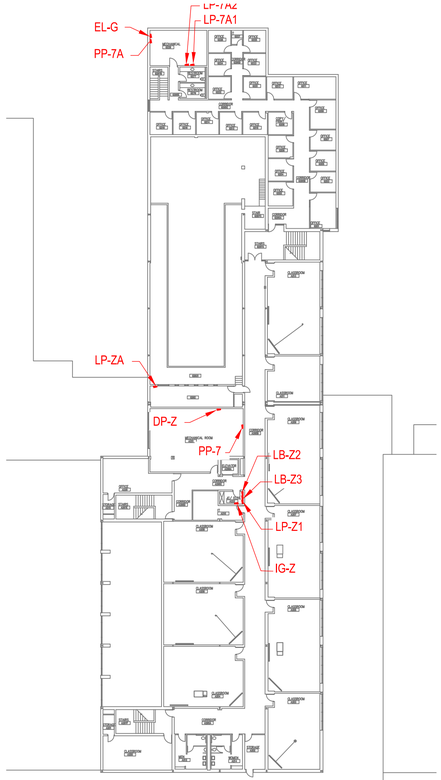
NORTH

SECOND FLOOR (M) ELECTRICAL PLAN

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet



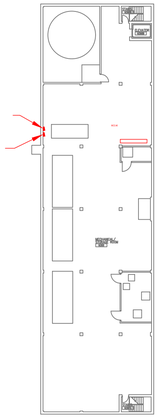


NORTH

SECOND FLOOR (A) ELECTRICAL PLAN

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet

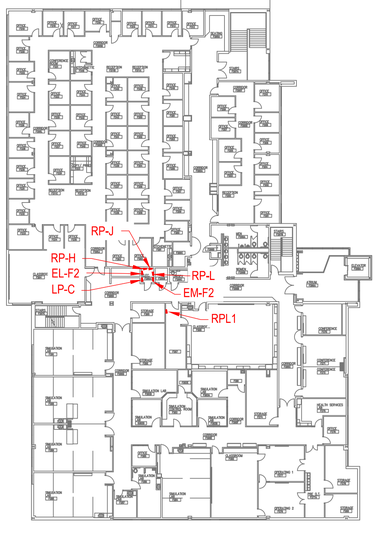


NORTH

THIRD FLOOR (N) ELECTRICAL PLAN

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet

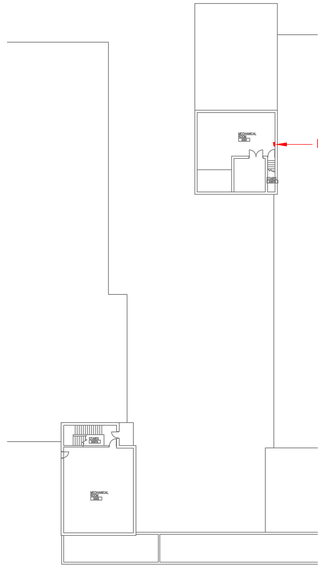


NORTH

SECOND FLOOR (F, P, N) ELECTRICAL PLAN

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet

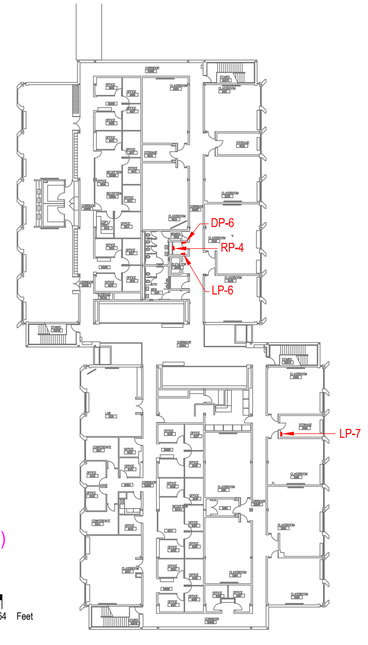


NORTH

SECOND FLOOR (D) ELECTRICAL PLAN

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet



NORTH

SECOND FLOOR (S) ELECTRICAL PLAN

SCALE : 1/32" = 1'-0"

0 16 32 64 Feet

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DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-E-105.DWG
PROJECT No:	20-0501.00

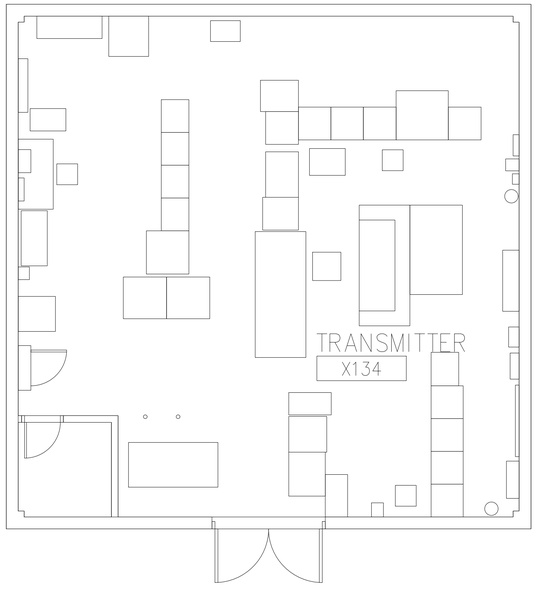
SHEET TITLE

MAIN CAMPUS
2ND & 3RD FLOORS
ELECTRICAL PLANS

SHEET NUMBER

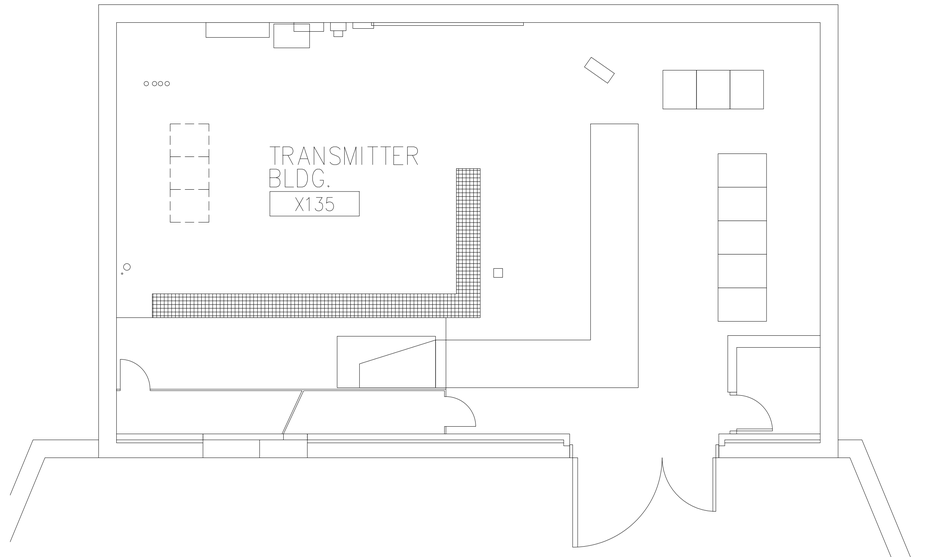
E-105

XREF: 20-0501-TB
XREF: 20-0501-AFP1 - SERVICE BUILDINGS



FIRST FLOOR
TRANSMITTER #2 COMPOSITE PLAN
SCALE: 1/2" = 1'-0"

NORTH
0 1 2 4 Feet



NORTH
FIRST FLOOR
TRANSMITTER #1 COMPOSITE PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8 Feet

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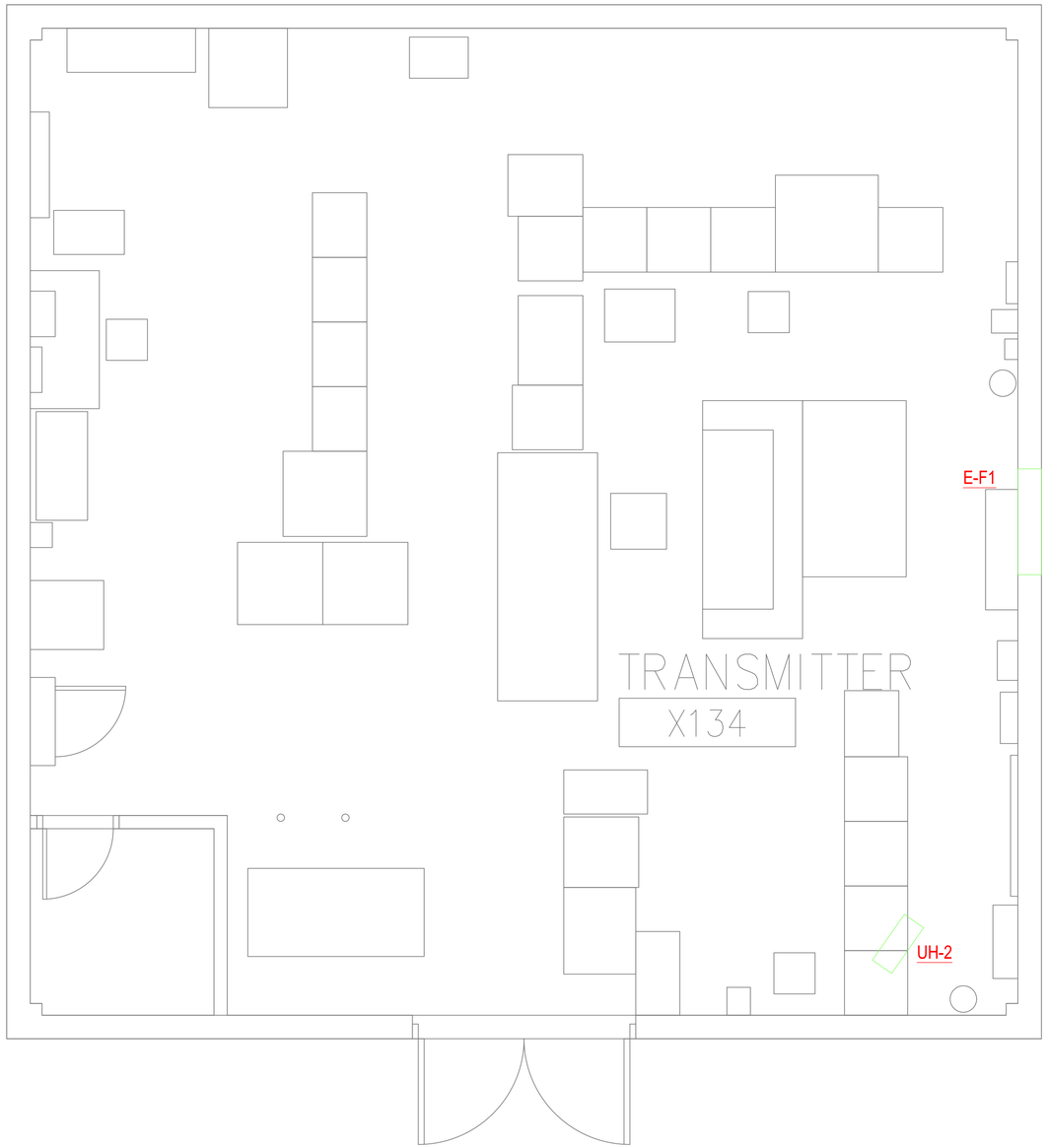
9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	REW
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-101.DWG
PROJECT No.	20-0501.00

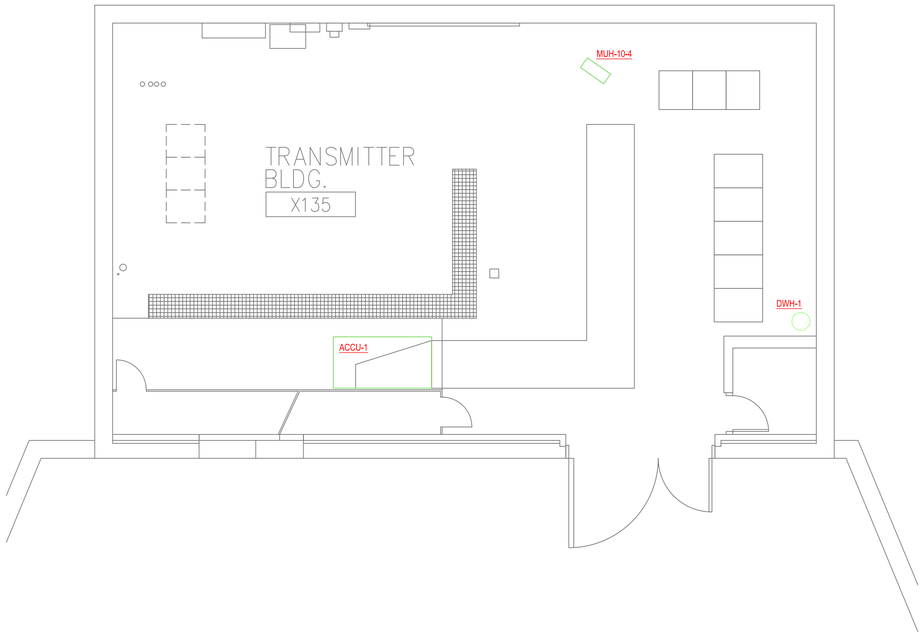
SHEET TITLE
SERVICE BUILDINGS COMPOSITE FIRST FLOOR ARCHITECTURAL PLAN

SHEET NUMBER
A-101

XREF: 20-0501-TB
XREF: 20-0501-MFP1 - SERVICE BUILDINGS
XREF: 20-0501-MFP1 - SERVICE BUILDINGS



FIRST FLOOR
TRANSMITTER #2 MECHANICAL PLAN
SCALE: 1/2" = 1'-0"
NORTH
0 1 2 4 Feet



NORTH
FIRST FLOOR
TRANSMITTER #1 MECHANICAL PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8 Feet

Celebrating 50 Years
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FACILITIES CONDITION ASSESSMENT
UNIVERSITY CENTER, MICHIGAN

