FACILITY CONDITION ASSESSMENT

prepared for

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DLR, Crafton Hills College, FCA
11711 Sand Canyon Road
Yucaipa, CA 92399

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Community College
Number of Buildings	16
Main Address	11711 Sand Canyon Road, Yucaipa, CA 92399s
Site Developed	1972
Outside Occupants / Leased Spaces	None
Date(s) of Visit	Multiple
Management Point of Contact	DLR Group Leigh Anne Jones, Principal 213-505-7484 lajones@dlrgroup.com
On-site Point of Contact (POC)	Various
Assessment & Report Prepared By	Various
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

CH0001 - Maintenance and Operations

B20: Exterior Vertical Enclosures

The exterior metal panel walls, exterior windows, exterior steel doors and aluminum exterior doors are in fair condition.

B30: Exterior Horizontal Enclosures

The metal panel roofing system is in fair condition, with only 13% of useful life remaining.

C10: Interior Construction

The interior steel doors, suspended acoustic ceiling system and metal toilet partitions are in fair condition.

C20: Interior Finishes

The FRP wall system, coated floor finish, painted finish for interior walls and VCT flooring are in fair condition.

D20: Plumbing

The plumbing system is in fair condition.

The instant water heater is in fair condition and 30-gallon electric water heater are in fair condition.

Plumbing fixtures including toilets, drinking fountains, lavatories, urinal and service sink are in fair condition.

D30: HVAC

The HVAC ductwork is in fair condition.

The gas unit heater is in fair condition. The through wall packaged units are in fair condition. The 3-ton condensing unit is in poor condition, with no useful life remaining. One 5-ton packaged unit is in fair condition, with the other 5-ton packaged unit in poor condition with no useful life remaining. The 400 CFM exhaust fans are in fair condition.

D50: Electrical

The electrical system is in good condition.

The 75 KVA secondary transformer is in fair condition, with only 17% of useful life remaining. The 200 AMP distribution panel is in good condition.

The interior lighting and exterior lighting are in fair condition.

D70: Electronic Safety and Security

The fire alarm panel and fire alarm system are in fair condition.

E10: Equipment

The food service sinks and icemaker are in fair condition.

CH0002 - Child Development Center

B20: Exterior Vertical Enclosures

The painted exterior stucco walls are in good condition. The windows are in poor condition, with only 3% of useful life remaining. The aluminum and steel exterior doors are in good condition.

B30: Exterior Horizontal Enclosures

The built-up roofing system is in good condition, while the roof hatch is in failed condition with no useful life remaining.

C10: Interior Construction

The interior window, interior wood doors, suspended acoustic ceiling system, and plastic laminate toilet partitions are in good condition.

C20: Interior Finishes

The painted finish for interior walls is in good condition.

The VCT flooring, vinyl sheet flooring, and carpet tile flooring are in good condition.

The painted finish for ceilings is in good condition.

D20: Plumbing

The plumbing system is in good condition.

The 50-gallon electric water heaters are in good condition.

The lavatories, drinking fountains, service sink, toilets and lay-in stainless steel sinks are in good condition.

D30: HVAC

The HVAC ductwork is in good condition.

The through wall packaged unit, 2-ton ductless split system, 5-ton packaged units, 6-ton packaged unit, 7.5-ton packaged unit, 420 CFM exhaust fans, and 200 CFM exhaust fans are in good condition.

D40: Fire Protection

The fire extinguishers are in good condition.

D50: Electrical

The electrical system is in good condition.

The 800 AMP switchgear is in fair condition, with the 200 AMP distribution panel in good condition.

The exterior and interior lighting are in good condition.

D70: Electronic Safety and Security

The fire alarm panel and fire alarm system are in good condition.

CH0004 - Clock Tower Building

B20: Exterior Vertical Enclosures

The finish for concrete walls is in fair condition. The windows are in poor condition, with only 3% of useful life remaining. The aluminum and steel exterior doors are in fair condition.

B30: Exterior Horizontal Enclosures

The built-up roofing system is in good condition.

C10: Interior Construction

The interior wood doors, suspended acoustic ceiling system and metal toilet partitions are in fair condition.

C20: Interior Finishes

The ceramic tile wall system is in good condition, with the painted finish for interior walls in fair condition.

The ceramic tile flooring is in good condition, with the carpet tile flooring in fair condition.

The painted finish for ceilings is in fair condition.

D10: Conveyance

The elevator cab finishes and elevator controls are in fair condition. The 4000 lb. hydraulic elevator is in good condition.

D20: Plumbing

The plumbing system is in good condition.

The instant water heaters are in fair condition.

The urinals, toilets, lay-in stainless steel sink and lavatories are in good condition. The service sink is in fair condition, with only 9% of useful life remaining. The drinking fountains are in fair condition.

D30: HVAC

The HVAC ductwork and hydronic piping are in good condition.

The 300-gallon expansion tank is in good condition.

The 2-ton ductless split systems are in fair condition. The 6500 CFM and 7400 CFM air handling units are in good condition. The 500 CFM exhaust fans are in good condition.

D50: Electrical

The electrical system is in good condition.

The 800 AMP switchgear is in good condition. The 800 AMP switchboard is in fair condition, with the 600 AMP switchboard in good condition. The 15 KVA secondary transformer is in fair condition, with the 225 KVA secondary transformer in good condition.

The exterior and interior lighting is in fair condition.

D70: Electronic Safety and Security

The fire alarm panel and fire alarm system are in fair condition.

CH0005 - West Complex

B20: Exterior Vertical Enclosures

The finish for concrete walls is in fair condition, with only 15% of useful life remaining. The steel exterior doors are in fair condition.

B30: Exterior Horizontal Enclosures

The single-ply roofing system is in fair condition.

C10: Interior Construction

The interior wood doors are in fair condition. The adhered acoustic ceiling system is also in fair condition.

C20: Interior Finishes

The painted finish for interior walls and VCT flooring are in fair condition. The carpet tile flooring is in good condition.

D20: Plumbing

The plumbing system is in fair condition, with only 8% of useful life remaining.

The service sink is in fair condition, with only 9% of useful life remaining.

D30: HVAC

The HVAC hydronic piping is in fair condition, while the HVAC ductwork is in poor condition with no useful life remaining.

The 9920 CFM air handing unit is in poor condition, with no useful life remaining.

D40: Fire Protection

The fire suppression sprinkler heads are in fair condition.

D50: Electrical

The electrical system is in fair condition, with only 8% of useful life remaining.

The 225 AMP switchboard is in fair condition, with only 8% of useful life remaining.

The interior and exterior lighting are in fair condition.

D70: Electronic Safety and Security

The fire alarm system and fire alarm panel are in fair condition.

CH0006 - Crafton Center

B20: Exterior Vertical Enclosures

The exterior metal panel walls are in good condition. The painted exterior walls are in fair condition. The aluminum, steel and overhead doors are in good condition.

B30: Exterior Horizontal Enclosures

The single-ply roofing system is in fair condition. The roof skylights are in good condition.

C10: Interior Construction

The interior aluminum, steel and wood doors are in good condition. The suspended acoustic ceiling system and metal toilet partitions are in fair condition.

C20: Interior Finishes

The ceramic tile wall system is in good condition, and the painted finish for interior walls is in fair condition.

The ceramic tile flooring is in good condition, with the vinyl sheet and carpeted flooring in fair condition.

The metal ceiling system is in good condition, and the painted finish for ceilings is in fair condition.

D10: Conveyance

The 3500 lb. traction elevator is in good condition. The elevator controls and elevator cab finishes are in fair condition.

D20: Plumbing

The plumbing system is in good condition.

The instant water heaters are in fair condition.

The toilets, urinals, service sinks, lay-in stainless steel sinks, and lavatories are in good condition. The drinking fountains are in fair condition.

D30: HVAC

The HVAC ductwork is in good condition.

The 3-ton ductless split systems are in fair condition. The hydronic unit heater is in good condition. The 5000 CFM, 8000 CFM and 12000 CFM air handling units are in fair condition. The 150 CFM and 1200 CFM exhaust fans are in fair condition.

D40: Fire Protection

The fire suppression sprinkler heads and fire extinguishers are in good condition.

D50: Electrical

The electrical system is in good condition.

The 15 KVA, 225 KVA and 300 KVA secondary transformers are in good condition. The 800 AMP switchboard is in good condition. The 600 AMP and 800 AMP distribution panels are in good condition.

The interior and exterior lighting are in fair condition.

D70: Electronic Safety and Security

The fire alarm system and fire alarm panel are in fair condition.

CH0007 - Student Support Building

B20: Exterior Vertical Enclosures

The brick veneer exterior wall system is in fair condition, with only 15% of useful life remaining. The windows are in poor condition, with only 3% of useful life remaining.

B30: Exterior Horizontal Enclosures

The built-up roofing system is in fair condition, with only 12% of useful life remaining. Roof repairs are needed to address roof leaks. The roof hatch is in fair condition, with only 17% of useful life remaining.

C10: Interior Construction

The interior wood and aluminum doors are in fair condition. The suspended acoustic ceiling system is in fair condition, with only 12% of useful life remaining. The plastic laminate toilet partitions are in fair condition, with only 15% of useful life remaining.

C20: Interior Finishes

The ceramic tile wall system, FRP wall system and the painted finish for interior walls are in fair condition.

The ceramic tile, VCT, terrazzo and carpeted flooring are in fair condition.

The painted finish for ceilings is in fair condition.

D10: Conveyance

The elevator controls are in fair condition, with only 15% of useful life remaining. The elevator cab finishes are in fair condition. The 2500 lb. hydraulic elevator is in fair condition, with only 17% of useful life remaining.

D20: Plumbing

The plumbing system is in fair condition, with a maintenance issue for bathroom floor drains not draining.

The 6-gallon electric water heater is in fair condition.

The service sink is in fair condition. The urinal, lavatories, toilets and lay-in stainless steel sinks are in fair condition, with only 17% of useful life remaining.

D30: HVAC

The HVAC ductwork is in fair condition, with only 17% of useful life remaining.

The fan coil units are in fair condition. The 600 CFM and 1200 CFM exhaust fans are in fair condition, with only 12% of useful life remaining.

D50: Electrical

The electrical system is in fair condition.

The 225 AMP distribution panel is in fair condition.

The interior lighting is in fair condition, with the exterior lighting in fair condition with only 15% of useful life remaining.

D70: Electronic Safety and Security

The fire alarm system is in fair condition, with only 15% of useful life remaining.

E20: Furnishings

The countertops and cabinetry are in fair condition.

G20: Site Improvements

The building mounted signage is in fair condition.

CH0008 - Learning Resource Center

B20: Exterior Vertical Enclosures

The finish for concrete walls is in fair condition. The curtain wall system is in good condition.

The steel and aluminum exterior doors are in fair condition.

B30: Exterior Horizontal Enclosures

The single-ply roofing system is in fair condition.

C10: Interior Construction

The interior windows and interior steel doors are in fair condition. The suspended fiberglass panel ceiling system and metal toilet partitions are in fair condition.

C20: Interior Finishes

The ceramic tile wall system and painted finish for interior walls are in fair condition.

The ceramic tile, vinyl sheet and carpeted flooring are in fair condition.

The painted finish for ceilings is in fair condition.

D10: Conveyance

At the time of assessment, one of the three elevators was not operational. This 3500 lb. traction elevator is in poor condition, with only 3% of useful life remaining. The elevator controls are also in poor condition, with only 5% of useful life remaining.

For the other two elevators, the elevators, elevator controls and elevator cab finishes are in fair condition.

D20: Plumbing

The plumbing system is in fair condition.

The 1-inch domestic water backflow preventer and 400-gallon storage tank are in fair condition.

The 150 MBH boiler is also in fair condition.

The toilets, drinking fountains, lavatory, urinals, lay-in stainless steel sinks and service sink are in fair condition.

D30: HVAC

The HVAC ductwork and hydronic piping are in fair condition.

The computer room interior and exterior systems are in fair condition. The 2-ton and 3-ton condensing units are in fair condition. The 35600 CFM and 45000 CFM air handling units are in fair condition. The fan coil units are also in fair condition.

The 4000 CFM and 1500 CFM exhaust fans are in fair condition.

D40: Fire Protection

The fire suppression sprinkler heads and clean agent fire suppression system are in fair condition.

D50: Electrical

The electrical system is in fair condition.

The 250 KW diesel generator and automatic transfer switches are in fair condition. The UPS system is in good condition. The 2000 AMP, 1200 AMP and 800 AMP switchboards are in fair condition. The 300 KVA, 75 KVA and 225 KVA secondary transformers are in fair condition. The 400 AMP distribution panels and the 800 AMP distribution panel are in fair condition.

The interior lighting is in fair condition.

D70: Electronic Safety and Security

The fire alarm system and fire alarm panel are in fair condition.

E10: Equipment

The food service sink is in fair condition.

G40 - Electrical Site Improvements

The 1500 KVA site transformer is in fair condition.

CH0010 - Central Complex

B20: Exterior Vertical Enclosures

The finish for concrete walls is in fair condition.

The windows are in fair condition, with the steel exterior doors in good condition. The exterior overhead door is in fair condition.

B30: Exterior Horizontal Enclosures

The built-up roofing system is in fair condition, with the roof skylights in good condition.

C10: Interior Construction

The interior aluminum doors, suspended acoustic ceiling system, adhered acoustic ceiling system and metal toilet partitions are in fair condition.

C20: Interior Finishes

The wood wall system and painted finish for interior walls are in fair condition.

The coated finish for flooring is in fair condition, with the ceramic tile flooring in good condition. The vinyl sheet, VCT and carpet tile flooring are in fair condition.

The painted finish for ceilings is in fair condition.

D10: Conveyance

The 4000 lb. hydraulic elevator is in good condition, with the elevator controls and cab finishes in fair condition.

D20: Plumbing

The plumbing system is in fair condition.

The 0.75 hp and 2 hp domestic water pumps are in fair condition. The instant water heaters are in fair condition. The 15-gallon electric water heater is in fair condition, with only 13% of useful life remaining.

The drinking fountains are in fair condition, with the lay-in stainless steel sinks in good condition. The toilets are in good condition, with one toilet out of service at the time of this assessment. The service sinks and lavatories are in good condition. The drinking fountains are in fair condition, with the urinals in good condition.

D30: HVAC

The HVAC ductwork is in fair condition.

The fan coil units are in fair condition, with the 9300 CFM, 9800 CFM, 5040 CFM and 3800 CFM air handling units in good condition.

The 3500 MBH gas boiler is in fair condition, with the 9000 MBH boiler in fair condition with only 17% of useful life remaining. The 250 gallon and 400-gallon expansion tanks are in good condition. The chemical feed system is in fair condition.

The 176-ton cooling tower is in fair condition, with only 12% of useful life remaining. The other 176-ton cooling tower is in good condition. The 90-ton water cooled chiller is in fair condition, with only 16% of useful life remaining. The 320-ton water cooled chiller is in fair condition. The 0.75-ton and 1-ton ductless split systems are in fair condition. The 2-ton and 3-ton ductless split systems are in fair condition, with only 13% of useful life remaining.

The 7.5 hp and 125 hp hot water pumps are in fair condition. The 10 hp chilled water pumps are in good condition. The 3 hp, 5 hp, 15 hp and 100 hp chilled water pumps are in fair condition.

The 800 CFM and 3000 CFM exhaust fans are in fair condition.

D40: Fire Protection

The fire suppression sprinkler heads are in fair condition.

D50: Electrical

The electrical system is in good condition.

The UPS system is in fair condition, with only 13% of useful life remaining. The 15 KVA, 75 KVA and 150 KVA secondary transformers are in good condition. The 400 AMP and 800 AMP switchboards are in good condition. The 2000 AMP switchgear units are in good condition. The 600 AMP distribution panel is in fair condition. The variable frequency drives range in condition from fair to good to condition.

The exterior lighting and interior lighting are in fair condition.

D70: Electronic Safety and Security

The fire alarm panel and fire alarm system are in fair condition.

E20: Furnishings

The fixed seating is in fair condition.

CH0012 - Canyon Hall

B20: Exterior Vertical Enclosures

The painted exterior stucco walls and metal panel exterior wall systems are in good condition. The finish for concrete walls is in fair condition, with the curtain wall system in good condition.

The windows, aluminum exterior doors and steel exterior doors are in good condition.

B30: Exterior Horizontal Enclosures

The built-up roofing system is in fair condition, with some minor repairs needed. The roof hatch is in good condition.

C10: Interior Construction

The interior wood and steel doors are in good condition. The suspended acoustic ceiling system is in fair condition. The metal toilet partitions are in fair condition.

C20: Interior Finishes

The ceramic tile wall system is in good condition, with the painted finish for interior walls in fair condition.

The coated finish for flooring and ceramic tile flooring are in good condition, with the carpeted flooring in fair condition.

The painted finish for ceilings is in fair condition.

D10: Conveyance

The elevator cab finishes and elevator controls are in fair condition. The 3500 lb. traction elevators are in good condition.

D20: Plumbing

The plumbing system is in good condition.

The 3-inch domestic water backflow preventers are in good condition. The tankless water heaters are in fair condition.

The eye wash and shower stations are in fair condition. The lavatories, service sinks, lay-in stainless steel sink, toilets and urinals are in good condition.

The air compressor is in fair condition.

D30: HVAC

The HVAC ductwork and hydronic piping are in good condition.

The 12 KW electric boiler is in fair condition, with the 120-gallon expansion tank in good condition.

The 9000 CFM and 12000 CFM air handling units are in fair condition. The fan coil units are also in fair condition. The 2-ton ductless split systems, 1400 CFM exhaust fans and 48270 CFM exhaust fans are in fair condition.

D40: Fire Protection

The fire suppression sprinkler heads are in fair condition, with the fire extinguishers in good condition.

D50: Electrical

The electrical system is in good condition.

The 750 KVA primary transformer is in good condition. The 225 KVA and 30 KVA secondary transformers are in good condition. The 1200 AMP and 800 AMP switchboards are in good condition.

The 200 AMP distribution panel is in good condition.

The exterior and interior lighting are in fair condition.

D70: Electronic Safety and Security

The fire alarm panel and fire alarm system are in fair condition.

E10: Equipment

The range/oven combo and food service exhaust hood are in fair condition. The food service sinks and autoclave are in good condition.

The laboratory exhaust hoods are in fair condition, with one exhaust hood requiring recalibration. The laboratory sinks are in good condition. The vacuum pump and ventilated gas cabinets are in fair condition.

E20: Furnishings

The cabinetry is in fair condition, while the countertops are in good condition.

G20: Site Improvements

The building mounted signage is in fair condition.

CH0013 - Visual Arts

B20: Exterior Vertical Enclosures

The painted exterior stucco walls are in fair condition. The steel exterior and aluminum exterior doors are in fair condition.

B30: Exterior Horizontal Enclosures

The modified bitumen roof is in fair condition, with repairs needed to address roof leak in Room ART128. The roof skylight is in fair condition.

C10: Interior Construction

The interior steel and interior wood doors are in fair condition. The suspended acoustic ceiling system and plastic laminate toilet partitions are in fair condition.

C20: Interior Finishes

The ceramic tile wall system is in fair condition. The painted finish for interior walls is in good condition. The acoustic fabric wall system is in fair condition.

The ceramic tile flooring is in fair condition, with the carpet tile flooring in good condition.

The painted finish for ceilings is in good condition.

D20: Plumbing

The plumbing system is in fair condition, with only 8% of useful life remaining.

The 50-gallon gas water heater is in fair condition.

The drinking fountains are in fair condition. The service sink is in fair condition, with only 11% of useful life remaining. The lay-in stainless steel sinks, lavatories, toilets and urinals are in fair condition.

D30: HVAC

The HVAC ductwork and hydronic piping are in fair condition.

The 8000 CFM and 6000 CFM air handling units are in fair condition, with only 7% of useful life remaining. The 650 CFM exhaust fans are in fair condition.

D50: Electrical

The 225 AMP distribution panel is in poor condition, with only 3% of useful life remaining. This panel is also a Zinsco panel, which is known to have safety issues.

The 15 hp VFD’s are in fair condition.

The exterior and interior lighting are in fair condition.

D70: Electronic Safety and Security

The fire alarm system is in fair condition.

E20: Furnishings

The countertops and cabinetry are in fair condition.

G20: Site Improvements

The building mounted signage is in fair condition.

CH0014 - East Complex

B20: Exterior Vertical Enclosures

The painted exterior walls are in fair condition. The exterior stucco walls, windows and steel exterior doors are in fair condition.

B30: Exterior Horizontal Enclosures

The single-ply roofing system and roof hatch are in fair condition.

C10: Interior Construction

The interior wood doors and suspended acoustic ceiling system are in fair condition.

C20: Interior Finishes

The painted finish for interior walls and the acoustic wall system are in fair condition.

The carpeted flooring is in fair condition.

D30: HVAC

The 50-gallon gas water heater is in fair condition.

The 4-ton, 3.5 ton and 5-ton packaged units are in poor condition and use R-22 refrigerant and have no useful life remaining.

D50: Electrical

The electrical system is in fair condition.

The 400 AMP distribution panel is in fair condition.

The exterior and interior lighting are in fair condition.

D70: Electronic Safety and Security

The fire alarm panel and fire alarm system are in fair condition.

G20: Site Improvements

The building mounted signage is in fair condition.

CH0015 - East Complex 2

B20: Exterior Vertical Enclosures

The exterior stucco walls and painted exterior walls are in fair condition.

The windows, steel exterior doors, aluminum exterior door and exterior overhead door are in fair condition.

B30: Exterior Horizontal Enclosures

The modified bitumen roofing system and roof hatch are in fair condition.

C10: Interior Construction

The interior steel doors and interior wood door are in fair condition.

The suspended acoustic ceiling system is in fair condition, with the plastic laminate toilet partitions in good condition.

C20: Interior Finishes

The ceramic tile wall system, FRP wall system and painted finish for interior walls are in fair condition.

The coated finish, painted finish and carpet tile flooring are in fair condition.

The painted finish for ceilings is in fair condition.

D20: Plumbing

The plumbing system is in fair condition.

The 6-gallon electric water heater is in fair condition.

The drinking fountain is in fair condition, with the eye wash in good condition. The lavatories, service sink, lay-in stainless steel sink, laundry sink, toilets and urinal are in fair condition.

D30: HVAC

The HVAC ductwork is in fair condition.

The 3-ton, 4 ton and 5-ton packaged units are in fair condition, with only 15% of useful life remaining. The 2.5-ton ductless split system is in fair condition.

The 800 CFM and 1300 CFM exhaust fans are in good condition.

D50: Electrical

The electrical system is in fair condition.

The 600 AMP distribution panel is in good condition.

The exterior lighting and interior lighting are in fair condition.

D70: Electronic Safety and Security

The security system, fire alarm panel and fire alarm system are in fair condition.

E20: Furnishings

The cabinetry and countertops are in fair condition.

CH0016 - Public Safety and Allied Health

B20: Exterior Vertical Enclosures

The exterior metal panel walls are in good condition, with the finish for masonry walls in fair condition. The exterior stucco walls are in good condition.

The windows, aluminum exterior doors, steel exterior doors and exterior overhead doors are in good condition.

B30: Exterior Horizontal Enclosures

The single-ply roofing system is in fair condition, with roof leaking reported in classrooms. The roof hatch is in good condition.

C10: Interior Construction

The movable partition wall system is in fair condition. The interior steel doors, interior aluminum door and interior wood doors are in good condition. The suspended acoustic ceiling system, metal toilet partitions and lockers are in fair condition.

C20: Interior Finishes

The ceramic tile wall system and painted finish for interior walls are in good condition.

The ceramic tile flooring is in good condition. The painted finish for flooring, vinyl sheet and carpeted flooring are in fair condition.

The painted finish for ceilings is in good condition.

D10: Conveyance

The elevator cab finishes and elevator controls are in fair condition. The 3500 lb. hydraulic elevator is in good condition.

D20: Plumbing

The plumbing system is in good condition.

The tankless water heaters are in fair condition.

The drinking fountains are in fair condition. The lay-in stainless steel sinks, lavatories, service sink, hand sink, toilets and urinals are in good condition.

The air compressor is in fair condition.

D30: HVAC

The HVAC ductwork and hydronic piping are in good condition.

The hydronic unit heater and gas unit heaters are in fair condition.

The 8000 CFM and 10000 CFM air handling units are in fair condition. The fan coil units are in fair condition. The 1.5-ton and 3-ton ductless split systems are in fair condition.

The 2000 CFM, 500 CFM, 3000 CFM and 1400 CFM exhaust fans are in fair condition.

D40: Fire Protection

The fire suppression sprinkler heads are in fair condition.

D50: Electrical

The electrical system is in good condition.

The 500 KVA, 75 KVA and 30 KVA secondary transformers are in good condition. The 800 AMP switchboard is in good condition. The 20 hp VFD’s are in fair condition. The exterior lighting and interior lighting are in fair condition.

D70: Electronic Safety and Security

The fire alarm panel and fire alarm system are in fair condition.

E10: Equipment

The icemaker is in fair condition.

E20: Furnishings

The countertops and cabinetry are in fair condition.

G20: Site Improvements

The building mounted signage is in fair condition.

CH0018 - North Complex

B20: Exterior Vertical Enclosures

The exterior stucco walls are in good condition. The windows and steel exterior doors are in fair condition.

B30: Exterior Horizontal Enclosures

The metal panel roofing system is in fair condition.

C10: Interior Construction

The interior wood doors, suspended acoustic ceiling system and plastic laminate toilet partitions are in fair condition.

C20: Interior Finishes

The FRP wall system is in good condition, with the acoustic wall system in fair condition.

The coated finish for flooring is in good condition, with the vinyl sheet flooring in fair condition with only 13% of useful life remaining.

The painted finish for ceilings is in good condition.

D20: Plumbing

The plumbing system is in fair condition.

The 20-gallon electric water heater is in fair condition, with only 13% of useful life remaining.

The drinking fountain is in fair condition, with only 13% of useful life remaining. The lavatories, service sink, toilets and urinals are in fair condition.

D30: HVAC

The HVAC ductwork is in fair condition.

The 5-ton packaged units are in fair condition. The 4-ton condensing unit and the 2-ton ductless split systems are in fair condition, with only 13% of useful life remaining.

D40: Fire Protection

The fire suppression sprinkler heads are in fair condition.

D50: Electrical

The electrical system is in fair condition.

The 225 KVA secondary transformer, 800 AMP switchboard and 800 AMP distribution panel are in fair condition.

The exterior and interior lighting are in fair condition.

D70: Electronic Safety and Security

The fire alarm panel and fire alarm system are in fair condition.

E10: Equipment

The range/oven combo unit is in fair condition, with only 13% of useful life remaining. The laboratory sinks and laboratory exhaust hoods are in fair condition.

E20: Furnishings

The countertops and cabinetry are in fair condition.