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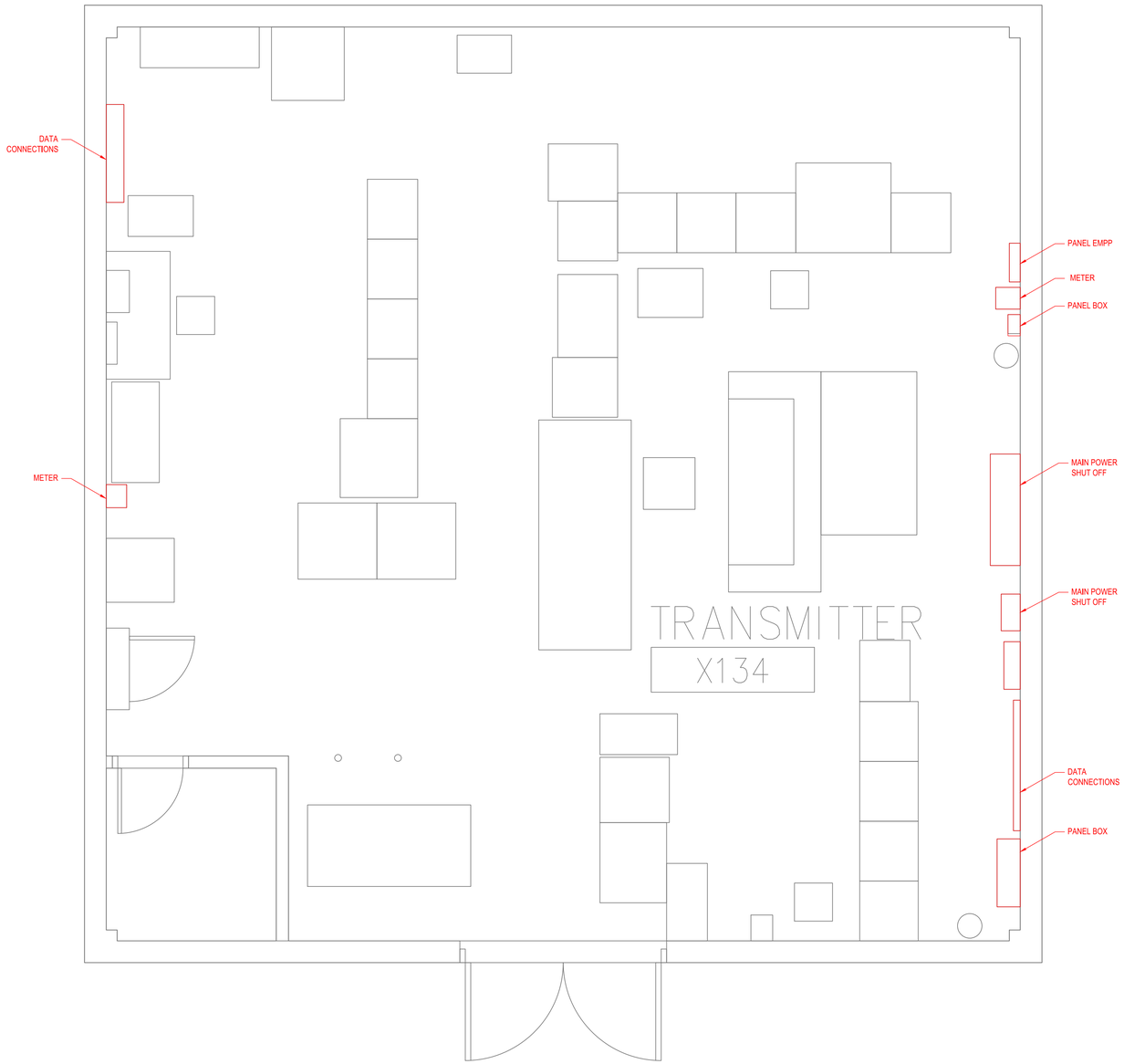
9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20r0501M101.DWG
PROJECT No:	20-0501.00

SHEET TITLE
SERVICE BUILDINGS
FIRST FLOOR
MECHANICAL PLAN

SHEET NUMBER
M-101

XREF: 20-0501-TB
XREF: 20-0501-AFP1 - SERVICE BUILDINGS
XREF: 20-0501-EFP1 - SERVICE BUILDINGS

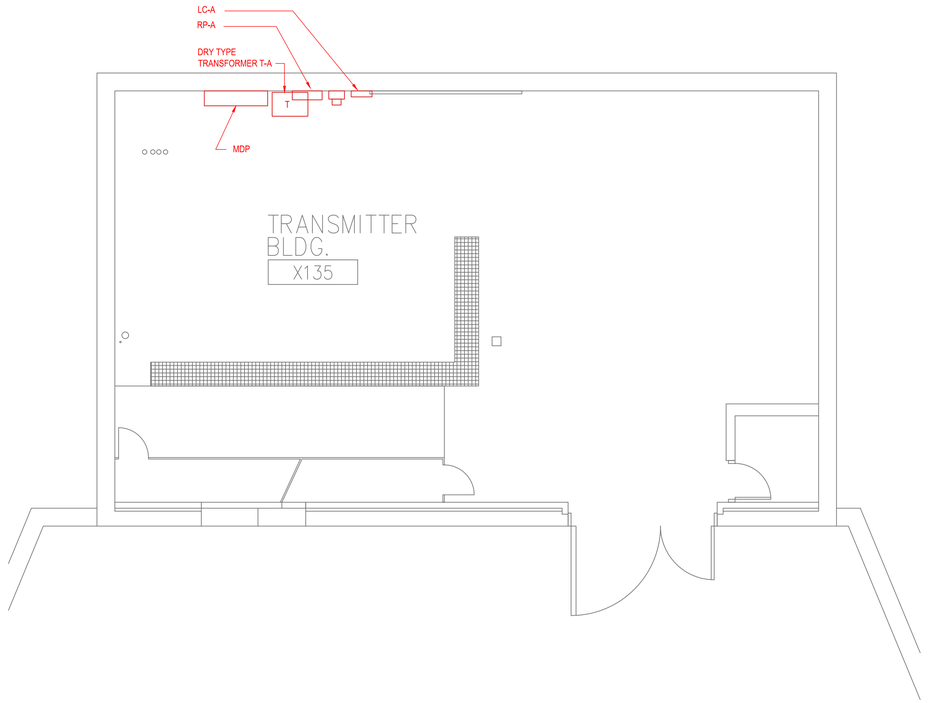


NORTH

FIRST FLOOR
TRANSMITTER #2 CHALET ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"

0 1 2 4 Feet



NORTH

FIRST FLOOR
TRANSMITTER #1 ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

0 2 4 8 Feet

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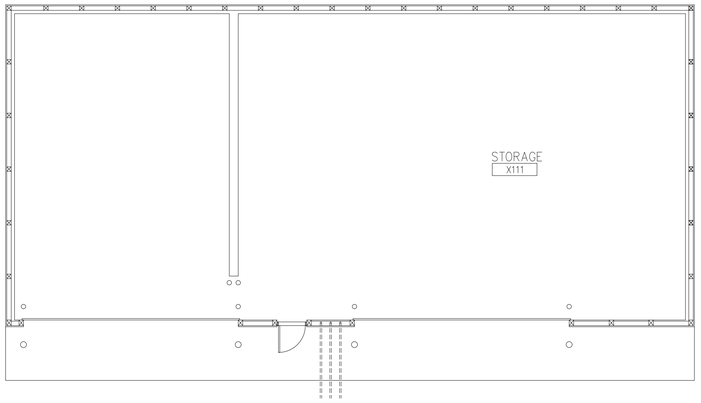
9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	TBR
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20d801E-101.DWG
PROJECT No.	20-0501.00

SHEET TITLE
SERVICE BUILDINGS
FIRST FLOOR
ELECTRICAL PLAN

SHEET NUMBER
E-101

XREF: 20-0501-TB
XREF: 20-0501-AFP1 - MAINTENANCE

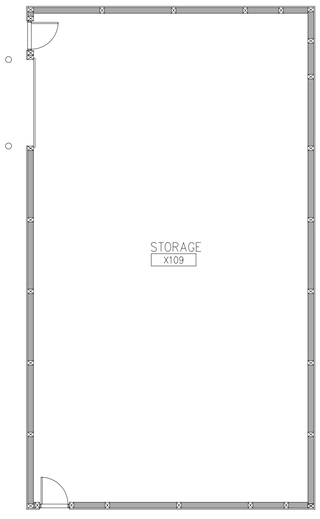


NORTH

FIRST FLOOR
SALT/MATERIAL STOARGE COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

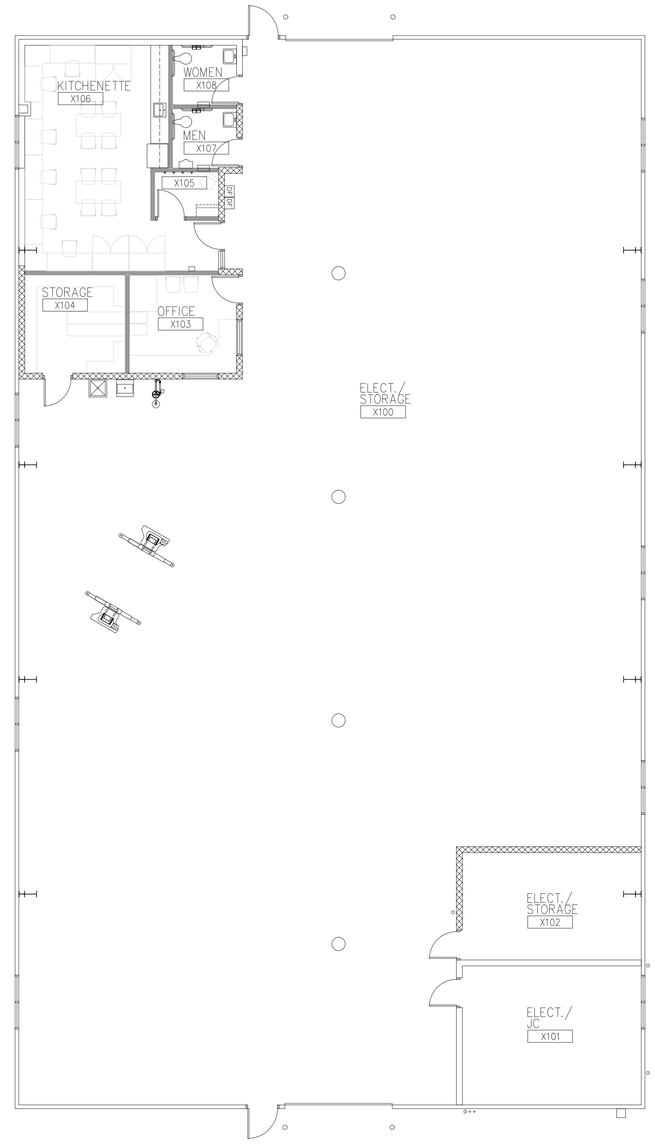


NORTH

FIRST FLOOR
POLE BUILDING COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet



NORTH

FIRST FLOOR
MAINTENANCE BUILDING COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

NORTH

FIRST FLOOR
GENERAL STORAGE COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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9/30/20	FINAL
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DESIGNER:	REW
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-101.DWG
PROJECT No.	20-0501.00

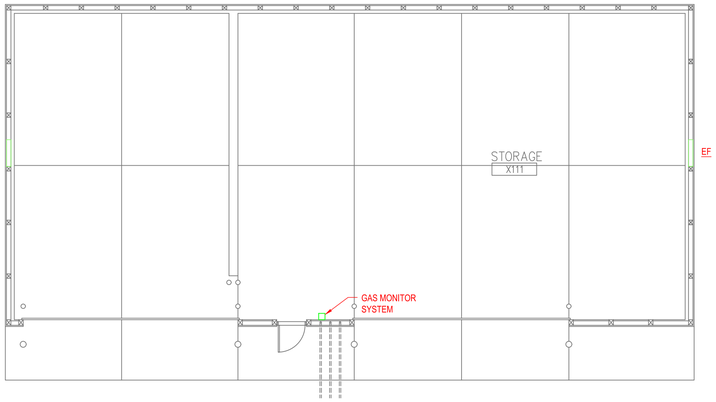
SHEET TITLE

MAINTENANCE BUILDINGS COMPOSITE FIRST FLOOR ARCHITECTURAL PLAN

SHEET NUMBER

A-101

XREF: 20-0501-TB
XREF: 20-0501-MFP1 - MAINTENANCE
XREF: 20-0501-MFP1 - MAINTENANCE

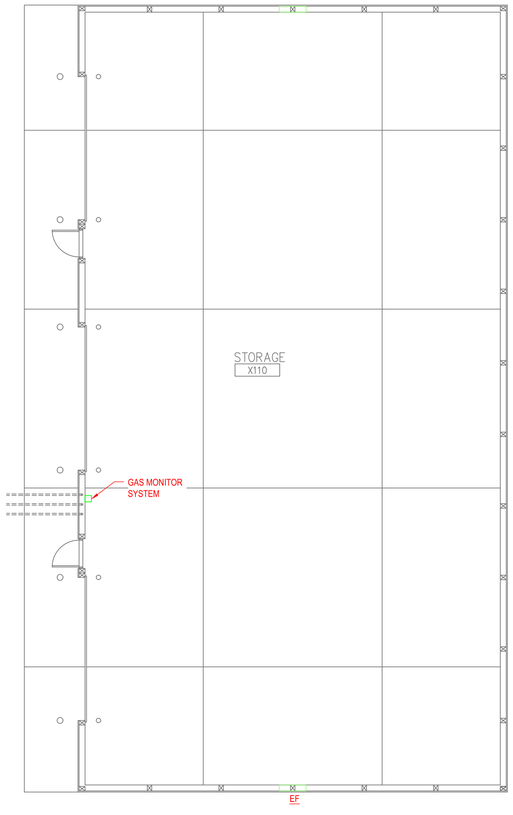


NORTH

FIRST FLOOR
SALT/MATERIAL STOARGE MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

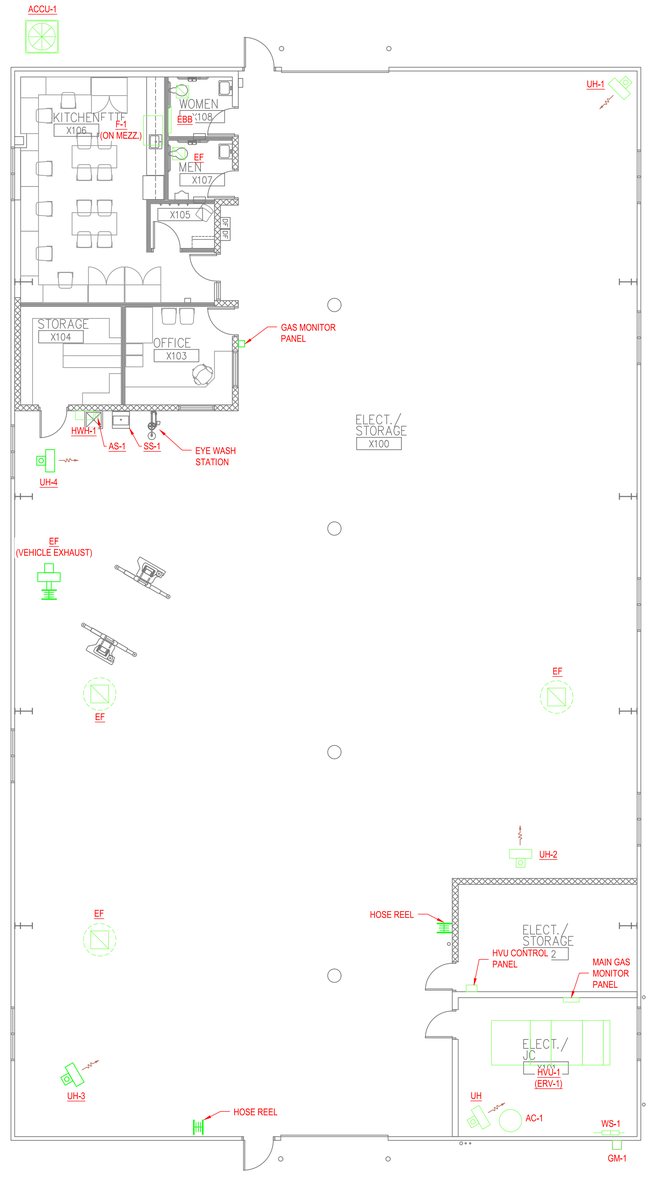


NORTH

FIRST FLOOR
GENERAL STORAGE MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet



NORTH

FIRST FLOOR
MAINTENANCE BUILDING MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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DESIGNER:	KLE
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20r0501M-I01.DWG
PROJECT No.	20-0501.00

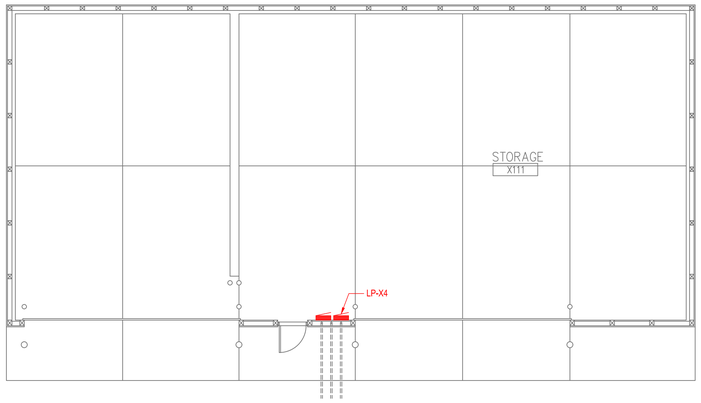
SHEET TITLE

MAINTENANCE BUILDINGS
FIRST FLOOR
MECHANICAL PLAN

SHEET NUMBER

M-101

XREF: 20-0501-TB
XREF: 20-0501-AFP1 - MAINTENANCE
XREF: 20-0501-EFP1 - MAINTENANCE

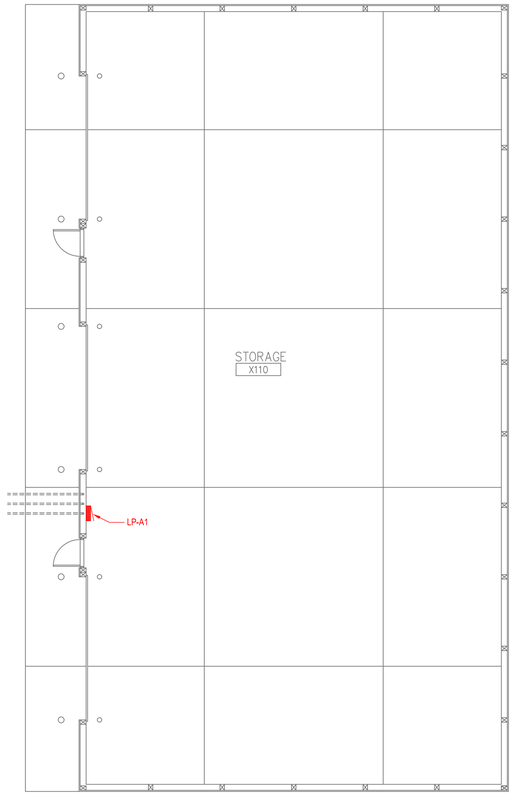


NORTH

FIRST FLOOR
MAINTENANCE STORAGE (SALT/MULCH)
ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet



NORTH

FIRST FLOOR
MAINTENANCE STORAGE LARGE
EQUIPMENT ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

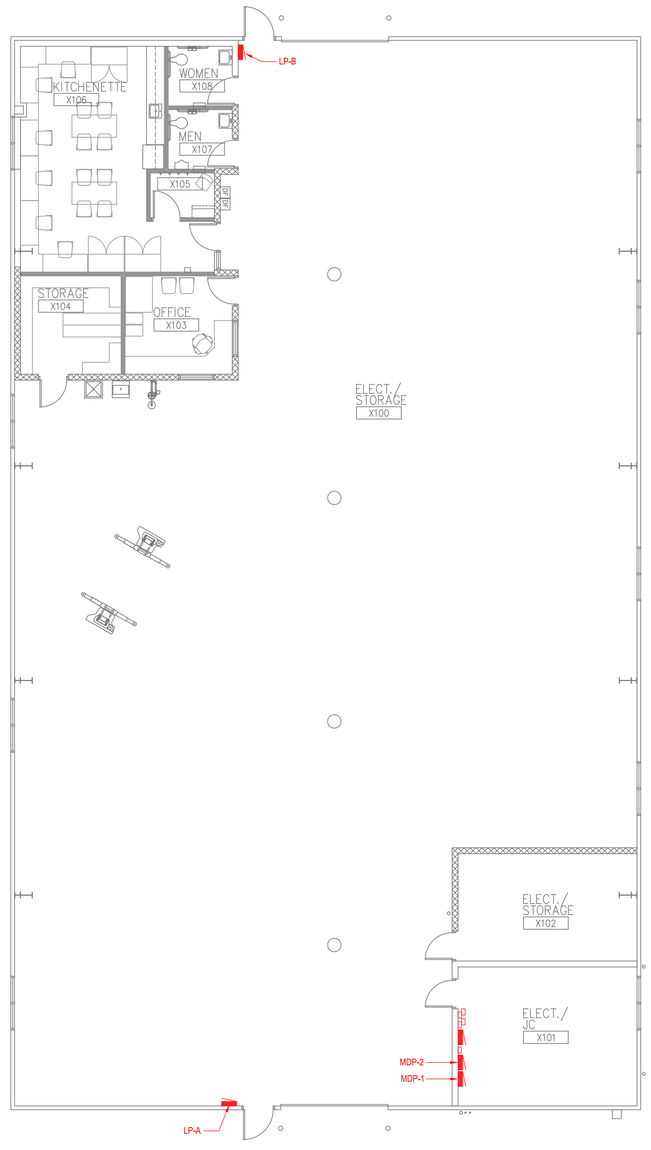
0 4 8 16 Feet

NORTH

FIRST FLOOR
MAINTENANCE STORAGE BUILDING
ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet



NORTH

FIRST FLOOR
MAINTENANCE BUILDING ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20r0501E-101.DWG
PROJECT No.	20-0501.00

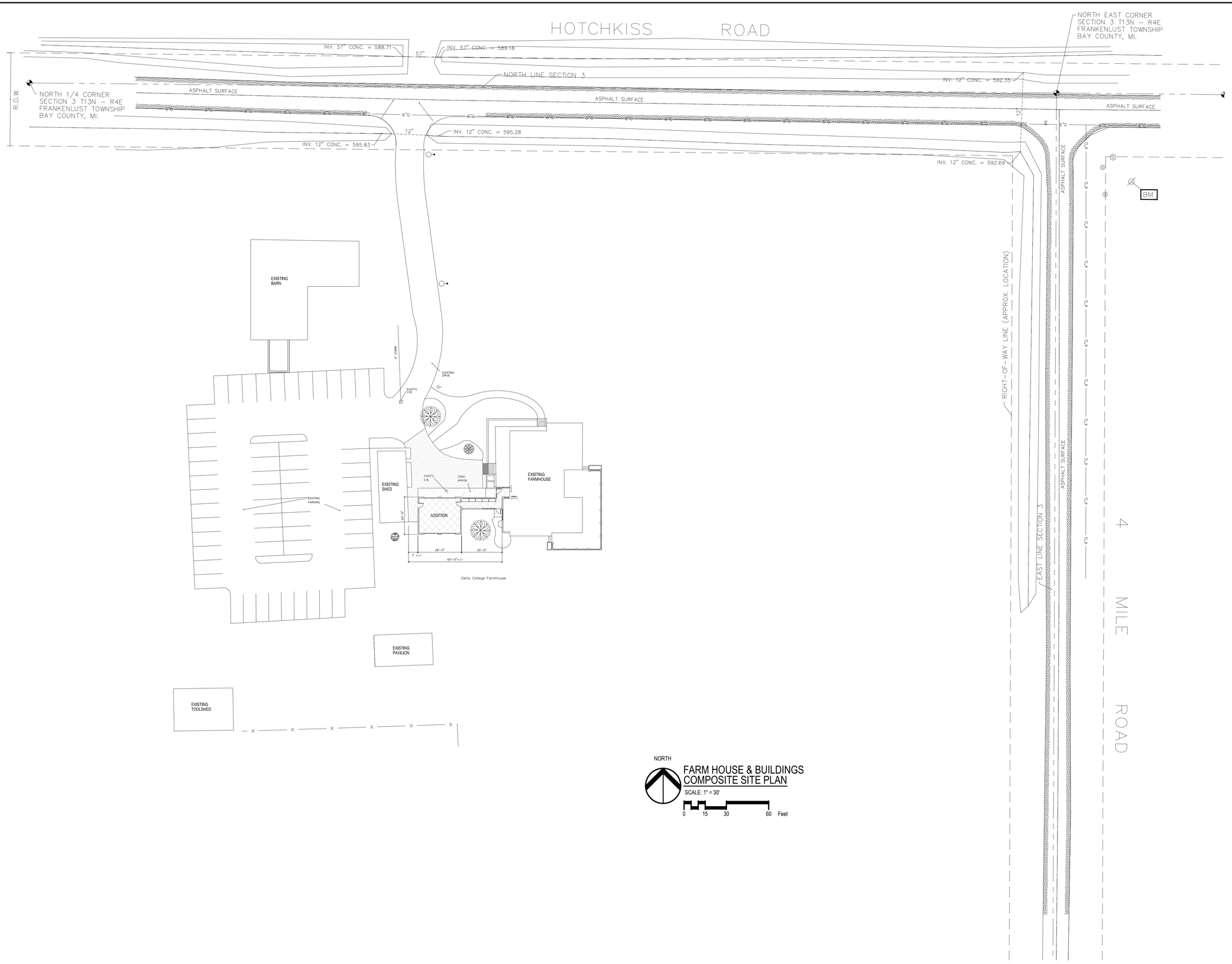
SHEET TITLE

MAINTENANCE BUILDINGS
FIRST FLOOR
ELECTRICAL PLAN

SHEET NUMBER

E-101

XREF: 20-0501-TB
XREF: 20-0501-ASP - FARM HOUSE



Delta College Farmhouse

NORTH

FARM HOUSE & BUILDINGS COMPOSITE SITE PLAN

SCALE: 1" = 30'

0 15 30 60 Feet

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03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	REW
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-101.DWG
PROJECT No.	20-0501.00

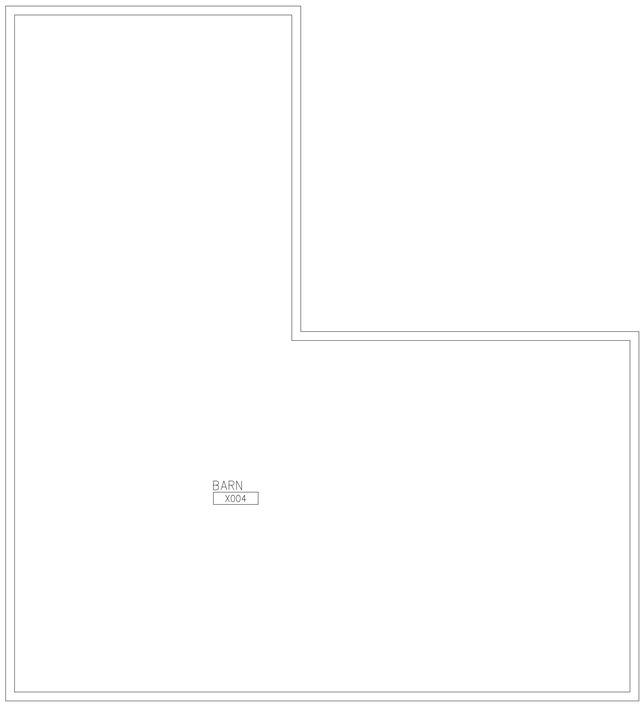
SHEET TITLE

FARM HOUSE & BUILDINGS COMPOSITE SITE ARCHITECTURAL PLAN

SHEET NUMBER

A-101

XREF: 20-0501-TB
XREF: 20-0501-AFPLL - FARM HOUSE

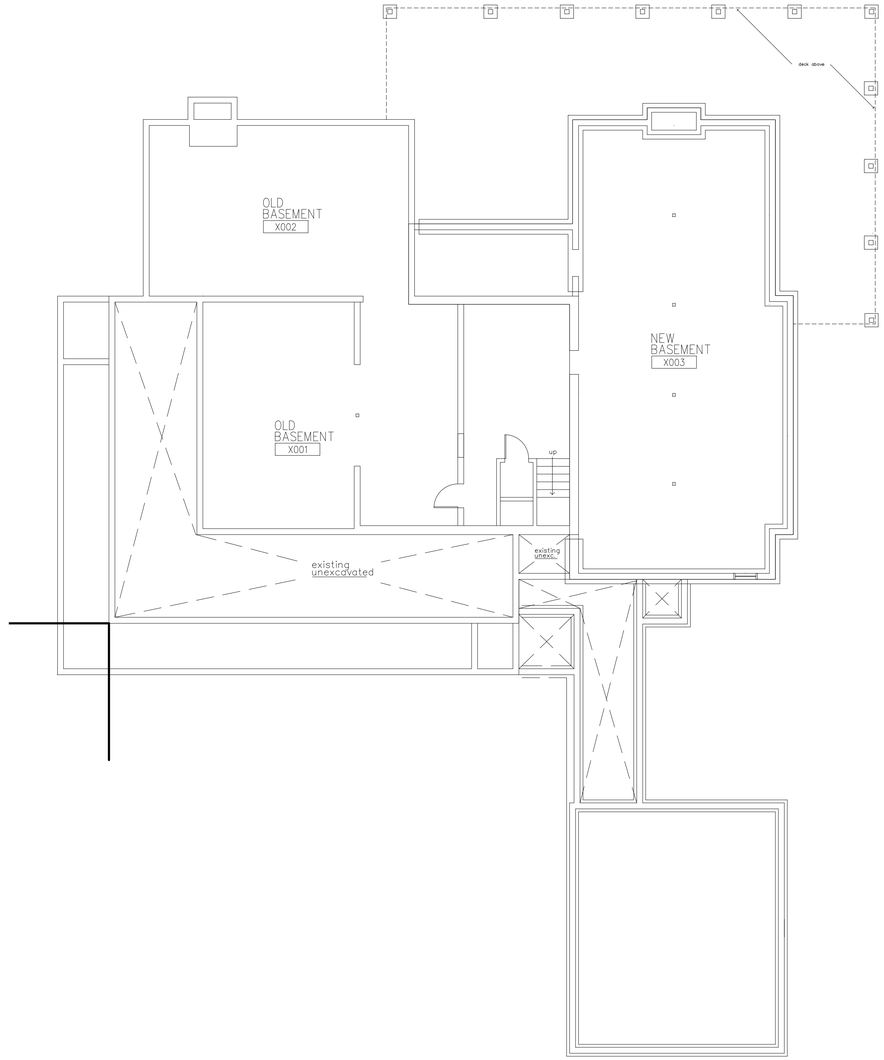


NORTH

BASEMENT
BARN COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet



NORTH

BASEMENT
FARM HOUSE COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	REW
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-102.DWG
PROJECT No.	20-0501.00