G20: Site Improvements

The building mounted signage is in fair condition.

CH0019 - Kinesiology, Health Ed, Aquatics Complex

B20: Exterior Vertical Enclosures

The windows, steel exterior doors, aluminum exterior doors and exterior overhead door are in fair condition.

B30: Exterior Horizontal Enclosures

The single-ply roofing system, skylights and roof hatches are in fair condition.

C10: Interior Construction

The interior steel doors, interior aluminum doors and interior wood doors are in fair condition. The suspended acoustic ceiling system and metal toilet partitions are in fair condition. The lockers are in fair condition.

C20: Interior Finishes

The ceramic tile wall system and painted finish for interior walls are in fair condition.

The painted finish for flooring and vinyl sheet flooring are in fair condition.

The painted finish for ceilings is in good condition.

D10: Conveyance

The elevator cab finishes, elevator controls and the 3500 lb. hydraulic elevator are in fair condition.

D20: Plumbing

The plumbing system is in fair condition.

The 200-gallon domestic water storage tank is in fair condition. The 0.75 hp domestic water pumps range in condition from fair to good.

The drinking fountains, eye wash and shower station and the showers are in fair condition. The lay-in stainless steel sinks, service sinks, lavatories, toilets and urinals are in fair condition.

D30: HVAC

The HVAC ductwork is in fair condition.

The 199 MBH boiler and 14-gallon expansion tank are in fair condition.

The 3000 CFM air handling unit is in fair condition. The 15-ton and 5-ton packaged units are in fair condition. The 3-ton condensing unit is in fair condition. The 5-ton and 2-ton condensing units are in fair condition, with only 13% of useful life remaining. The 0.75-ton ductless split systems are in fair condition.

The 1500 CFM and 1000 CFM exhaust fans are in fair condition.

D40: Fire Protection

The fire suppression sprinkler heads are in fair condition.

D50: Electrical

The electrical system is in fair condition.

The 800 AMP switchboard is in fair condition.

The exterior and interior lighting are in fair condition.

D70: Electronic Safety and Security

The fire alarm panel and fire alarm system are in fair condition.

E10: Equipment

The icemaker is in fair condition.

E20: Furnishings

The countertops and cabinetry are in good condition. The interior bleachers are in fair condition.

F10 - Special Construction

The pool ladders, pool circulation pump, pool filtration system, pool gas heaters, ph digital controller and the pool dehumidifier and control are in fair condition. The pool gutter system and pool lift are in fair condition. The pool basin and deck finishes are in good condition.

G20: Site Improvements

The electronic scoreboard, poured rubber flooring, fencing, pedestrian gates and building mounted signage are in fair condition.

Broadcast Tower Building

B20: Exterior Vertical Enclosures

The exterior concrete panel walls and steel exterior door are in fair condition.

B30: Exterior Horizontal Enclosures

The assumed cementitious panel roof is in fair condition.

D50: Electrical

The assumed 45 KVA secondary transformer is in fair condition. The assumed 800 AMP circuit breaker is in fair condition.

G20: Site Improvements

The chain link gate and chain link fencing are in fair condition.

Site

D20: Plumbing

Two of the 2-inch domestic water backflow preventers are in fair condition, with one 2-inch domestic water backflow preventer in good condition.

Two of the 3-inch domestic water backflow preventers are in fair condition, with one of the 3-inch domestic water backflow preventers in fair condition with only 10% of useful life remaining. One of the 3-inch domestic water backflow preventers is in good condition.

The 4-inch domestic water backflow preventer is in fair condition.

One of the 6-inch domestic water backflow preventers is in fair condition, with the other 6-inch domestic water backflow preventer in fair condition with only 10% of useful life remaining.

Two of the 10-inch domestic water backflow preventers are in fair condition, with the other 10-inch domestic water backflow preventer in fair condition with only 10% of useful life remaining.

D30: HVAC

The fuel storage tanks are in fair condition.

D40: Fire Protection

The 4-inch fire suppression backflow preventer is in fair condition.

One of the 6-inch fire suppression backflow preventers is in fair condition. Two of the 6-inch fire suppression backflow preventers are in fair condition, with only 10% of useful life remaining.

The 8-inch fire suppression backflow preventer is in fair condition, with only 10% of useful life remaining.

The 10-inch fire suppression backflow preventer is in fair condition, with the other 10-inch fire suppression backflow preventer in fair condition with only 10% of useful life remaining.

D50: Electrical

The pool solar heating panel is in poor condition, with only 10% of useful life remaining. The solar photovoltaic panels are in good condition. The solar inverters are in fair condition.

The 30 KVA and 45 KVA secondary transformers are in good condition. The 45 KVA and 150 KVA secondary transformers are in good condition.

One of the 800 AMP switchboards is in good condition, with the other two 800 AMP switchboards in fair condition. The 1000 AMP, 1600 AMP and 2000 AMP switchboards are in good condition.

The 2400 AMP switchgear is in fair condition.

E10: Equipment

The trash compacter is in fair condition.

F10 - Special Construction

The modular building, relocatable building and shade structure are in good condition.

G20: Site Improvements

The asphalt parking lots range in condition from poor to good. Parking lot pavement markings range in condition from fair to good.

The concrete sidewalks are in fair condition, with some repair week needed at the ADA ramp near Building 12.

The sport courts are in fair condition. The sports field lighting is in good condition. The playground is in good condition with playground surfacing in excellent condition. The fixed bike racks are in fair condition.

The chain link fencing and gates range in condition from fair to good.

The park benches, picnic tables, concrete trash receptacles and flagpole are in fair condition. The site signage, monumental signage and electronic signage are in fair condition.

The masonry retaining wall is in fair condition, with the timber retaining wall in poor condition and only 4% of useful life remaining.

The irrigation control panels and drip irrigation system are in fair condition.

G30 - Liquid and Gas Site Utilities

The above-ground domestic water supply tank is in fair condition, with only 8% of useful life remaining. The fuel dispenser is in fair condition.

G40 - Electrical Site Improvements

The pole mounted light fixtures are in fair condition. The bollards with light fixtures are also in fair condition.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Broadcast Tower Building	$1,050	120	$126,000	0%	0%	0%	4.9%
CH0001 - Maintenance and Operations	$650	11,304	$7,347,600	0.6%	0.6%	9.5%	26.4%
CH0002 - Child Development Center	$850	9,010	$7,658,500	0.1%	1.8%	1.8%	8.0%
CH0004 - Clock Tower Building	$850	9,970	$8,474,500	0%	7.1%	7.1%	12.3%
CH0005 - West Complex	$850	6,800	$5,780,000	3.9%	12.8%	14.0%	25.9%
CH0006 - Crafton Center	$850	46,542	$39,560,700	0%	0%	0.5%	6.7%
CH0007 - Student Support Building	$850	5,575	$4,738,750	0.3%	11.4%	22.0%	27.9%
CH0008 - Learning Resource Center	$850	59,100	$50,235,000	0%	3.4%	3.8%	19.7%
CH0010 - Central Complex	$850	30,621	$26,027,850	0.0%	1.4%	13.1%	41.0%
CH0012 - Canyon Hall	$850	36,060	$30,651,000	0.1%	0.1%	2.1%	6.3%
CH0013 - Visual Arts	$850	11,200	$8,365,700	0.1%	7.1%	7.3%	23.8%
CH0014 - East Complex	$850	5,760	$4,896,000	3.2%	4.8%	6.3%	17.4%
CH0015 - East Complex 2	$850	5,500	$3,672,000	0%	5.4%	9.2%	22.8%
CH0016 - Public Safety and Allied Health	$850	35,023	$29,769,550	0.0%	0.0%	1.4%	7.1%
CH0018 - North Complex	$850	10,334	$8,783,900	0%	1.2%	1.3%	16.9%
CH0019 - Kinesiology, Health Ed, Aquatics Complex	$850	17,924	$15,235,400	0%	3.1%	25.2%	31.8%

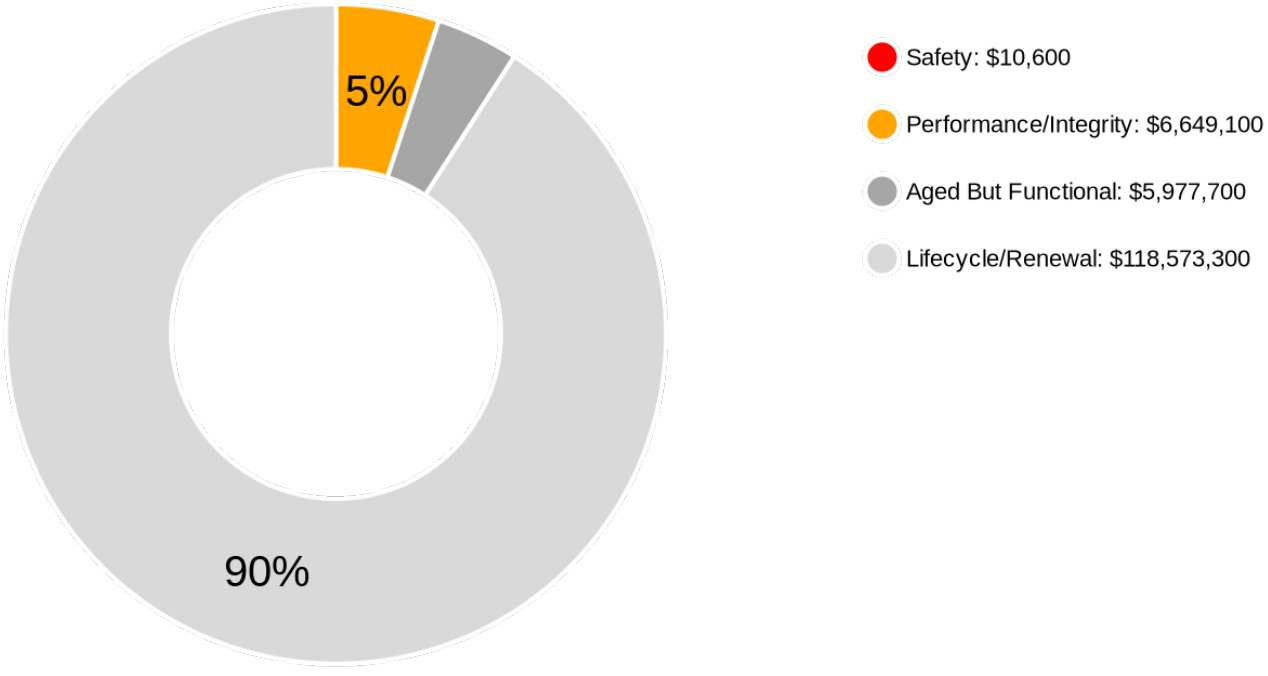
Immediate Needs

Facility/Building	Total Items	Total Cost
DLR, Crafton Hills College, FCA / CH0001 - Maintenance and Operations	2	$44,400
DLR, Crafton Hills College, FCA / CH0002 - Child Development Center	1	$3,800
DLR, Crafton Hills College, FCA / CH0005 - West Complex	2	$225,500
DLR, Crafton Hills College, FCA / CH0007 - Student Support Building	2	$15,600
DLR, Crafton Hills College, FCA / CH0010 - Central Complex	1	$3,800
DLR, Crafton Hills College, FCA / CH0012 - Canyon Hall	2	$21,600
DLR, Crafton Hills College, FCA / CH0013 - Visual Arts	1	$9,800
DLR, Crafton Hills College, FCA / CH0014 - East Complex	3	$156,300
DLR, Crafton Hills College, FCA / CH0016 - Public Safety and Allied Health	1	$6,500
DLR, Crafton Hills College, FCA / Site	2	$31,100
TOTAL	**17**	**$518,400**

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance and highest on the list below.

Plan Type Descriptions & Distribution	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: $131,210,700

2. CH0001 - Maintenance And Operations

CH0001 - Maintenance and Operations: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.042333, -117.1034333	
Constructed/Renovated	1974 Renovated 2016	
Building Area	11,304 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, Unfinished Floors: VCT, coated concrete Ceilings: ACT, Exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tank and tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

CH0001 - Maintenance and Operations: Building Systems Summary		
HVAC	Non-Central System: Packaged units, Wall mounted heat pumps Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

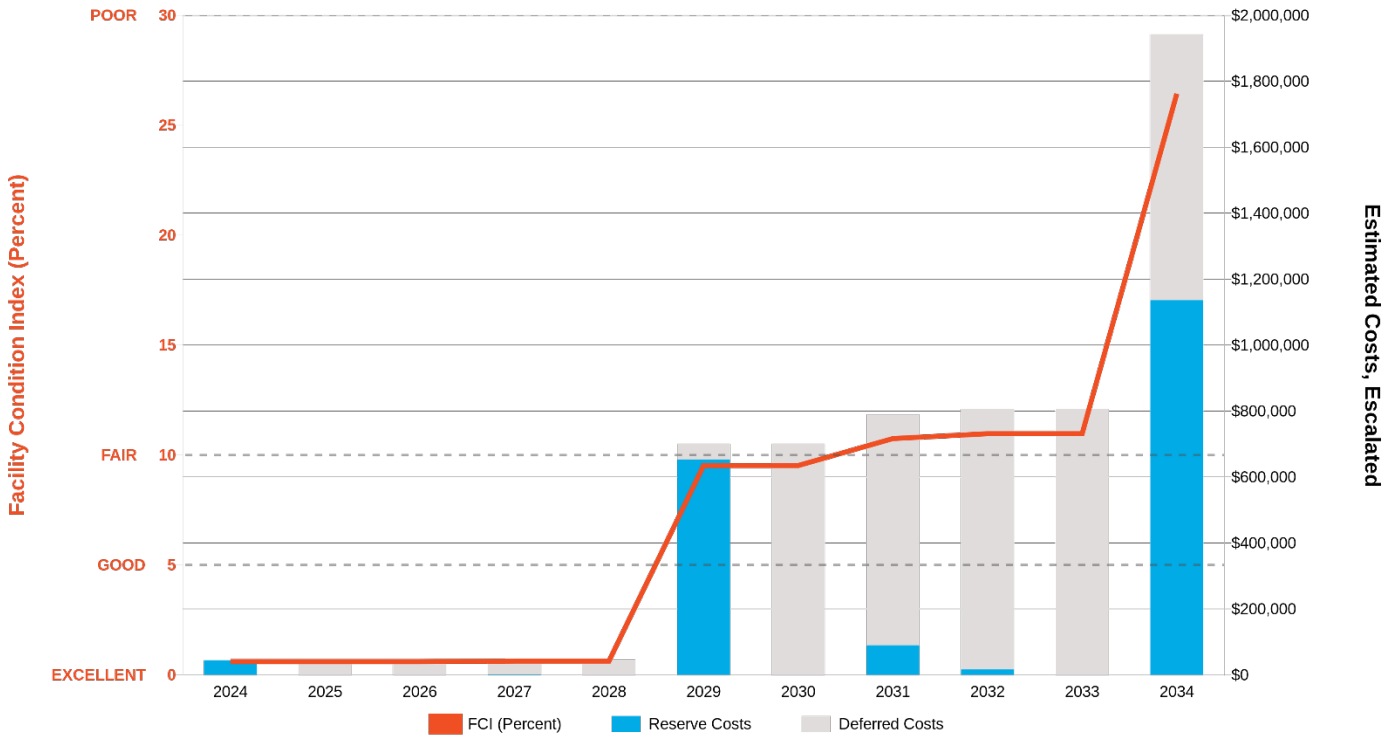
CH0001 - Maintenance and Operations: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$0	$843,257	$330,339	$1,173,596
Roofing	$0	$0	$550,711	$0	$0	$550,711
Interiors	$0	$0	$24,888	$37,225	$133,587	$195,700
Plumbing	$0	$0	$1,640	$19,759	$776,575	$797,974
HVAC	$44,400	$0	$19,335	$45,929	$368,909	$478,573
Electrical	$0	$0	$35,155	$239,949	$0	$275,104
Fire Alarm & Electronic Systems	$0	$0	$0	$56,489	$151,679	$208,168
Equipment & Furnishings	$0	$0	$23,554	$0	$60,288	$83,842
TOTALS	**$44,400**	**$0**	**$655,300**	**$1,242,700**	**$1,821,400**	**$3,763,800**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $7,347,600.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $176,571.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
DLR, Crafton Hills College, FCA / CH0001 - Maintenance and Operations	D3037	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	Poor	Performance/Integrity	$11,800
DLR, Crafton Hills College, FCA / CH0001 - Maintenance and Operations	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	Poor	Performance/Integrity	$32,600
TOTAL (2 items)					**$44,400**

Key Findings

Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted, 5 TON
CH0001 - Maintenance and Operations
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $32,600

Excessively aged, retired refrigerant - AssetCALC ID: 7768361

Split System in Poor condition.

Condensing Unit/Heat Pump, 3 TON
CH0001 - Maintenance and Operations
Building exterior

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $11,800

Excessively aged, retired refrigerant - AssetCALC ID: 7768374

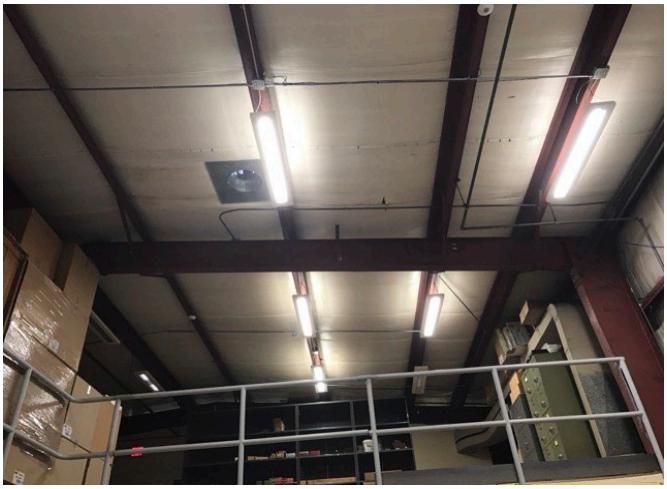
CH0001 - Maintenance and Operations: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

3 – REAR ELEVATION

4 – RIGHT ELEVATION



5 – EXPOSED SUPERSTRUCTURE

6 – ROOFING

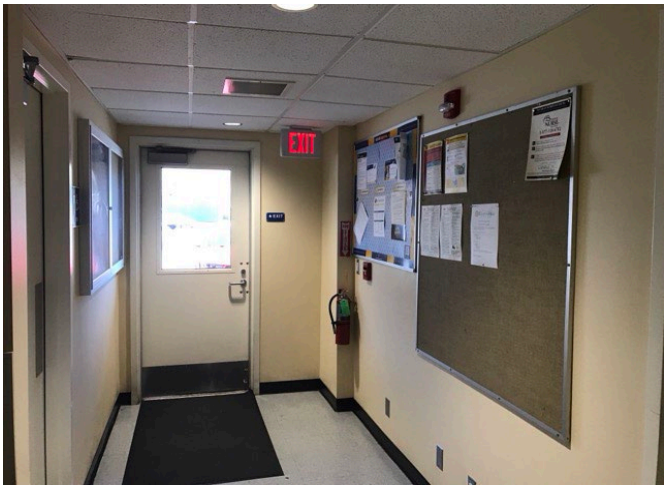
7 – TOILET

8 – WATER HEATER

9 – PACKAGED UNIT

10 – ELECTRICAL PANEL

11 – FIRE ALARM PANEL



12 – FIRE ALARM SYSTEM COMPONENTS

3. CH0002 - Child Development Center

CH0002 - Child Development Center: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.03966, -117.103555	
Constructed/Renovated	1996 Renovated 2023	
Building Area	9,010 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, vinyl sheeting Ceilings: Painted gypsum board and ACT	Good
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair

CH0002 - Child Development Center: Building Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems, wall-mounted heat pump	Good
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

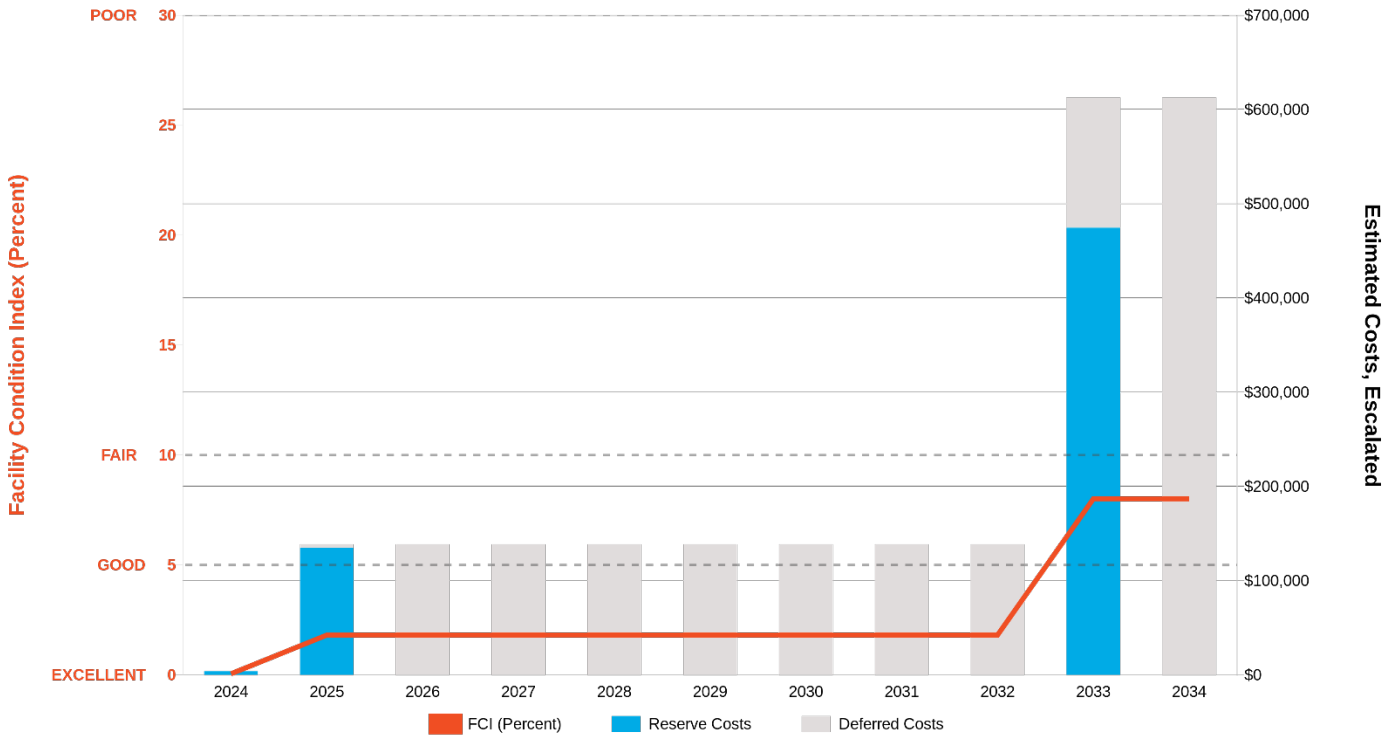
The table below shows the anticipated costs by trade or building system over the next 20 years.

CH0002 - Child Development Center: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	$0	$134,798	$0	$141,237	$199,228	$475,263
Roofing	$3,848	$0	$0	$0	$0	$3,848
Interiors	$0	$0	$0	$330,254	$499,357	$829,611
Plumbing	$0	$0	$0	$0	$37,372	$37,372
HVAC	$0	$0	$0	$0	$338,362	$338,362
Fire Protection	$0	$0	$0	$3,025	$4,267	$7,292
Electrical	$0	$0	$0	$0	$1,083,964	$1,083,964
Fire Alarm & Electronic Systems	$0	$0	$0	$0	$225,685	$225,685
TOTALS	**$3,800**	**$134,800**	**$0**	**$474,600**	**$2,388,300**	**$3,001,600**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $7,658,500.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $55,742.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
DLR, Crafton Hills College, FCA / CH0002 - Child Development Center	B3065	Roof Hatch, Metal, Replace	Failed	Safety	$3,800
TOTAL (1 items)					**$3,800**

Key Findings

Roof Hatch in Failed condition.

Metal
CH0002 - Child Development Center
Roof

Uniformat Code: B3060
Recommendation: **Replace in 2024**

Plan Type: Safety

Cost Estimate: $3,800

Roof hatch support not connected to hatch - AssetCALC ID: 7757591

CH0002 - Child Development Center: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

3 – REAR ELEVATION

4 – RIGHT ELEVATION

5 – ROOFING

6 – CLASSROOM

7 – RESTROOM OVERVIEW

8 – WATER HEATER

9 – FIRE ALARM PANEL

10 – PACKAGED UNIT

11 – SWITCHGEAR

12 – DISTRIBUTION PANEL

4. CH0004 - Clock Tower Building

CH0004 - Clock Tower Building: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.03904166, -117.102566	
Constructed/Renovated	1972 Renovated 2017	
Building Area	9,970 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors over concrete slab foundation	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Good
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

CH0004 - Clock Tower Building: Building Systems Summary		
HVAC	Central Plant supplies heating/cooling water to air handlers. Non-Central System: Packaged units Supplemental components: Ductless split-systems	Good
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

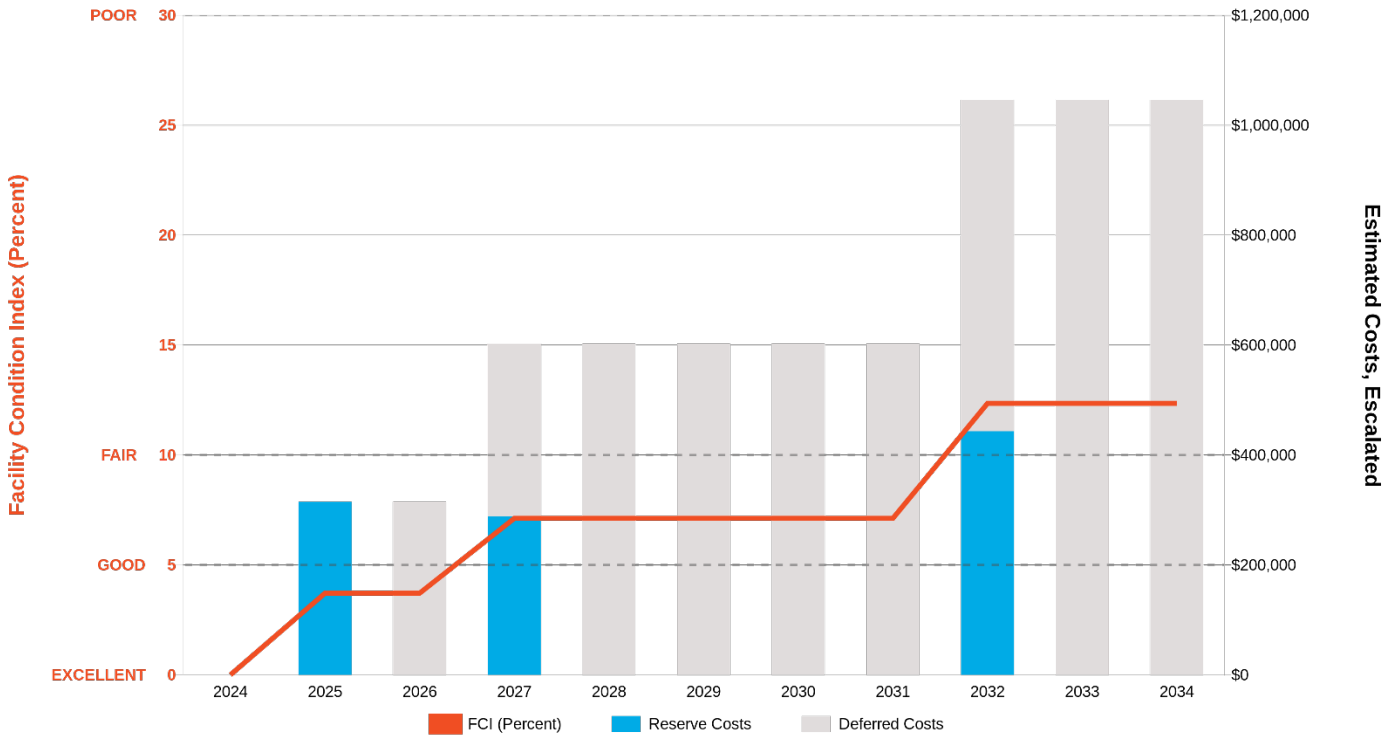
The table below shows the anticipated costs by trade or building system over the next 20 years.