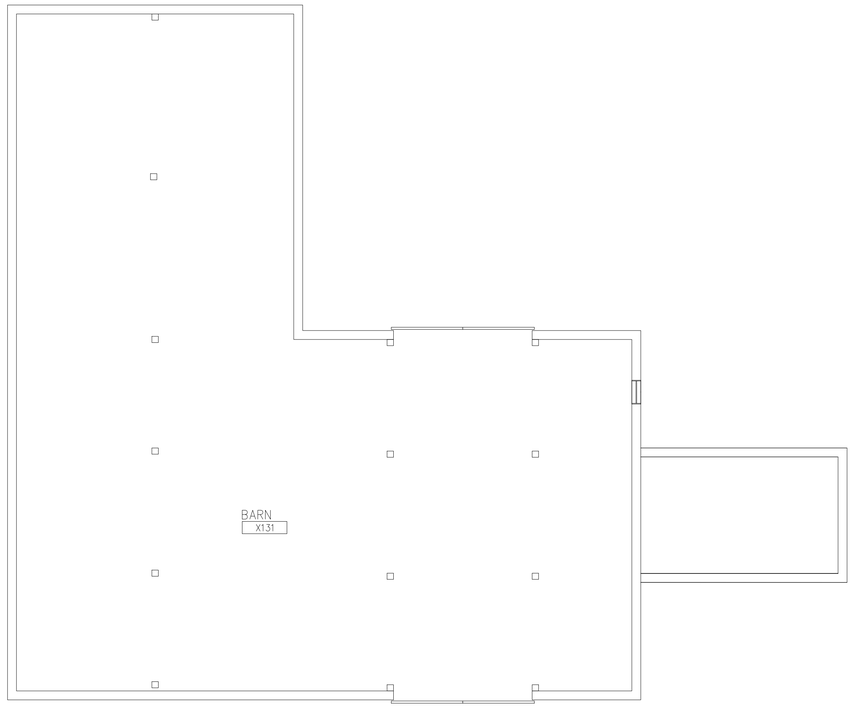
SHEET TITLE

FARM HOUSE & BUILDINGS COMPOSITE BASEMENT ARCHITECTURAL PLAN

SHEET NUMBER

A-102

XREF: 20-0501-TB
XREF: 20-0501-AFPI - FARM HOUSE

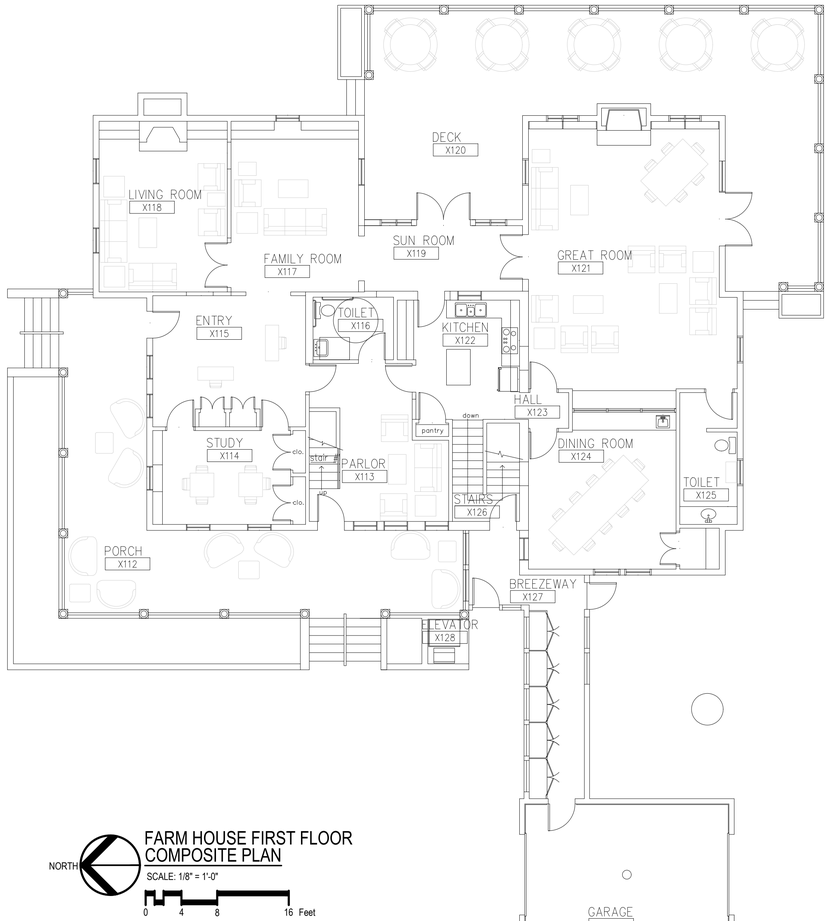


NORTH

BARN FIRST FLOOR
COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

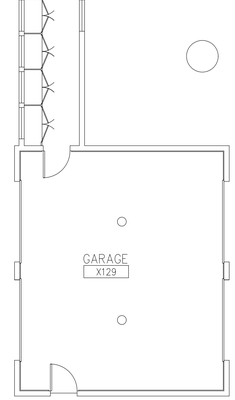


NORTH

FARM HOUSE FIRST FLOOR
COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

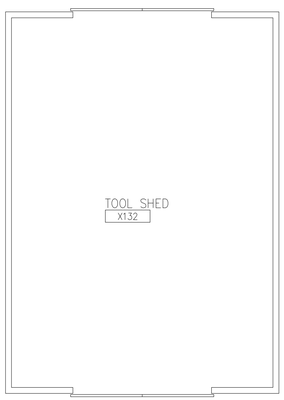


NORTH

OLD GARAGE FIRST FLOOR
COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

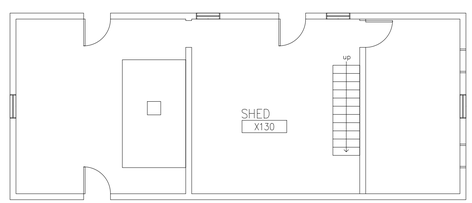


NORTH

STORAGE FIRST FLOOR
COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet



NORTH

OLD GARAGE FIRST FLOOR
COMPOSITE PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	REW
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-103.DWG
PROJECT No:	20-0501.00

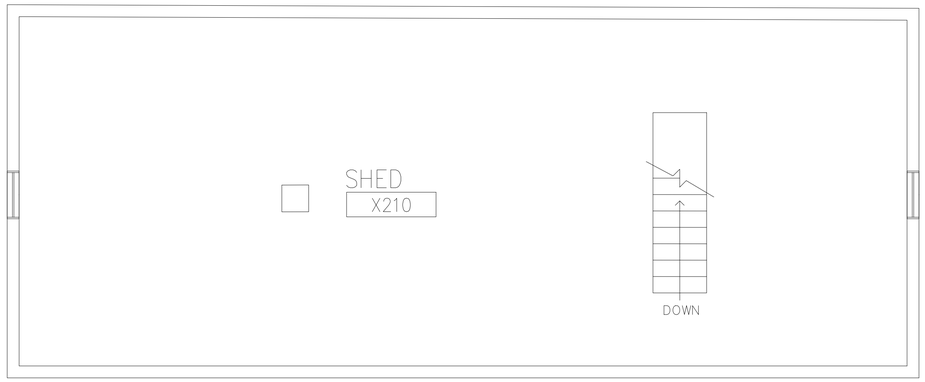
SHEET TITLE

FARM HOUSE & BUILDINGS COMPOSITE FIRST FLOOR ARCHITECTURAL PLAN

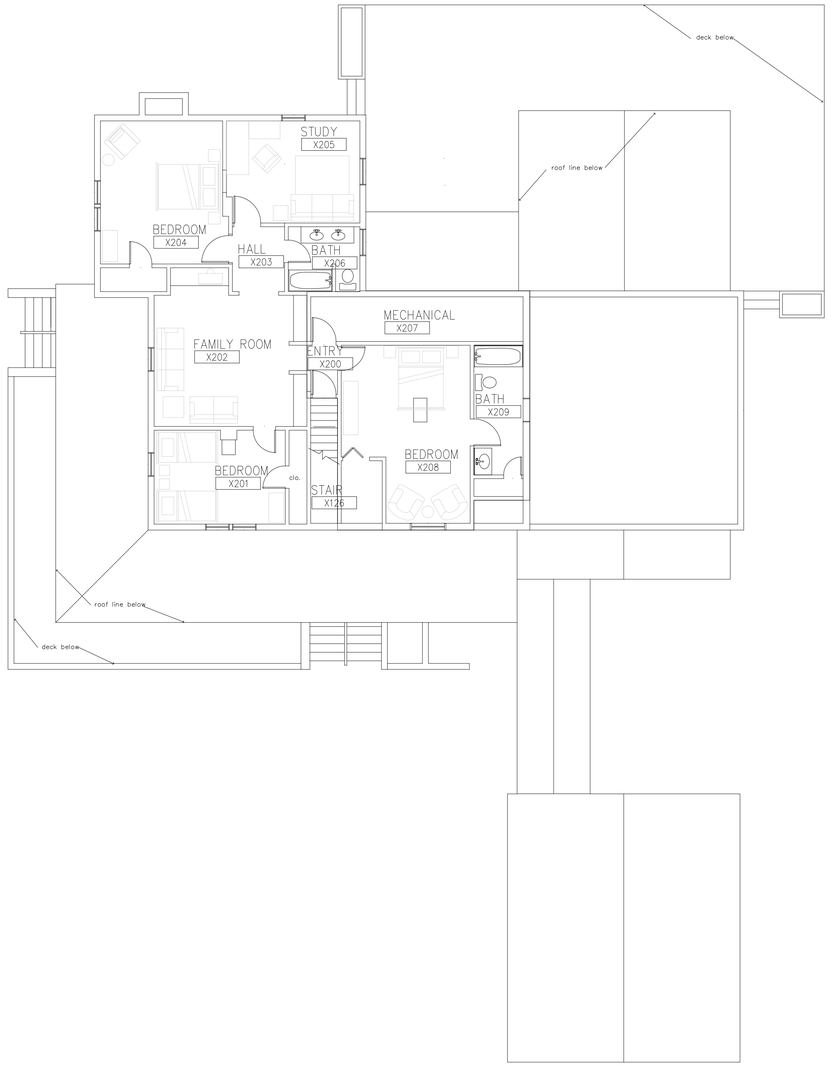
SHEET NUMBER

A-103

XREF: 20-0501-TB
XREF: 20-0501-AFP2 - FARM HOUSE



OLD GARAGE SECOND FLOOR
COMPOSITE PLAN
SCALE: 1/4" = 1'-0"
NORTH
0 2 4 8 Feet



FARM HOUSE SECOND FLOOR
COMPOSITE PLAN
SCALE: 1/8" = 1'-0"
NORTH
0 4 8 16 Feet

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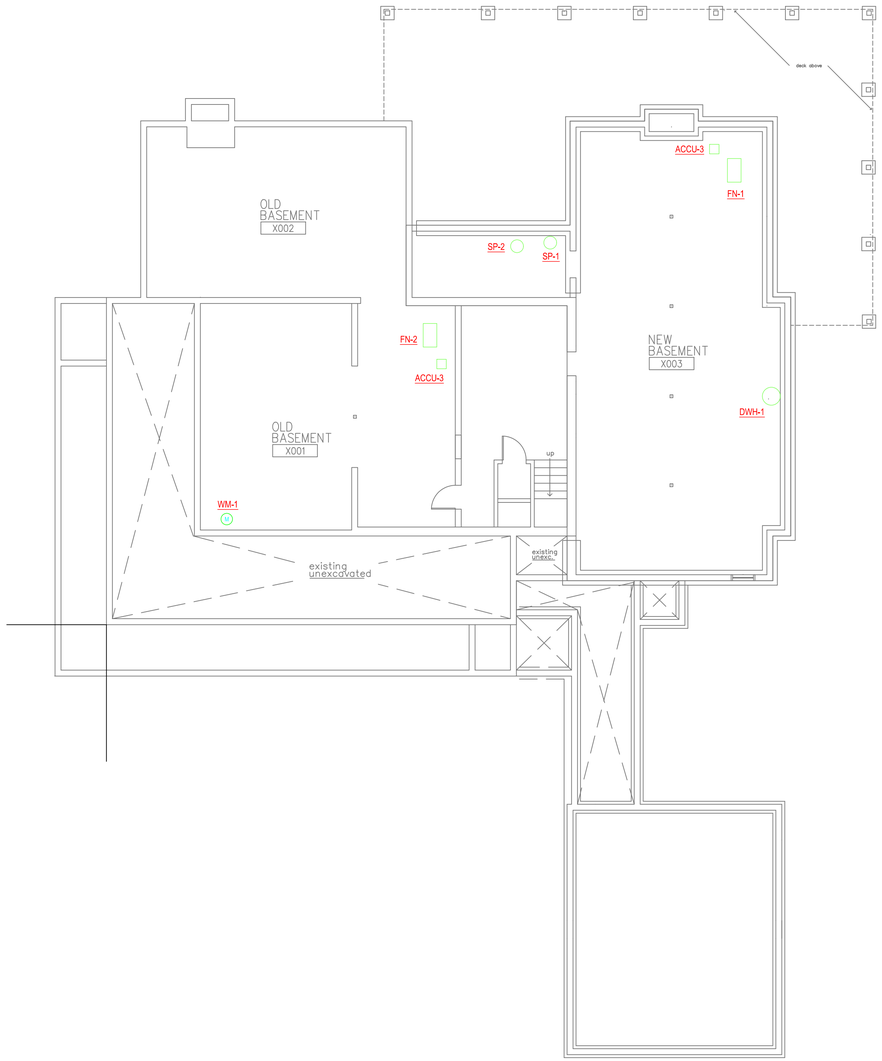
9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	REW
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-104.DWG
PROJECT No.	20-0501.00

SHEET TITLE
FARM HOUSE & BUILDINGS COMPOSITE SECOND FLOOR ARCHITECTURAL PLAN

SHEET NUMBER
A-104

XREF: 20-0501-TB
XREF: 20-0501-AFPLL - FARM HOUSE
XREF: 20-0501-MFPLL - FARM HOUSE



NORTH

BASEMENT
FARM HOUSE MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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DESIGNER:	KLE
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501M1-101.DWG
PROJECT No:	20-0501.00

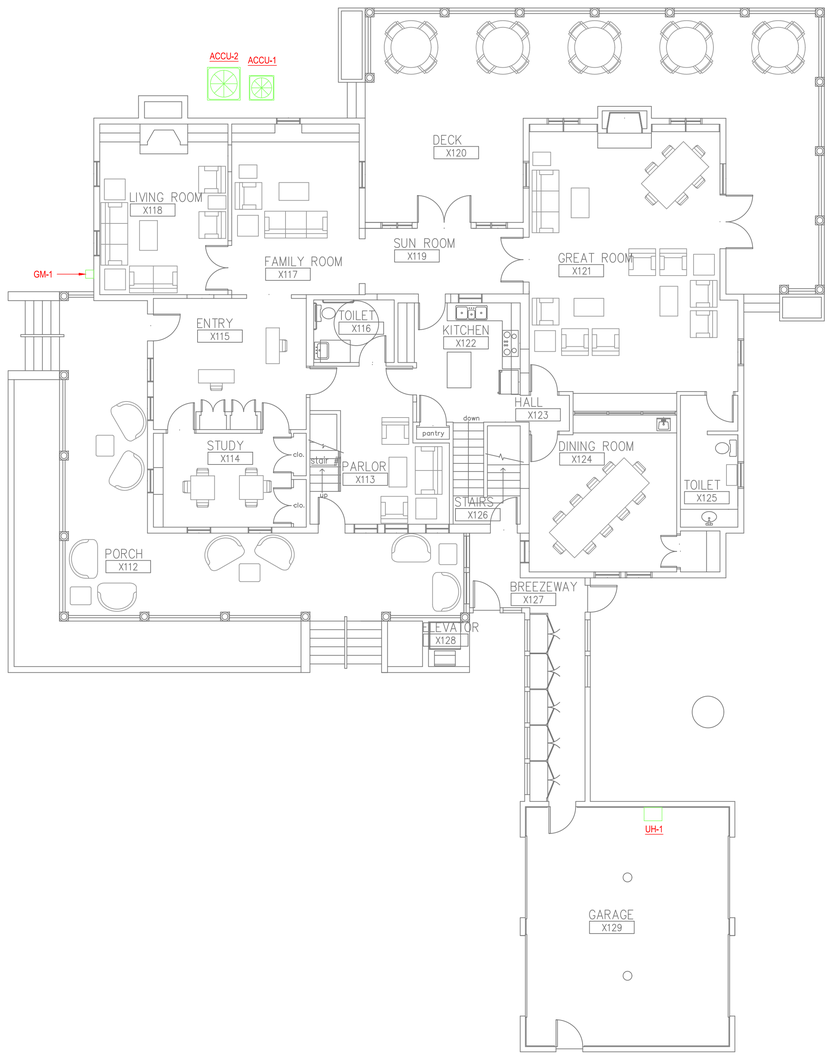
SHEET TITLE

FARM HOUSE BASEMENT MECHANICAL PLAN

SHEET NUMBER

M-101

XREF: 20-0501-TB
XREF: 20-0501-MTP1 - FARM HOUSE
XREF: 20-0501-MFP1 - FARM HOUSE



NORTH

FARM HOUSE FIRST FLOOR
MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
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PM:	ATW
PIC:	BJR
ACADFILE:	2040501AM-102.DWG
PROJECT No.	20-0501.00

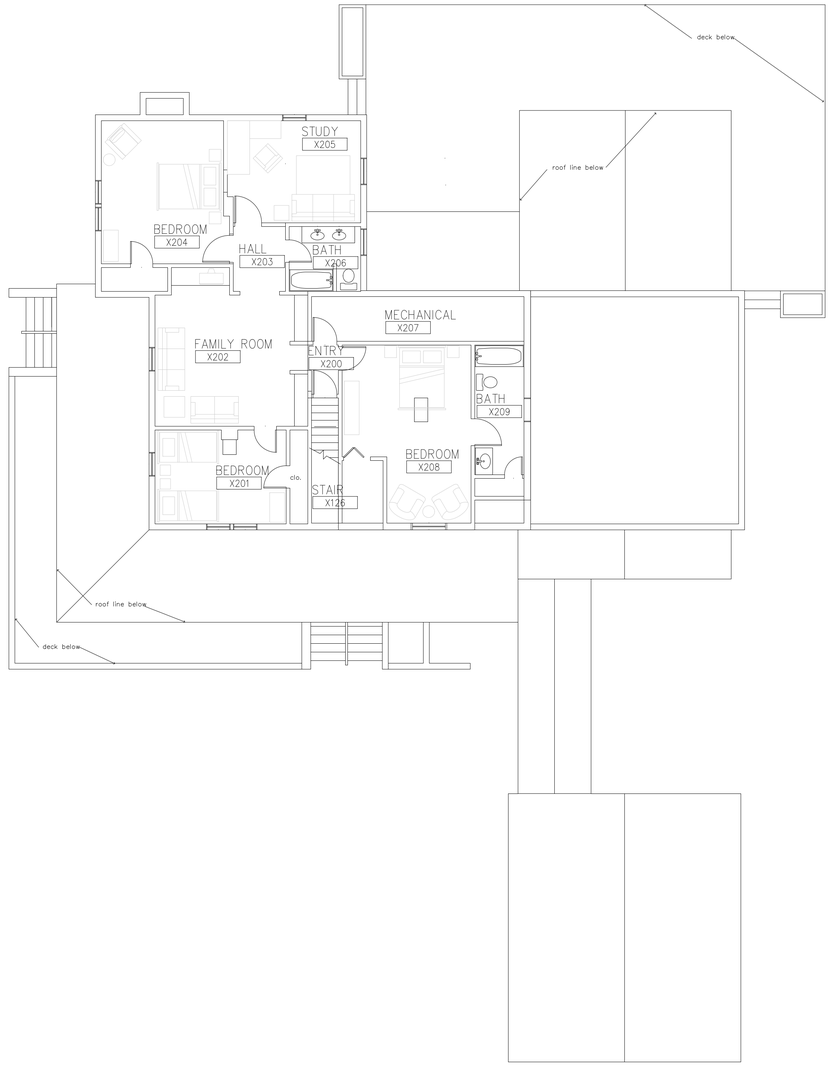
SHEET TITLE

FARM HOUSE
FIRST FLOOR
MECHANICAL PLAN

SHEET NUMBER

M-102

XREF: 20-0501-TB
XREF: 20-0501-AFP2 - FARM HOUSE
XREF: 20-0501-MFP2 - FARM HOUSE



NORTH

FARM HOUSE SECOND FLOOR
MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-M-103.DWG
PROJECT No:	20-0501.00

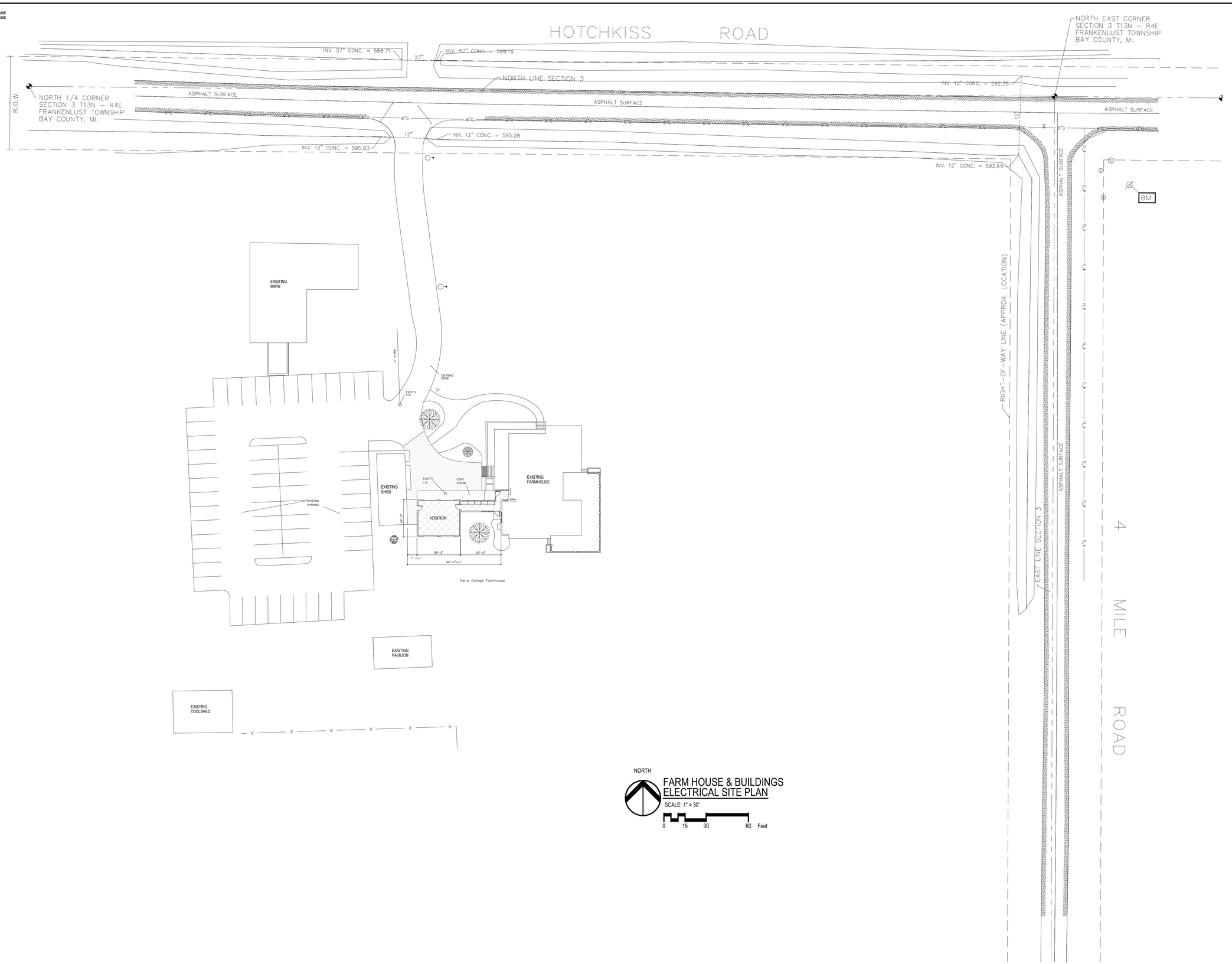
SHEET TITLE

FARM HOUSE SECOND FLOOR MECHANICAL PLAN

SHEET NUMBER

M-103

XREF: 20-0501-TB
XREF: 20-0501-ASP - FARM HOUSE
XREF: 20-0501-ESP - FARM HOUSE



NORTH

FARM HOUSE & BUILDINGS ELECTRICAL SITE PLAN

SCALE: 1" = 30'

0 15 30 60 Feet

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

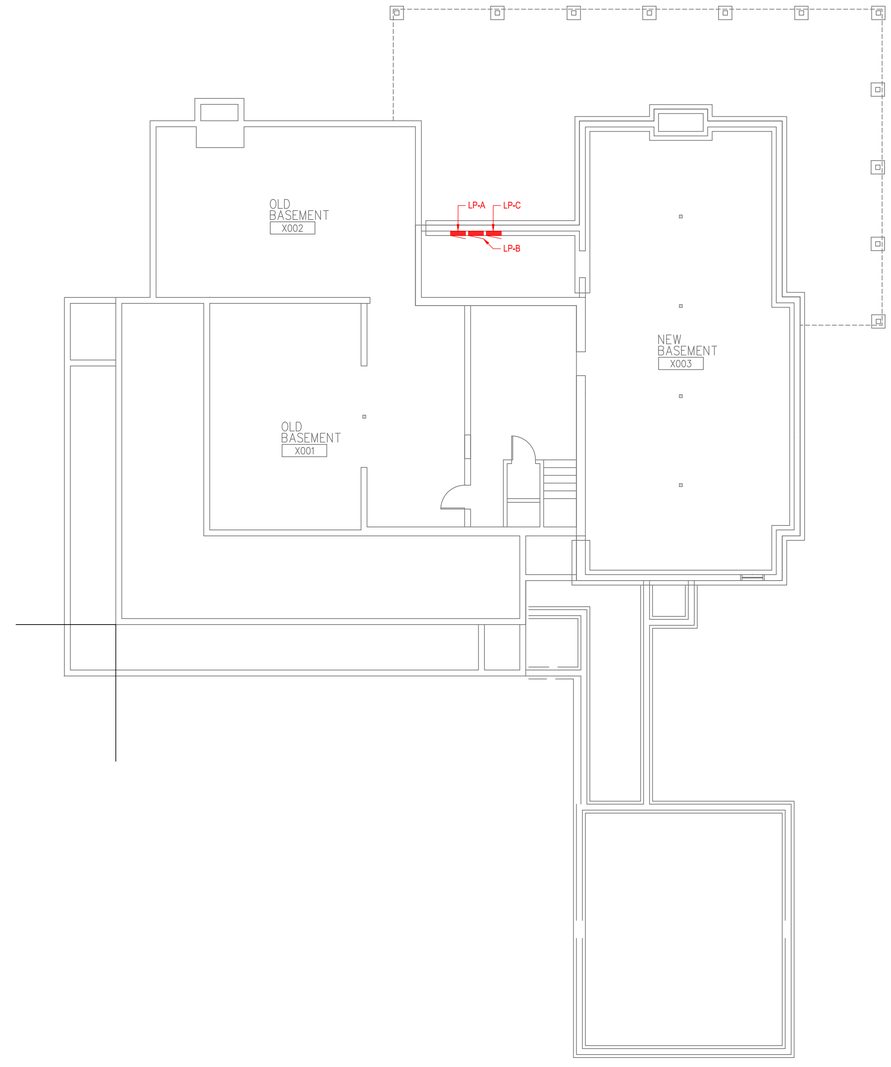
DESIGNER:	TBR
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-E-101.DWG
PROJECT No.	20-0501.00

SHEET TITLE

FARM HOUSE & BUILDINGS ELECTRICAL SITE PLAN

SHEET NUMBER

E-101



NORTH

BASEMENT
FARM HOUSE ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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DATE	ISSUED FOR:
03/20/20	OWNER PROGRESS REVIEW
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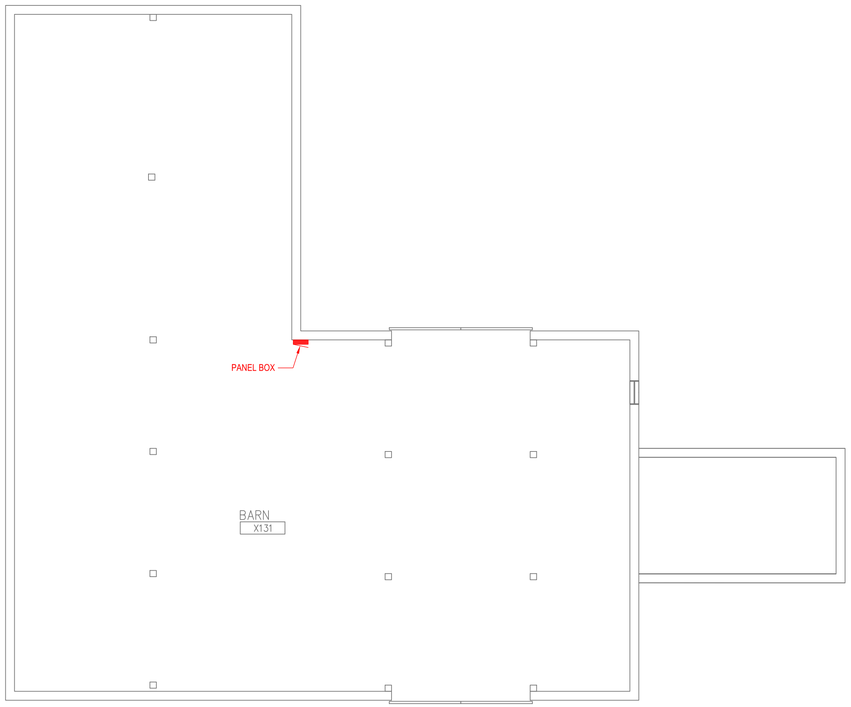
9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	TBR
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20d501E-102.DWG
PROJECT No.	20-0501.00