CH0004 - Clock Tower Building: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	$0	$315,091	$0	$0	$185,862	$500,953
Roofing	$0	$0	$0	$0	$515,728	$515,728
Interiors	$0	$0	$279,033	$0	$629,686	$908,719
Conveying	$0	$0	$0	$35,079	$23,146	$58,225
Plumbing	$0	$0	$9,189	$60,414	$0	$69,603
HVAC	$0	$0	$0	$56,127	$15,394	$71,521
Electrical	$0	$0	$0	$0	$619,747	$619,747
Fire Alarm & Electronic Systems	$0	$0	$0	$291,629	$138,461	$430,090
TOTALS	**$0**	**$315,100**	**$288,300**	**$443,300**	**$2,128,100**	**$3,174,800**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $8,474,500.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $95,142.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

CH0004 - Clock Tower Building: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

3 – REAR ELEVATION

4 – RIGHT ELEVATION

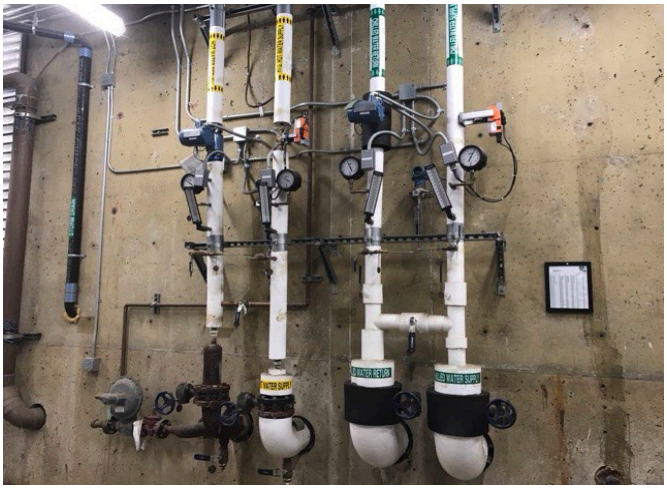
5 – ROOFING

6 – INTERIOR OVERVIEW

7 – ELEVATOR CONTROLS

8 – AIR HANDLER

9 – SPLIT SYSTEM

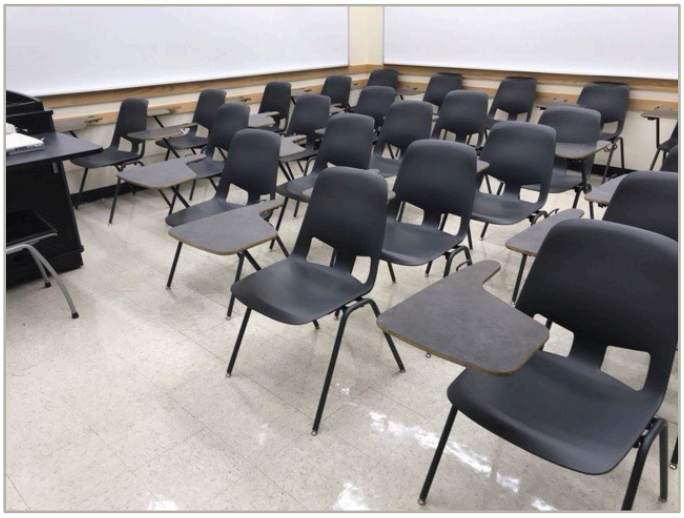


10 – HVAC SYSTEM

11 – SWITCHGEAR

12 – FIRE ALARM PANEL

5. CH0005 - West Complex



CH0005 - West Complex: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.0388777, -117.101858333	
Constructed/Renovated	1972	
Building Area	6,800 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors over concrete slab foundation	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: None	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Sealed Concrete	Good
Interiors	Walls: Painted gypsum board and concrete Floors: Carpet, VCT Ceilings: Hard tile	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Service sink in Janitor room	Fair

CH0005 - West Complex: Building Systems Summary		
HVAC	Central System: Campus central plant has boilers, chillers, and cooling towers feeding a 4-pipe heating and cooling system for air handlers in the building. AHU supplies fan coil terminal units	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Poor
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

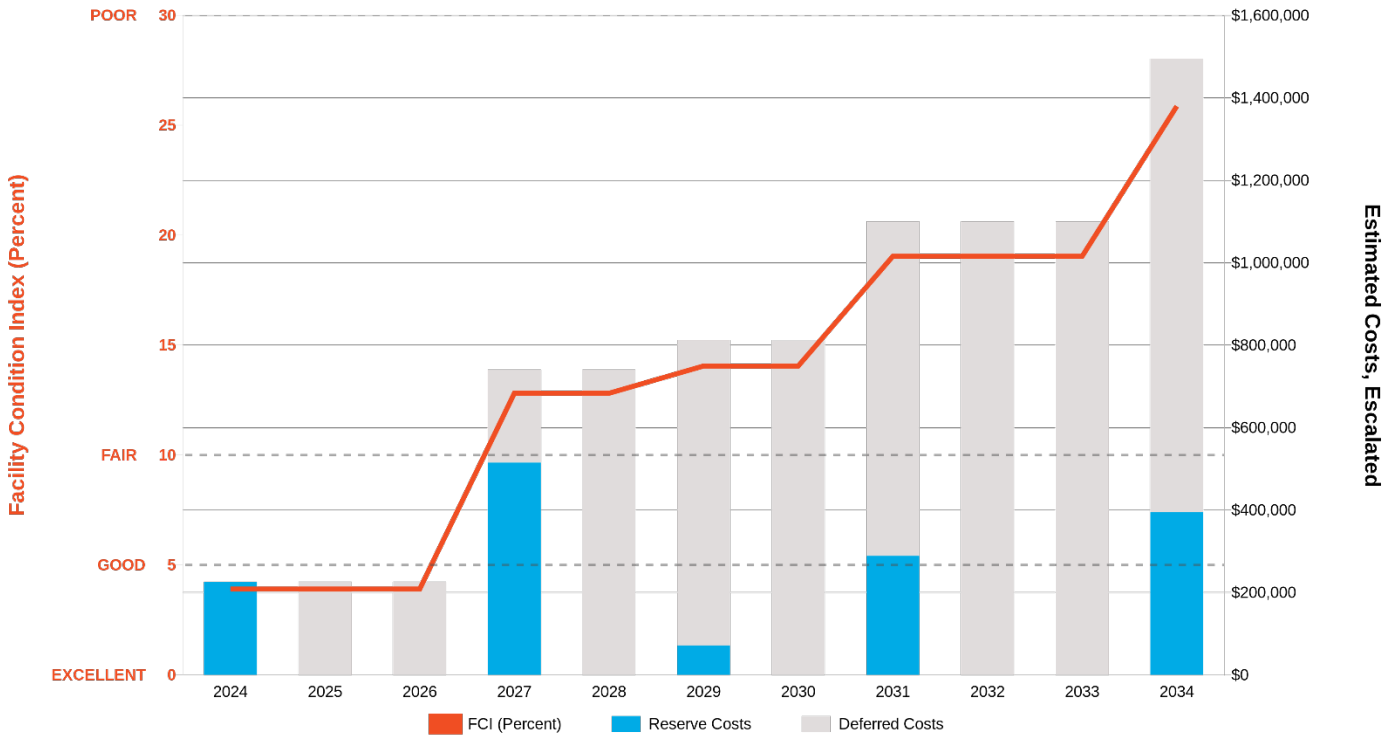
The table below shows the anticipated costs by trade or building system over the next 20 years.

CH0005 - West Complex: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	$0	$0	$38,813	$0	$49,474	$88,287
Roofing	$0	$0	$4,725	$227,140	$6,665	$238,530
Interiors	$0	$0	$124,225	$177,704	$332,610	$634,539
Plumbing	$0	$0	$248,104	$0	$0	$248,104
HVAC	$225,552	$0	$0	$0	$0	$225,552
Fire Protection	$0	$0	$0	$30,378	$0	$30,378
Electrical	$0	$0	$170,653	$37,578	$136,866	$345,097
Fire Alarm & Electronic Systems	$0	$0	$0	$210,139	$91,244	$301,383
TOTALS	**$225,500**	**$0**	**$586,600**	**$683,000**	**$616,900**	**$2,112,100**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $5,780,000.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $135,910.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
DLR, Crafton Hills College, FCA / CH0005 - West Complex	D3055	HVAC System, Ductwork, Medium Density, Replace	Poor	Performance/Integrity	$80,500
DLR, Crafton Hills College, FCA / CH0005 - West Complex	D3055	Air Handler, Interior AHU, Easy/Moderate Access, Replace	Poor	Performance/Integrity	$145,000
TOTAL (2 items)					**$225,500**

Key Findings

Air Handler in Poor condition.

Plan Type: Performance/Integrity

Interior AHU, Easy/Moderate Access
CH0005 - West Complex
Mechanical room

Cost Estimate: $145,000

Uniformat Code: D3050
Recommendation: **Replace in 2024**

This air handling unit is significantly beyond its expected useful life, and hard to find parts due to its age. - AssetCALC ID: 7892684

HVAC System in Poor condition.

Plan Type: Performance/Integrity

Ductwork, Medium Density
CH0005 - West Complex
Throughout building

Cost Estimate: $80,500

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Excessively aged, ducts should be cleaned, resealed or replaced. - AssetCALC ID: 7892686

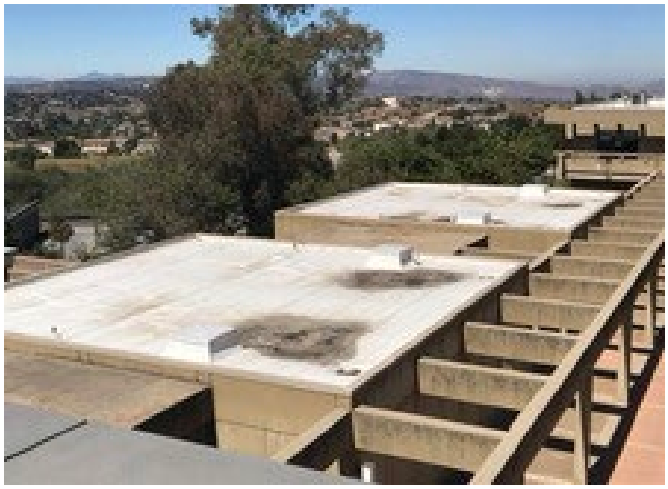
CH0005 - West Complex: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