SHEET TITLE
FARM HOUSE & BUILDINGS
BASEMENT FLOOR
ELECTRICAL PLAN

SHEET NUMBER
E-102

XREF: 20-0501-TB
XREF: 20-0501-AFP1 - FARM HOUSE
XREF: 20-0501-EFP1 - FARM HOUSE

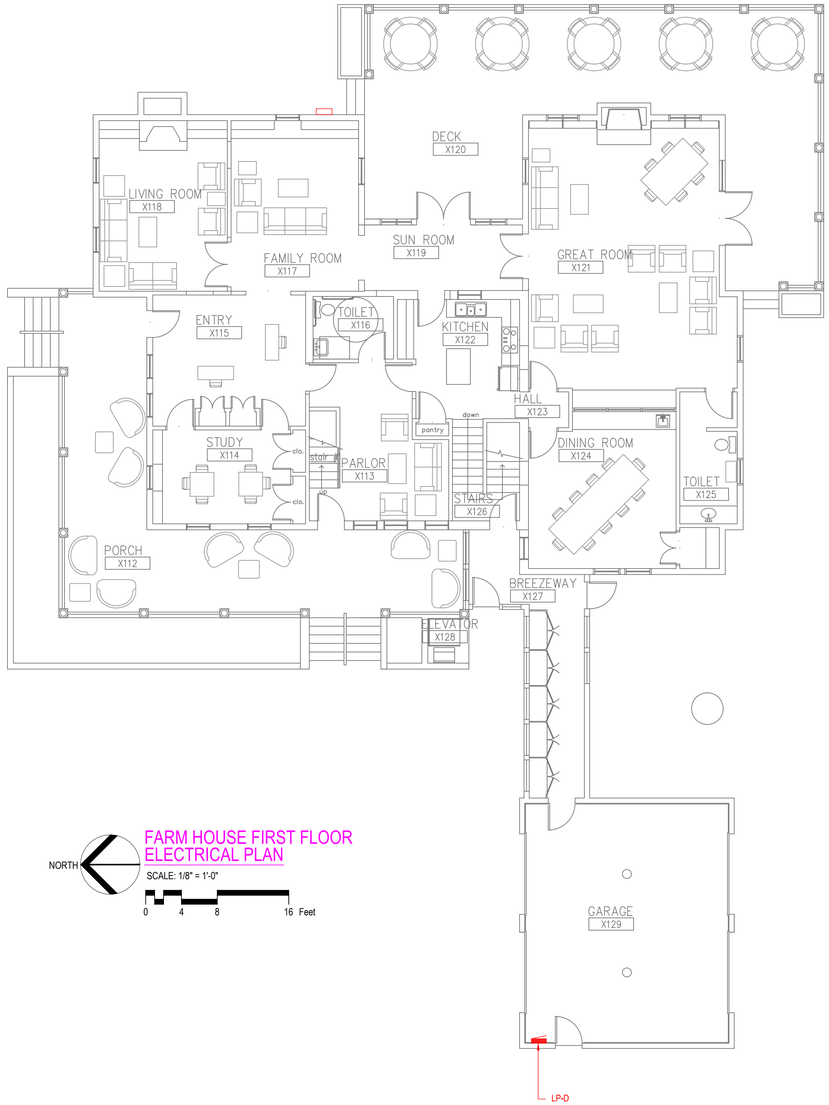


FARMHOUSE
BARN FIRST FLOOR
ELECTRICAL PLAN

NORTH

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet



FARM HOUSE FIRST FLOOR
ELECTRICAL PLAN

NORTH

SCALE: 1/8" = 1'-0"

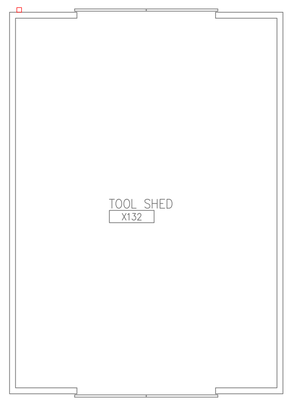
0 4 8 16 Feet

FARMHOUSE PAVILION
ELECTRICAL PLAN

NORTH

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

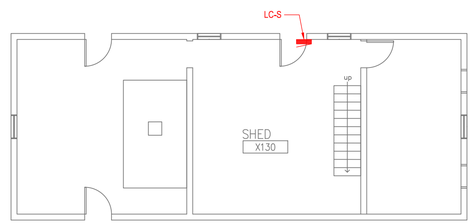


FARMHOUSE
TOOL SHED FIRST FLOOR
ELECTRICAL PLAN

NORTH

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet



SHED
ELECTRICAL PLAN

NORTH

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	TBR
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-E-103.DWG
PROJECT No:	20-0501.00

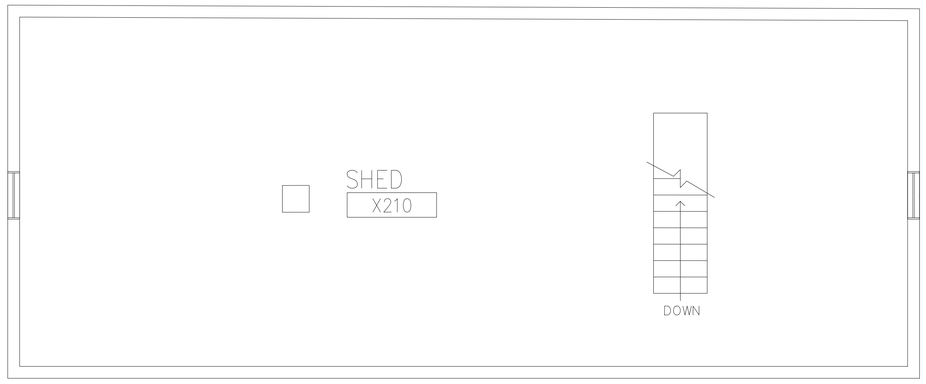
SHEET TITLE

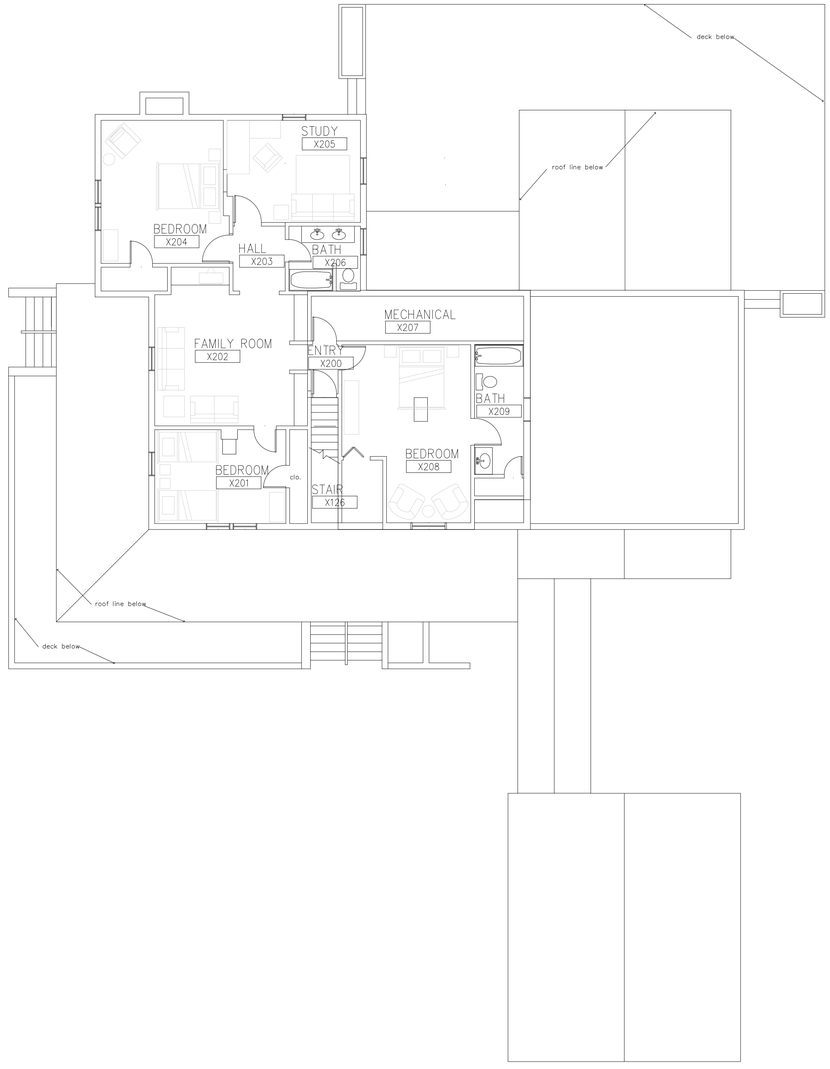
FARM HOUSE & BUILDINGS FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-103

XREF: 20-0501-TB
XREF: 20-0501-AFP2 - FARM HOUSE
XREF: 20-0501-EFP2 - FARM HOUSE





FARMHOUSE SHED SECOND FLOOR ELECTRICAL PLAN

NORTH

SCALE: 1/4" = 1'-0"

0 2 4 8 Feet

FARM HOUSE SECOND FLOOR ELECTRICAL PLAN

NORTH

SCALE: 1/8" = 1'-0"

0 4 8 16 Feet

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9/30/20	FINAL
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DESIGNER:	TBR
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501E-104.DWG
PROJECT No.	20-0501.00

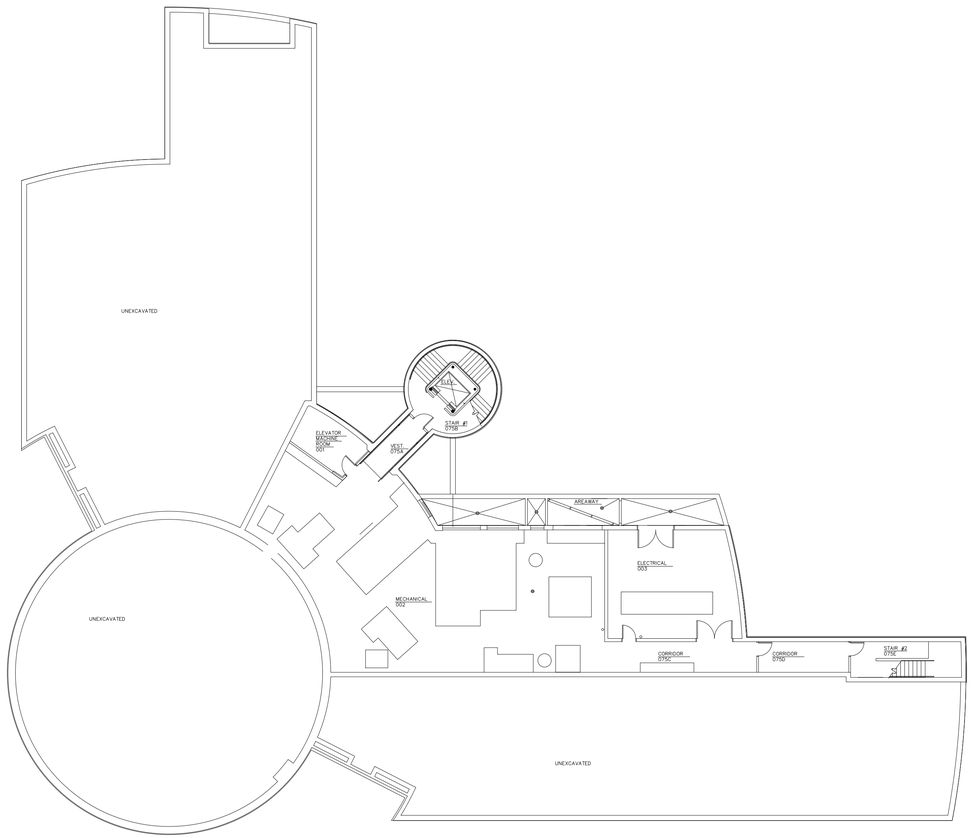
SHEET TITLE

FARM HOUSE & BUILDINGS SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-104

XREF: 20-0501-TB
XREF: 20-0501-PLANETARIUM KEY PLAN
XREF: 20-0501-AFPLL-PLANET
XREF: 20-0501-AFP1-PLANT

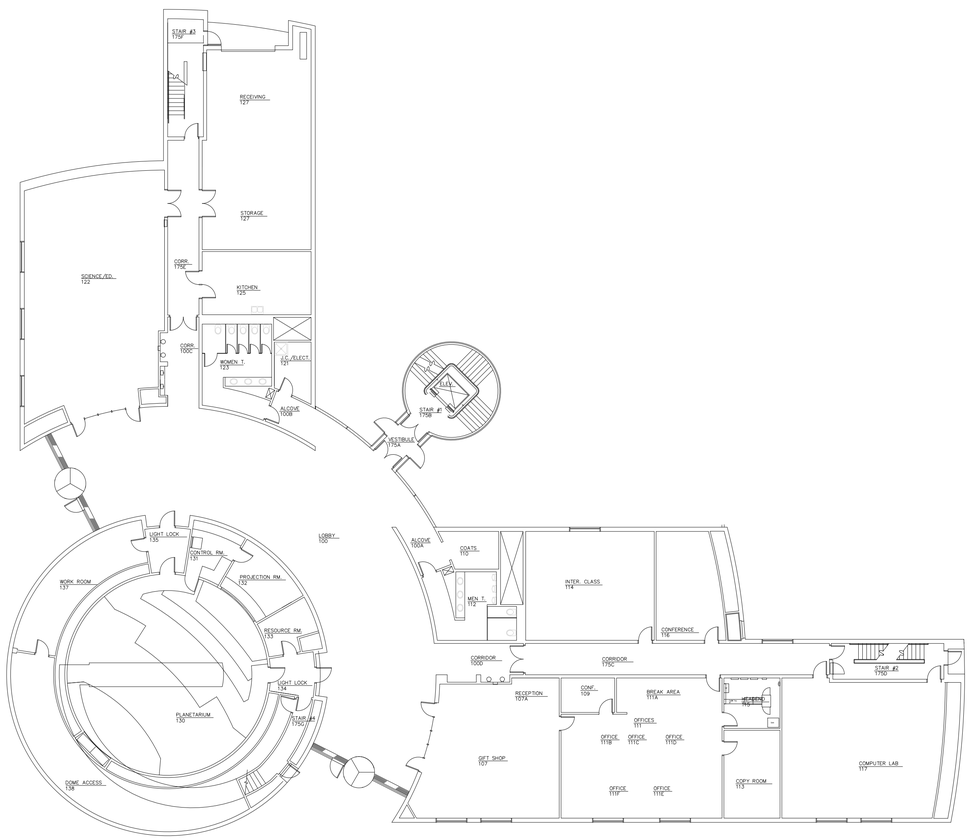


BASEMENT FLOOR COMPOSITE PLAN

NORTH

SCALE: 1/16" = 1'-0"