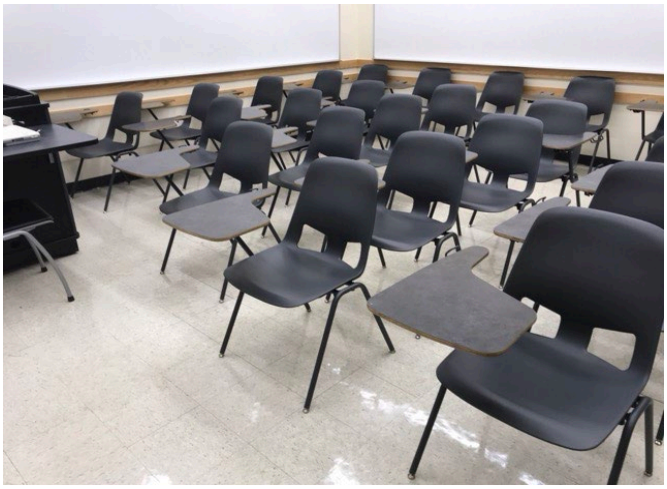
3 – REAR ELEVATION

4 – RIGHT ELEVATION

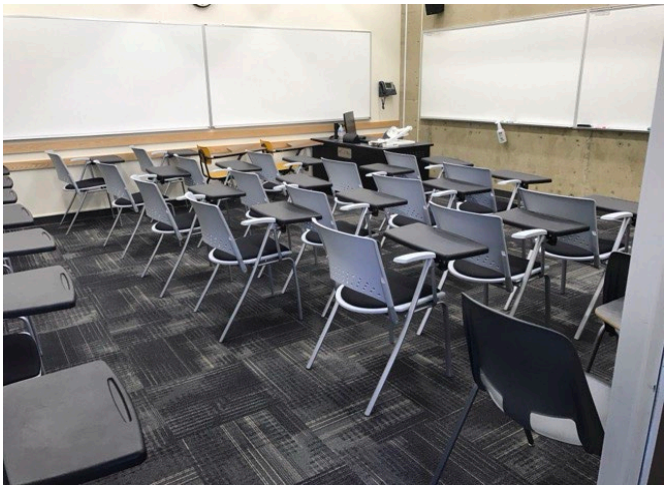


5 – ROOFING

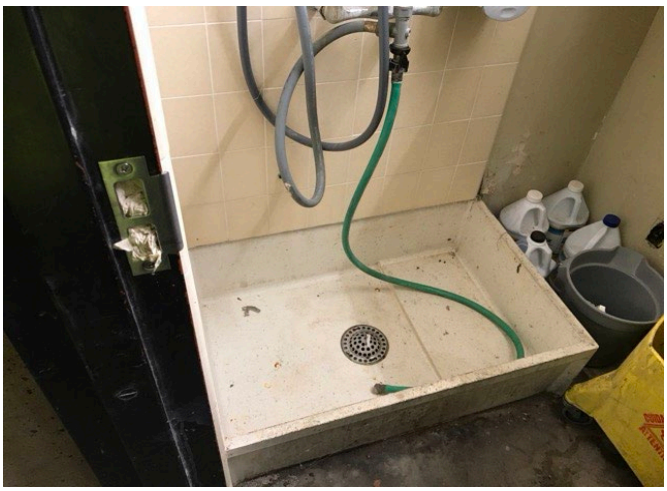
6 – EXTERIOR DOORS



7 – VINYL TILE FLOORING



8 – CARPET TILE FLOORING



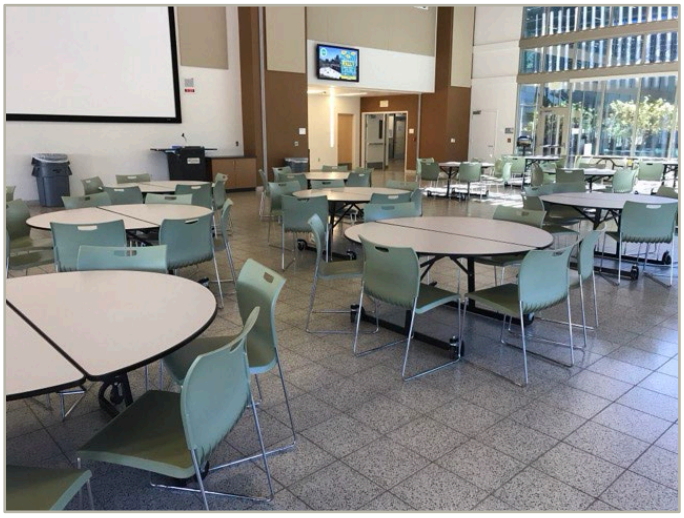
9 – SERVICE SINK

10 – ELECTRICAL SYSTEM

11 – INTERIOR LIGHTING SYSTEM

12 – FIRE ALARM PANEL

6. CH0006 - Crafton Center



CH0006 - Crafton Center: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.0391888, -117.101202777	
Constructed/Renovated	2015	
Building Area	46,542 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete slab foundation	Good
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, vinyl sheeting, ceramic tile Ceilings: Painted gypsum board, ACT, Metal	Fair
Elevators	Passenger: 1 traction car serving 2 floors	Good
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Good

CH0006 - Crafton Center: Building Systems Summary		
HVAC	Central System: Boilers, chillers, and cooling tower feeding air handlers that feed VAV and fan coil terminal units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

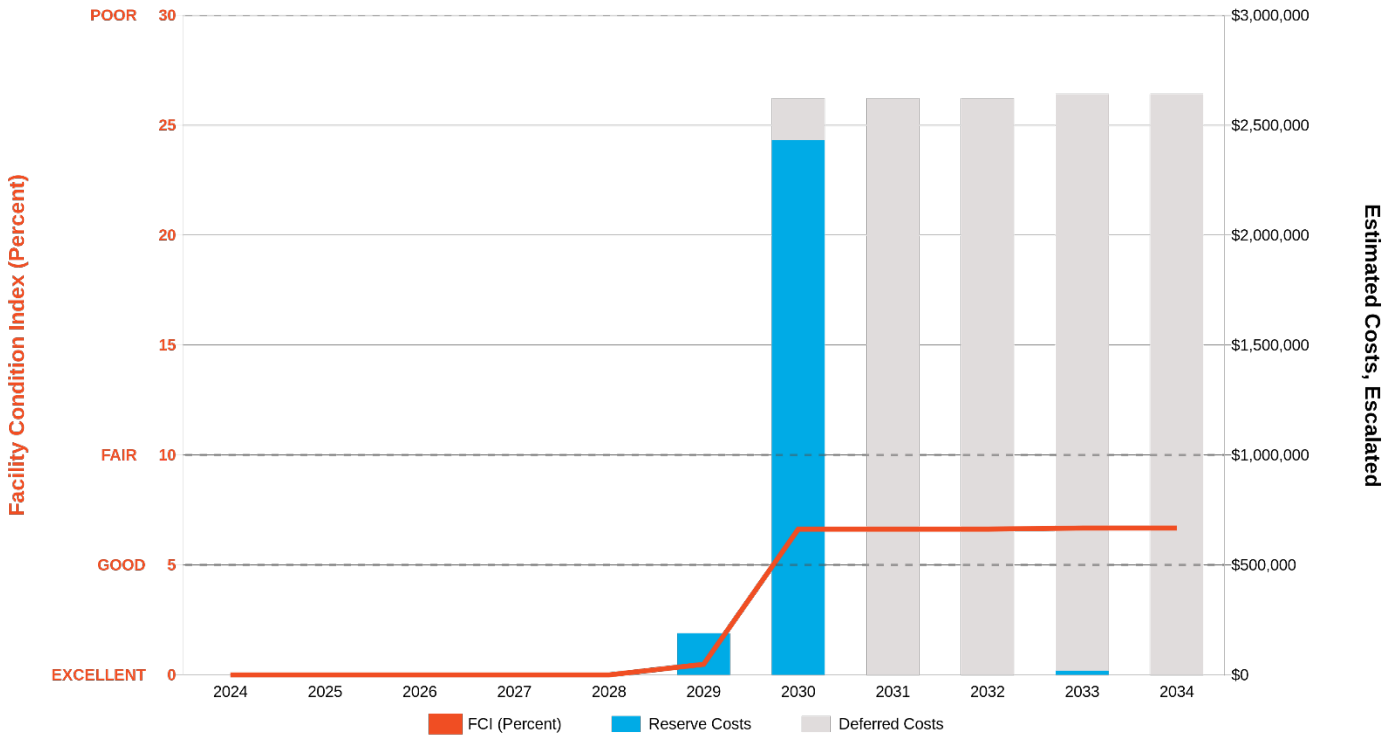
The table below shows the anticipated costs by trade or building system over the next 20 years.

CH0006 - Crafton Center: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	$0	$0	$189,839	$0	$267,787	$457,626
Roofing	$0	$0	$0	$0	$2,325,923	$2,325,923
Interiors	$0	$0	$0	$1,222,694	$2,485,657	$3,708,351
Conveying	$0	$0	$0	$32,747	$21,607	$54,354
Plumbing	$0	$0	$0	$40,024	$0	$40,024
HVAC	$0	$0	$0	$66,585	$1,024,309	$1,090,894
Fire Protection	$0	$0	$0	$12,707	$273,526	$286,233
Electrical	$0	$0	$0	$0	$1,006,215	$1,006,215
Fire Alarm & Electronic Systems	$0	$0	$0	$1,070,662	$603,393	$1,674,055
Equipment & Furnishings	$0	$0	$0	$6,051	$8,535	$14,586
TOTALS	**$0**	**$0**	**$189,900**	**$2,451,500**	**$8,017,000**	**$10,658,400**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $39,560,700.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $240,119.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

CH0006 - Crafton Center: Photographic Overview

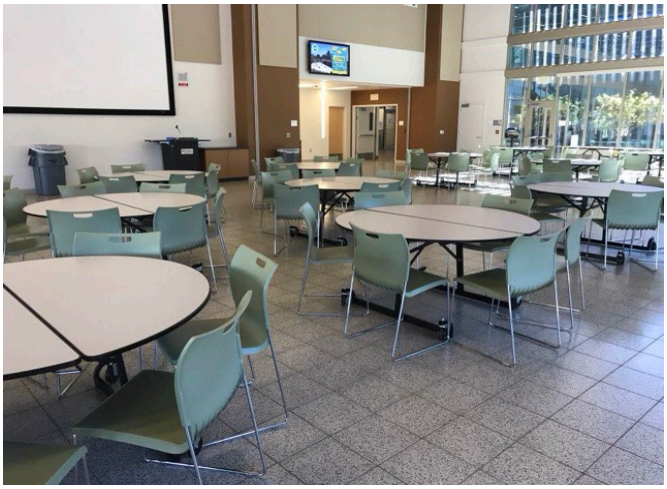
1 – FRONT ELEVATION

2 – LEFT ELEVATION

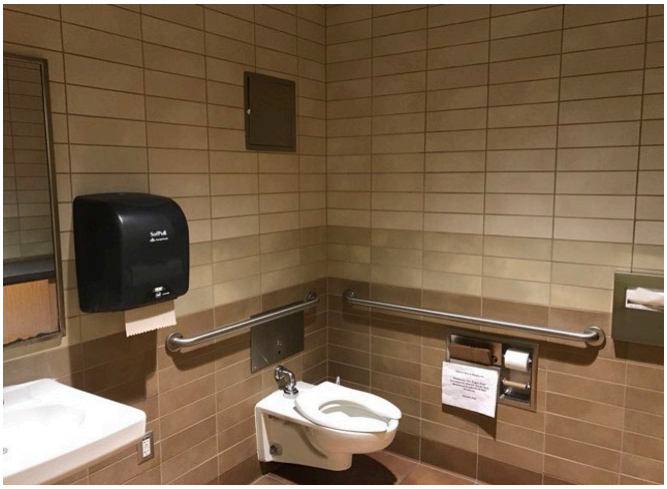
3 – REAR ELEVATION

4 – RIGHT ELEVATION

5 – ROOFING



6 – CAFETERIA



7 – RESTROOM

8 – PASSENGER ELEVATOR

9 – AIR HANDLER

10 – SWITCHBOARD

11 – FIRE ALARM PANEL

12 – FIRE SUPPRESSION SYSTEM

7. CH0007 - Student Support Building

CH0007 - Student Support Building: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.007577, -117.042066	
Constructed/Renovated	1999	
Building Area	5,575 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and concrete slab	Fair
Facade	Wall Finish: Brick veneer Windows: Aluminum	Fair
Roof	Flat construction with single ply built up finish	Fair
Interiors	Walls: Painted gypsum board, fiberglass paneling and ceramic tile Floors: Carpet, VCT and terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: One hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

CH0007 - Student Support Building: Building Systems Summary		
HVAC	Central System: Fan coil terminal units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

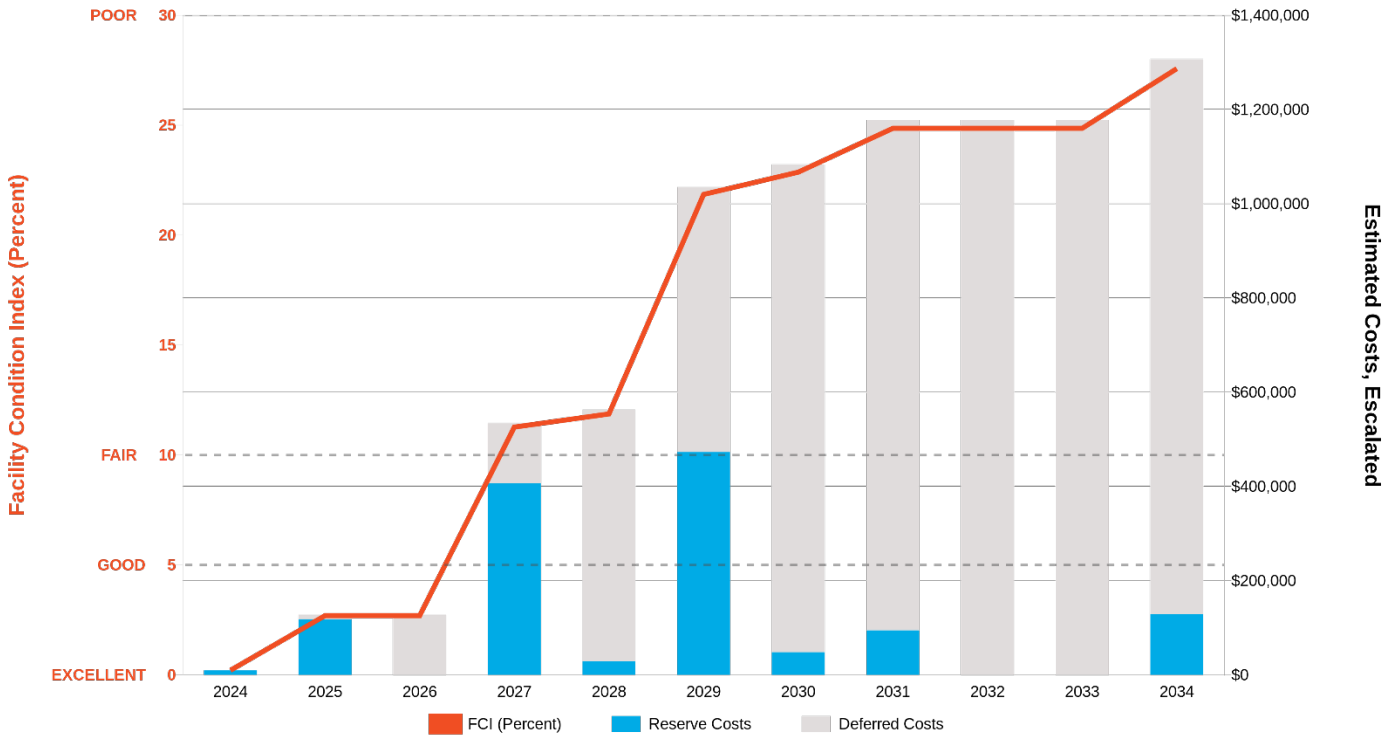
The table below shows the anticipated costs by trade or building system over the next 20 years.