0 8 16 32 Feet

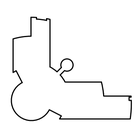


FIRST FLOOR COMPOSITE PLAN

NORTH

SCALE: 1/16" = 1'-0"

0 8 16 32 Feet



KEY PLAN
NO SCALE

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	REW
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A-001.DWG
PROJECT No:	20-0501.00

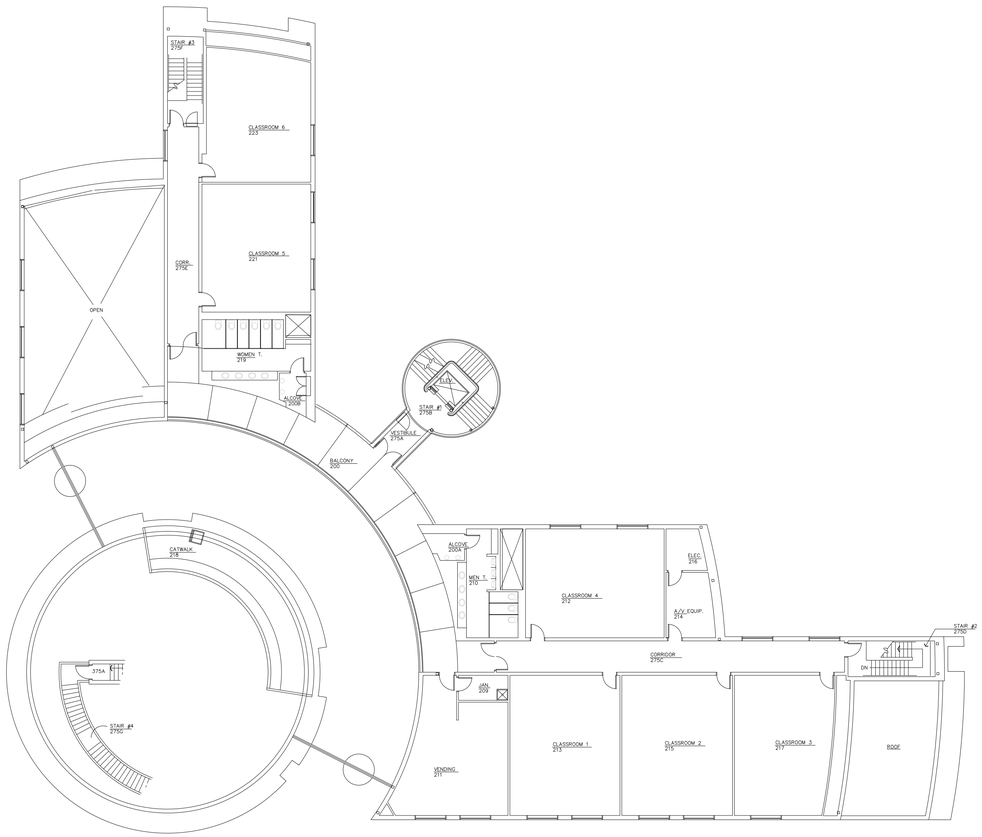
SHEET TITLE

PLANETARIUM BASEMENT & FIRST FLOOR ARCHITECTURAL PLAN

SHEET NUMBER

A-001

XREF: 20-0501-TB
XREF: 20-0501-PLANETARIUM KEY PLAN
XREF: 20-0501-AFP2-PLANET
XREF: 20-0501-ARP-PLANET

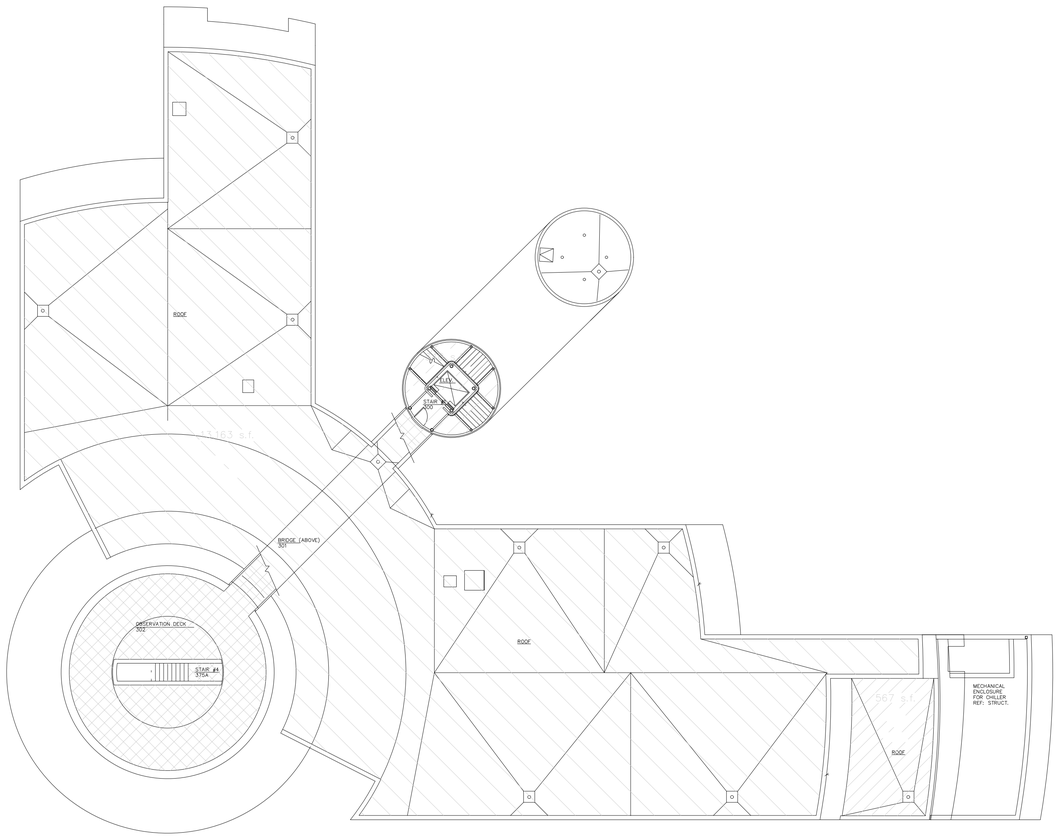


NORTH

SECOND FLOOR COMPOSITE PLAN

SCALE: 1/16" = 1'-0"

0 8 16 32 Feet

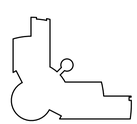


NORTH

ROOF COM[POSITE PLAN

SCALE: 1/16" = 1'-0"

0 8 16 32 Feet



NORTH KEY PLAN
NO SCALE

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	REW
MODELLER:	EKS
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-A002.DWG
PROJECT No:	20-0501.00

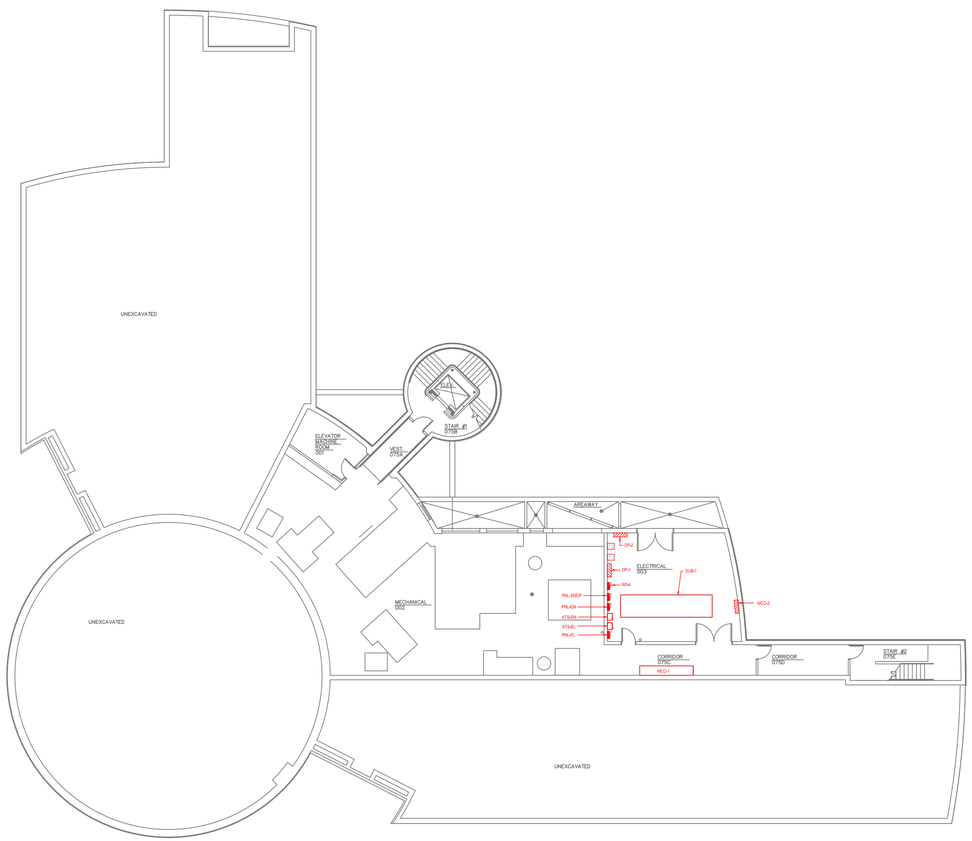
SHEET TITLE

PLANETARIUM SECOND FLOOR & ROOF ARCHITECTURAL PLAN

SHEET NUMBER

A-002

XREF: 20-0501-TB
XREF: 20-0501-APPLL-PLANET
XREF: 20-0501-APP1-PLANT
XREF: 20-0501-EPPPLL-PLANET
XREF: 20-0501-EPPP1-PLANET
XREF: 20-0501-PLANETARIUM KEY PLAN

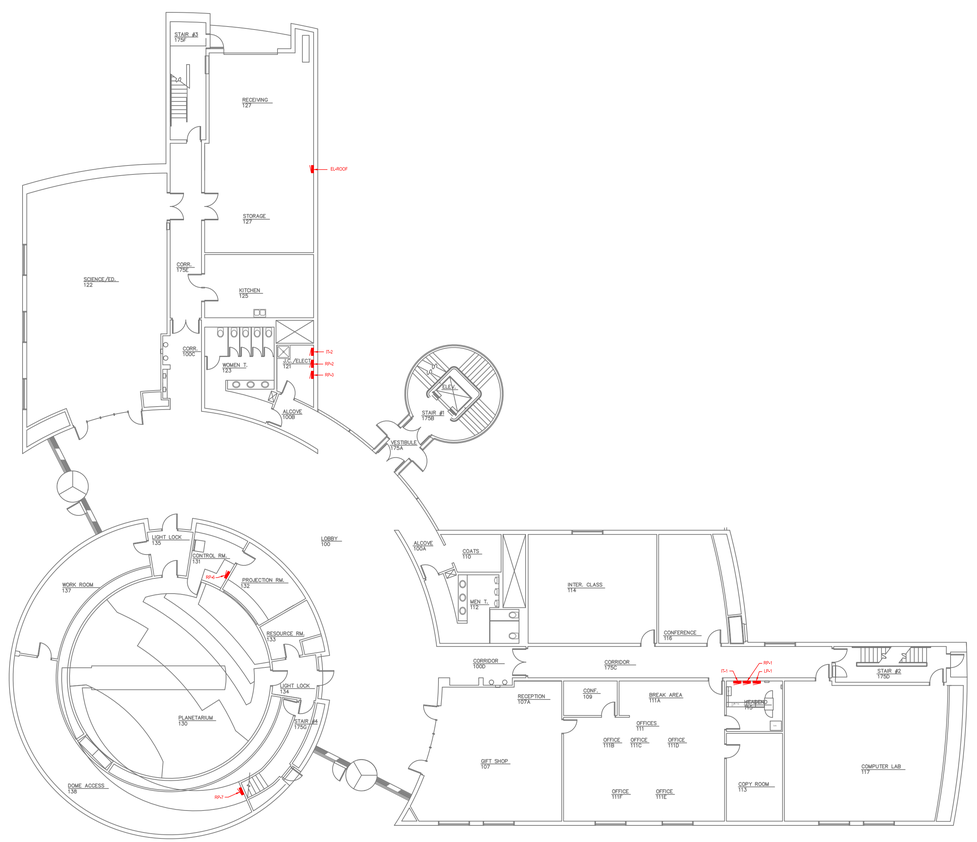


BASEMENT FLOOR ELECTRICAL PLAN

NORTH

SCALE: 1/16" = 1'-0"

0 8 16 32 Feet



FIRST FLOOR ELECTRICAL PLAN

NORTH

SCALE: 1/16" = 1'-0"

0 8 16 32 Feet

KEY PLAN
NO SCALE

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-E-001.DWG
PROJECT No.	20-0501.00