CH0007 - Student Support Building: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	$0	$117,948	$45,137	$0	$0	$163,085
Roofing	$9,768	$0	$121,270	$0	$0	$131,038
Interiors	$0	$0	$161,887	$40,024	$555,721	$757,632
Conveying	$0	$0	$241,403	$0	$53,007	$294,410
Plumbing	$0	$0	$46,930	$3,340	$307,351	$357,621
HVAC	$0	$0	$156,641	$0	$0	$156,641
Electrical	$0	$0	$65,610	$102,482	$81,116	$249,208
Fire Alarm & Electronic Systems	$0	$0	$54,888	$0	$0	$54,888
Equipment & Furnishings	$0	$0	$14,062	$125,261	$23,559	$162,882
Sitework	$5,772	$0	$0	$10,020	$0	$15,792
TOTALS	**$15,600**	**$118,000**	**$907,900**	**$281,200**	**$1,020,800**	**$2,343,500**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $4,738,750.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $118,786.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
DLR, Crafton Hills College, FCA / CH0007 - Student Support Building	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$9,800
DLR, Crafton Hills College, FCA / CH0007 - Student Support Building	G3032	Piping & Valves, any type Drain Pipes, Water Jet Cleaning, 2 to 6 IN, Clean	Failed	Performance/Integrity	$5,800
TOTAL (2 items)					**$15,600**

Key Findings

Roofing in Poor condition.

any type, Repairs per Man-Day
CH0007 - Student Support Building
Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $9,800

This is for manpower to repair roof leaks. - AssetCALC ID: 7685739

Glazing in Poor condition.

any type, by SF
CH0007 - Student Support Building
Building exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Plan Type: Performance/Integrity

Cost Estimate: $114,000

Windows are very antiquated and inefficient. Many of the rubber seals have rotted out. - AssetCALC ID: 7685748

Piping & Valves in Failed condition.

any type Drain Pipes, Water Jet Cleaning, 2 to 6 IN
CH0007 - Student Support Building
Restrooms

Uniformat Code: G3030
Recommendation: **Clean in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $5,800

The restroom drains reportedly do not drain. - AssetCALC ID: 7765033

CH0007 - Student Support Building: Photographic Overview

1 – FRONT ELEVATION

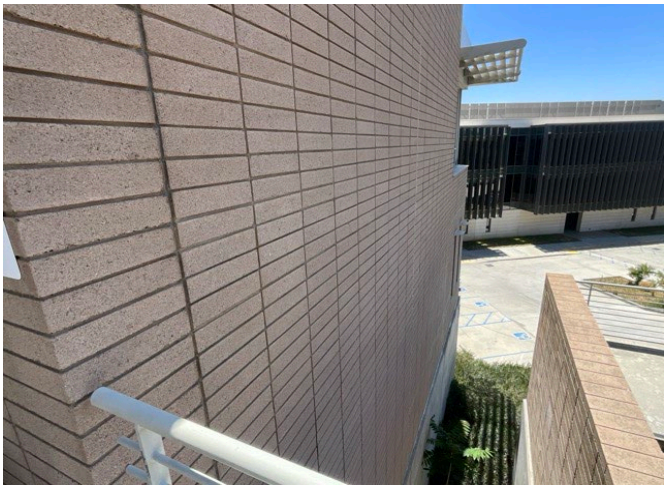
2 – LEFT ELEVATION

3 – REAR ELEVATION

4 – RIGHT ELEVATION

5 – STRUCTURAL PHOTO

6 – ROOFING

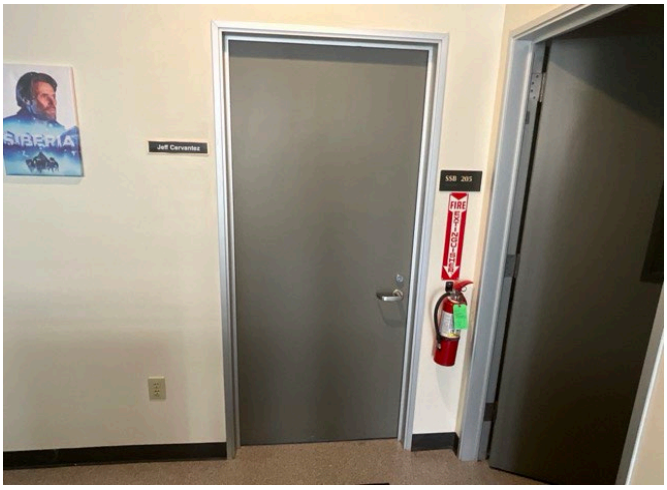


7 – EXTERIOR WALLS

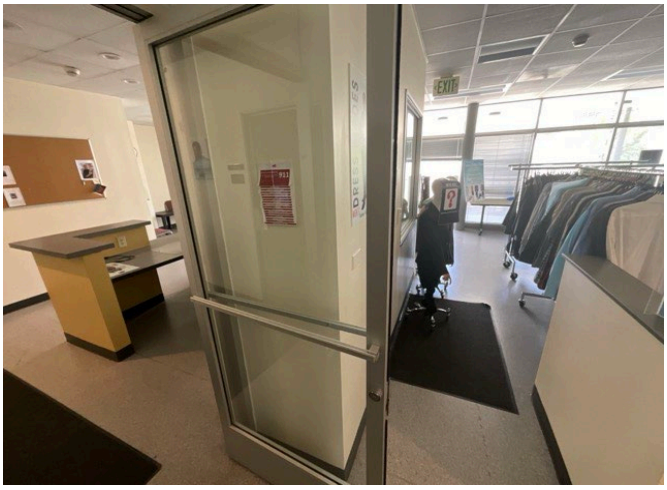
8 – GLAZING

9 – EXTERIOR DOOR

10 – PASSENGER ELEVATOR



11 – INTERIOR DOOR



12 – INTERIOR DOOR

13 – FLOORING

14 – FLOORING

15 – MAIN DISTRIBUTION PANEL

16 – EMERGENCY & EXIT LIGHTING

17 – FIRE ALARM SYSTEM

18 – CASEWORK

8. CH0008 - Learning Resource Center

CH0008 - Learning Resource Center: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.038075, -117.101836111	
Constructed/Renovated	2010	
Building Area	59,100 SF	
Number of Stories	3 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete slab foundation	Good
Facade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: Curtain wall Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, vinyl sheeting, ceramic tile Ceilings: Painted gypsum board, ACT, metal	Fair
Elevators	Passenger: 1 traction cars serving 3 floors and 2 traction cars serving 2 floors	Fair

CH0008 - Learning Resource Center: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Central Plant Boilers, chillers, and cooling tower feeding building Air Handlers. Air Handlers serve fan coil terminal units Supplemental components: Ductless split-systems, Computer room AC (CRAC) units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and dedicated computer/server room chemical system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL, and Metal Halide Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

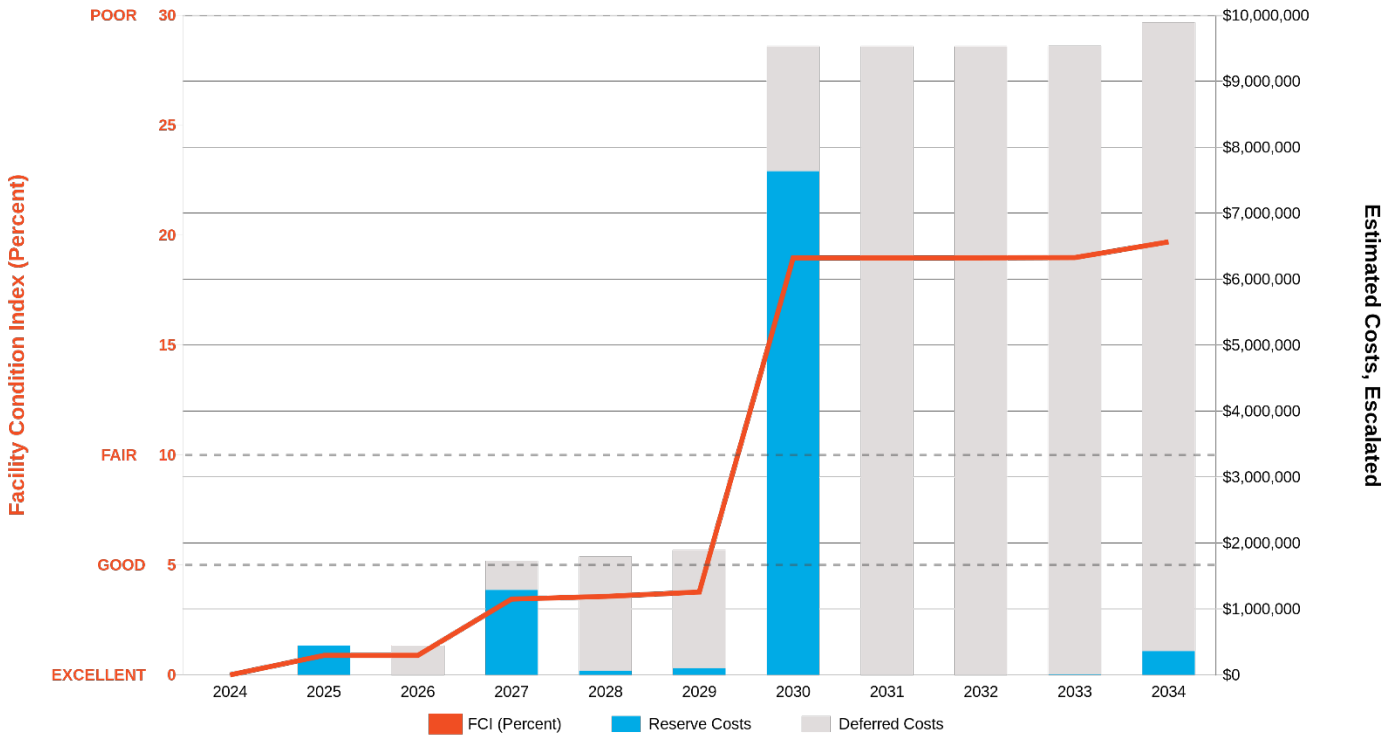
CH0008 - Learning Resource Center: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$0	$163,843	$2,197,264	$2,361,107
Roofing	$0	$0	$0	$1,808,672	$0	$1,808,672
Interiors	$0	$0	$42,039	$2,067,136	$3,975,811	$6,084,986
Conveying	$0	$444,220	$61,140	$27,289	$102,430	$635,079
Plumbing	$0	$0	$67,149	$0	$542,183	$609,332
HVAC	$0	$0	$61,697	$1,757,585	$2,366,565	$4,185,847
Fire Protection	$0	$0	$0	$198,667	$273,278	$471,945
Electrical	$0	$0	$0	$1,326,766	$827,960	$2,154,726
Fire Alarm & Electronic Systems	$0	$0	$1,216,461	$645,123	$2,037,996	$3,899,580
Equipment & Furnishings	$0	$0	$0	$6,051	$19,313	$25,364
Sitework	$0	$0	$0	$0	$743,854	$743,854
TOTALS	**$0**	**$444,300**	**$1,448,500**	**$8,001,200**	**$13,086,700**	**$22,980,700**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $50,235,000.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $899,439.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

CH0008 - Learning Resource Center: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