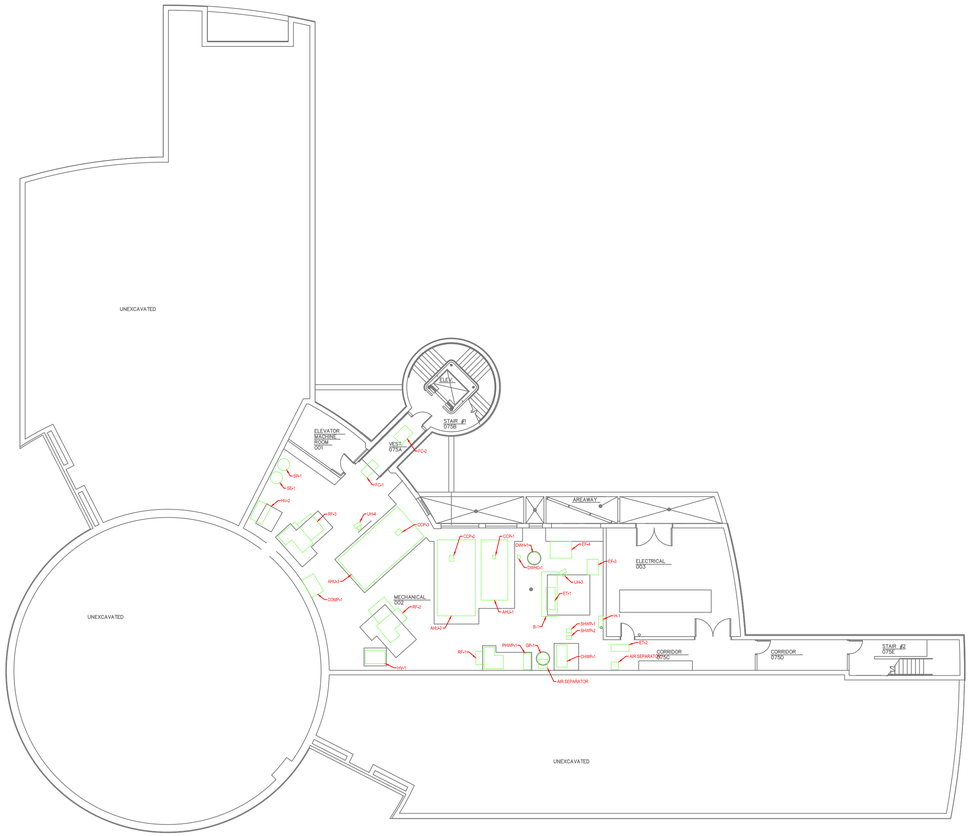
SHEET TITLE

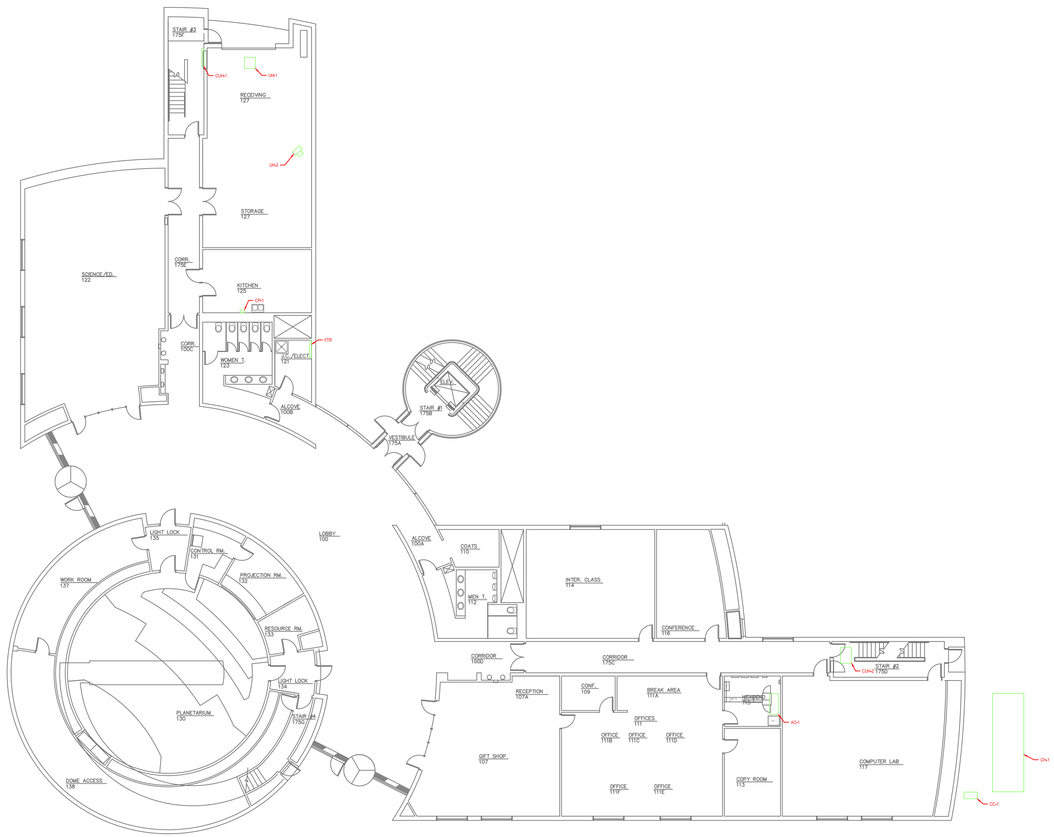
PLANETARIUM BASEMENT & FIRST FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-001

XREF: 20-0501-TB
XREF: 20-0501-AFPLL-PLANET
XREF: 20-0501-AFPI-PLANT
XREF: 20-0501-MFPLL-PLANET
XREF: 20-0501-MFPI-PLANET
XREF: 20-0501-PLANETARIUM KEY PLAN





NORTH

BASEMENT FLOOR MECHANICAL PLAN

SCALE: 1/16" = 1'-0"

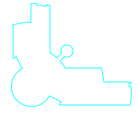
0 8 16 32 Feet

NORTH

FIRST FLOOR MECHANICAL PLAN

SCALE: 1/16" = 1'-0"

0 8 16 32 Feet



NORTH KEY PLAN NO SCALE

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	EKS, JDL
PM:	ATW
PIC:	BJR
ACADFILE:	20d501M4001.DWG
PROJECT No.	20-0501.00

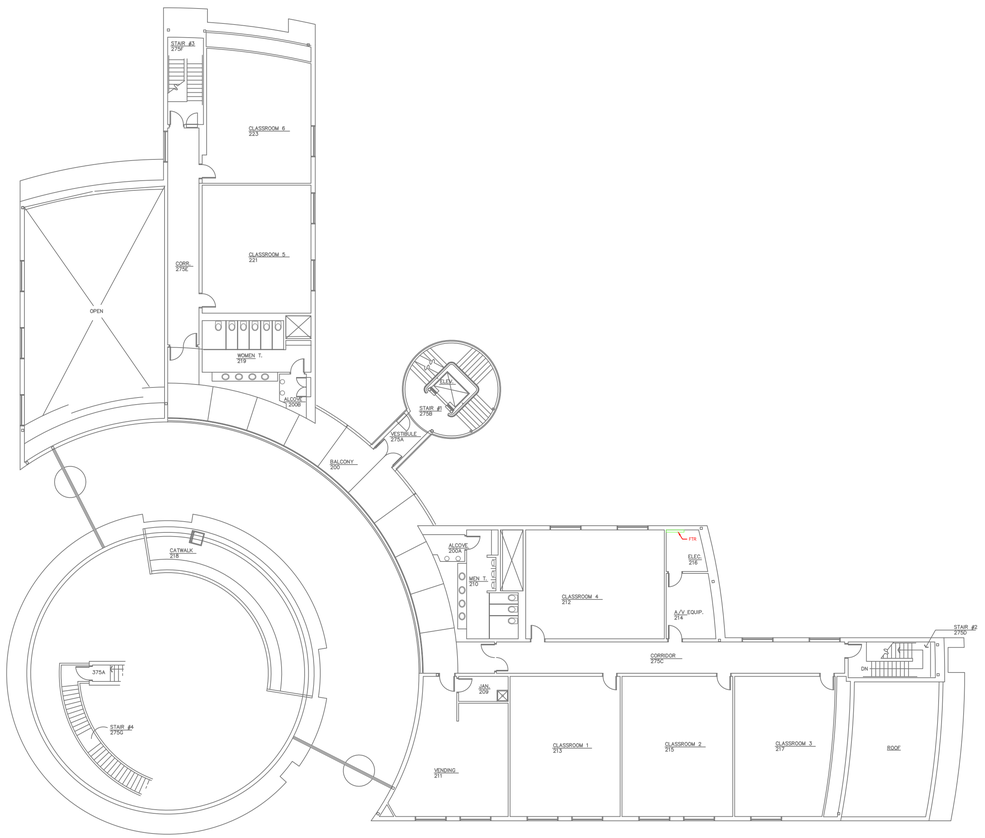
SHEET TITLE

PLANETARIUM
BASEMENT & FIRST FLOOR
MECHANICAL PLAN

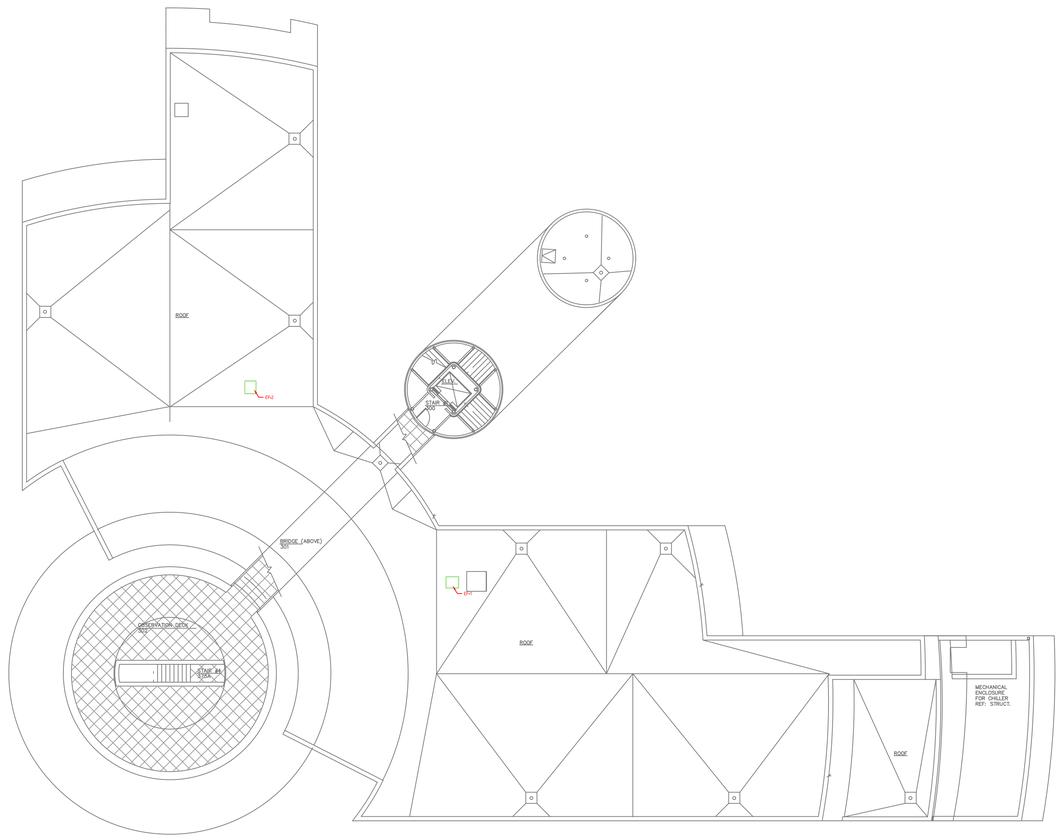
SHEET NUMBER

M-001

XREF: 20-0501-TB
XREF: 20-0501-AFP2-PLANET
XREF: 20-0501-MFP2-PLANET
XREF: 20-0501-ARP-PLANET
XREF: 20-0501-MRP-PLANET
XREF: 20-0501-PLANETARIUM KEY PLAN



SECOND FLOOR
MECHANICAL PLAN
SCALE: 1/16" = 1'-0"
NORTH
0 8 16 32 Feet



ROOF
MECHANICAL PLAN
SCALE: 1/16" = 1'-0"
NORTH
0 8 16 32 Feet

KEY PLAN
NO SCALE

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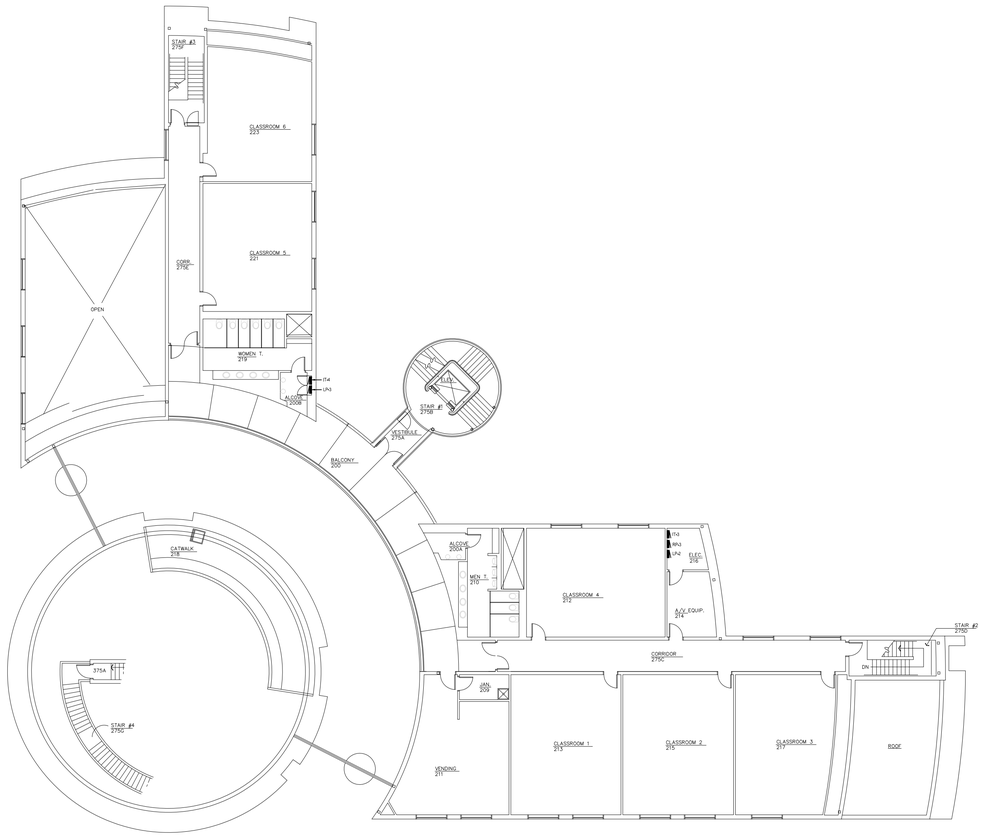
9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	KLE
MODELLER:	EKS, JDL
PM:	ATW
PIC:	BJR
ACADFILE:	2040501AM02.DWG
PROJECT No.	20-0501.00

SHEET TITLE
PLANETARIUM
SECOND FLOOR & ROOF
MECHANICAL PLAN

SHEET NUMBER
M-002

XREF: 20-0501-TB
XREF: 20-0501-EPYP2-PLANET
XREF: 20-0501-AFP2-PLANET
XREF: 20-0501-PLANETARIUM KEY PLAN

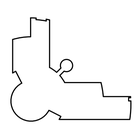


NORTH

SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/16" = 1'-0"

0 8 16 32 Feet



NORTH KEY PLAN
NO SCALE

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A/E SEAL

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FACILITIES CONDITION ASSESSMENT

UNIVERSITY CENTER, MICHIGAN

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9/30/20	FINAL
03/20/20	OWNER PROGRESS REVIEW

DESIGNER:	TBR
MODELLER:	DDA
PM:	ATW
PIC:	BJR
ACADFILE:	20-0501-E-002.DWG
PROJECT No.	20-0501.00

SHEET TITLE

PLANETARIUM SECOND FLOOR ELECTRICAL PLAN

SHEET NUMBER

E-002