3 – REAR ELEVATION

4 – RIGHT ELEVATION

5 – ROOFING

6 – EXTERIOR FACADE

7 – LIBRARY

8 – HALLWAY

9 – KITCHEN

10 – PASSENGER ELEVATOR

11 – RESTROOM

12 – WATER HEATER BOILER

13 – ROOFTOP AIR HANDLER

14 – COMPUTER ROOM AC UNIT

15 – COMPUTER ROOM CONDENSING UNITS

16 – GENERATOR

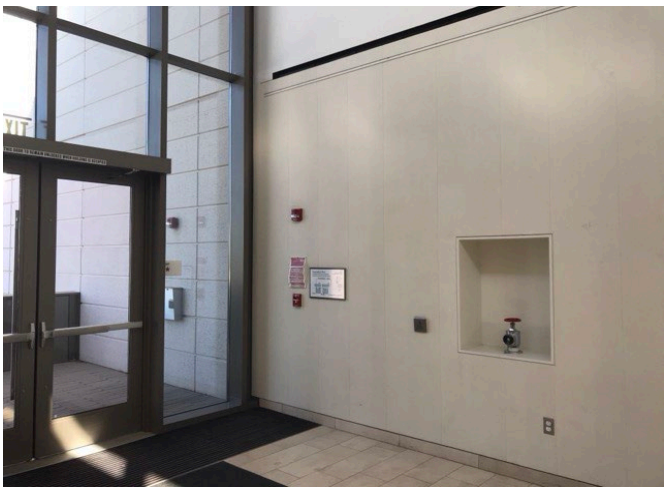
17 – AUTOMATIC TRANSFER SWITCH

18 – SITE TRANSFORMER

19 – SWITCHBOARD

20 – UNINTERRUPTIBLE POWER SUPPLY

21 – FIRE ALARM PANEL



22 – FIRE ALARM SYSTEM

23 – FIRE RISER AND SUPPRESSION SYS

24 – FIRE SUPPRESSION SYSTEM, SERVE

9. CH0010 - Central Complex

CH0010 - Central Complex: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.039197222, -117.099663888	
Constructed/Renovated	1975 Renovated 2017	
Building Area	30,621 SF	
Number of Stories	3 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors over concrete slab foundation	Good
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, wood paneling Floors: Carpet, VCT, vinyl sheeting, ceramic tile, coated concrete Ceilings: Painted gypsum board, ACT, hard tile	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Good
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

CH0010 - Central Complex: Building Systems Summary		
HVAC	Central System: Central System boilers, chillers, and cooling tower feeding building air handlers. Air handlers serve fan coil terminal units Supplemental components: Ductless split-systems, suspended unit heater	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED Emergency Power: UPS only	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Central Plant boilers, chillers, cooling towers, and distribution pumps and pipes	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

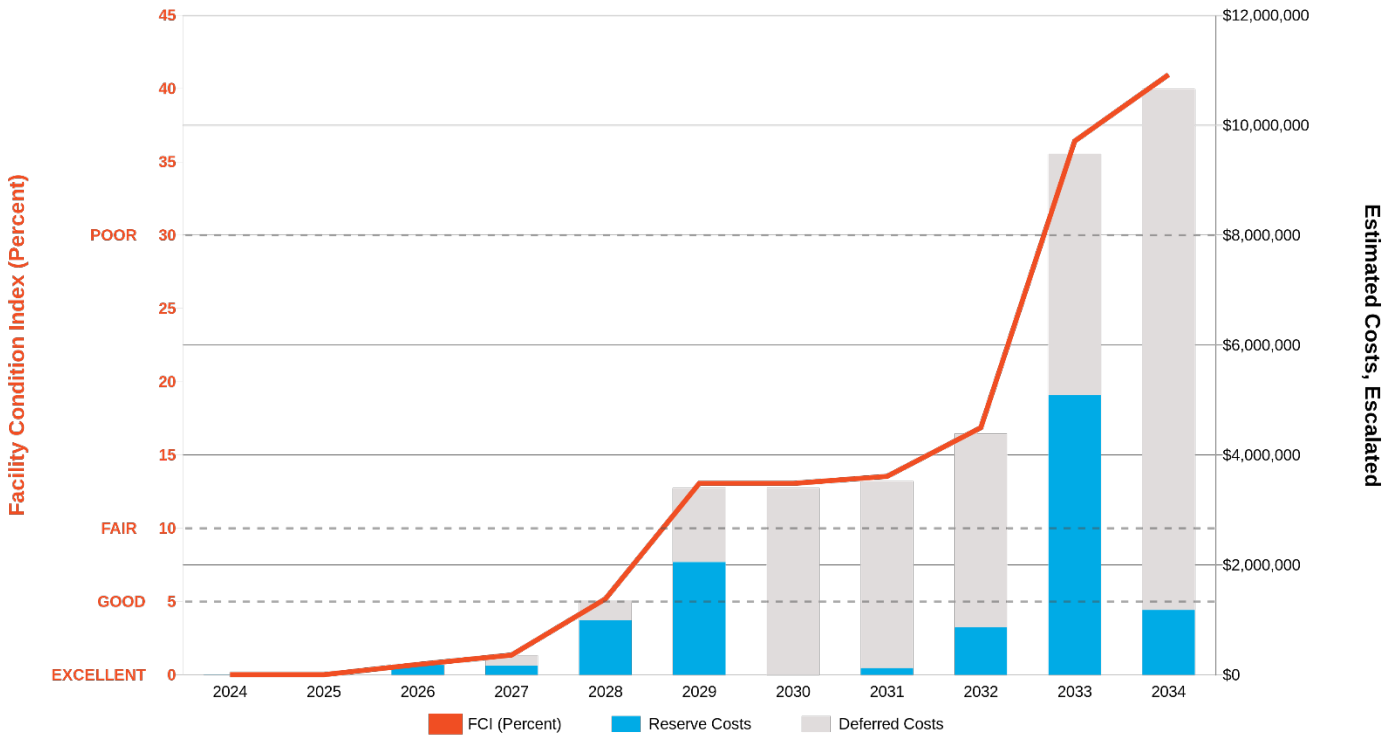
CH0010 - Central Complex: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$73,440	$0	$964,552	$1,037,992
Roofing	$0	$0	$0	$0	$2,131,482	$2,131,482
Interiors	$0	$0	$1,072,517	$99,182	$2,017,992	$3,189,691
Conveying	$0	$0	$0	$33,893	$23,146	$57,039
Plumbing	$3,848	$1,743	$25,994	$84,230	$46,470	$162,285
HVAC	$0	$99,563	$1,494,020	$5,020,595	$5,573,956	$12,188,134
Fire Protection	$0	$0	$0	$132,176	$0	$132,176
Electrical	$0	$79,270	$237,766	$1,115,634	$510,454	$1,943,124
Fire Alarm & Electronic Systems	$0	$0	$312,027	$772,606	$0	$1,084,633
Equipment & Furnishings	$0	$0	$0	$0	$256,000	$256,000
TOTALS	**$3,800**	**$180,600**	**$3,215,800**	**$7,258,400**	**$11,524,100**	**$22,182,800**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $26,027,850.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $968,954.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
DLR, Crafton Hills College, FCA / CH0010 - Central Complex	D2016	Toilet, Commercial Water Closet, Replace	Failed	Performance/Integrity	$3,800
TOTAL (1 items)					**$3,800**

Key Findings

Toilet in Failed condition.

Commercial Water Closet
CH0010 - Central Complex
Restrooms - 215

Uniformat Code: D2010
Recommendation: **Replace in 2024**

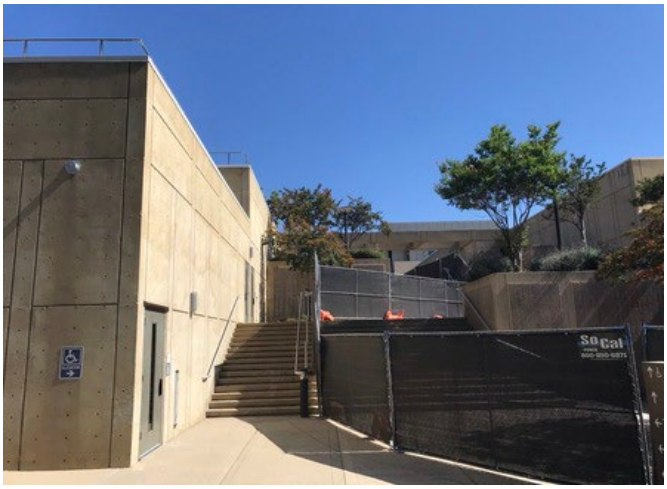
Plan Type:
Performance/Integrity

Cost Estimate: $3,800

Disabled while waiting for repair - AssetCALC ID: 7768326

CH0010 - Central Complex: Photographic Overview

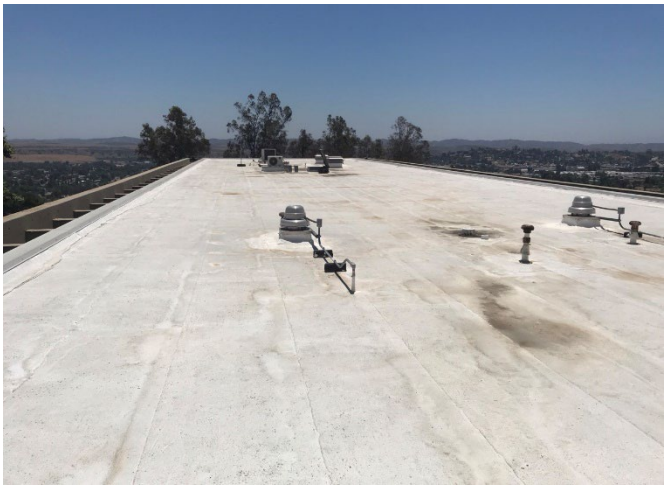
1 – FRONT ELEVATION



2 – LEFT ELEVATION

3 – REAR ELEVATION

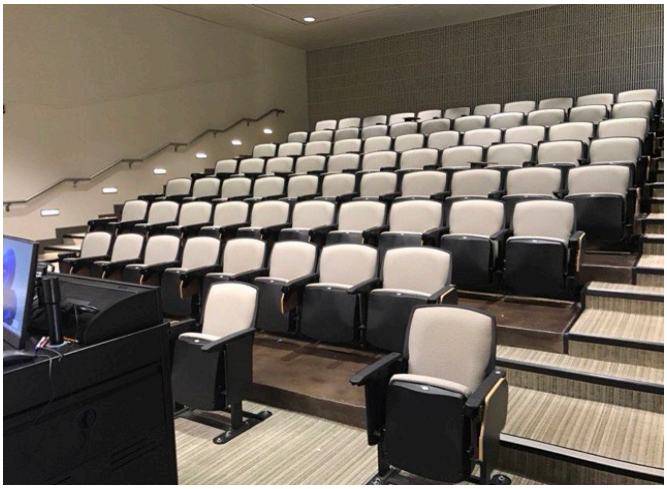
4 – RIGHT ELEVATION



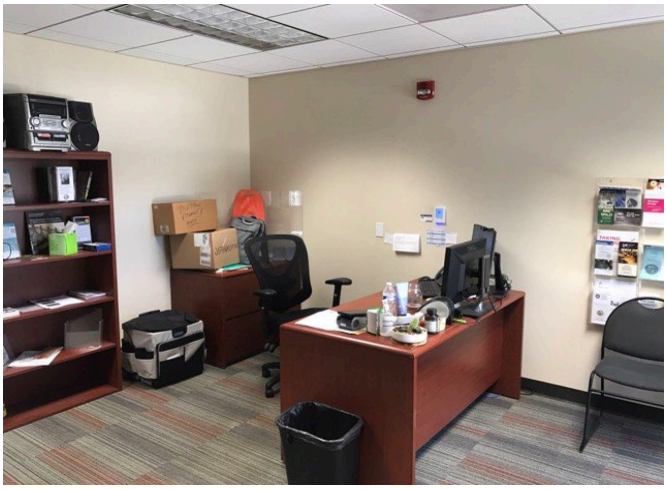
5 – ROOFING

6 – EXPOSED SUPERSTRUCTURE

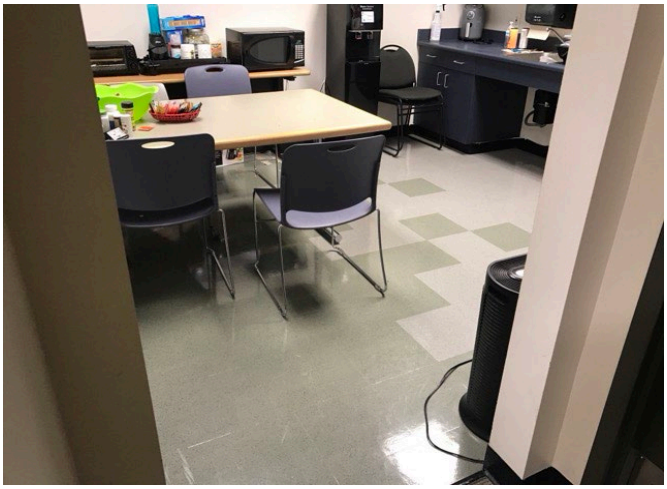
7 – HALLWAY



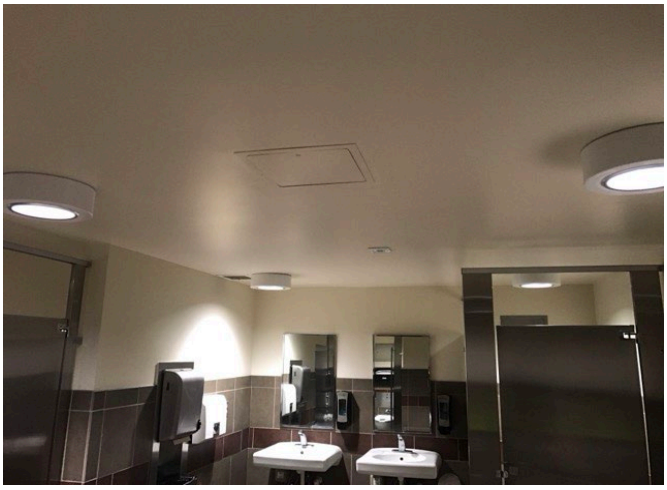
8 – CLASSROOM



9 – OFFICE



10 – OFFICE



11 – RESTROOM

12 – WATER HEATER

13 – WATER HEATERS

14 – BOILERS

15 – COOLING TOWER

16 – HEATING HOT WATER PUMPS

17 – AIR HANDLER

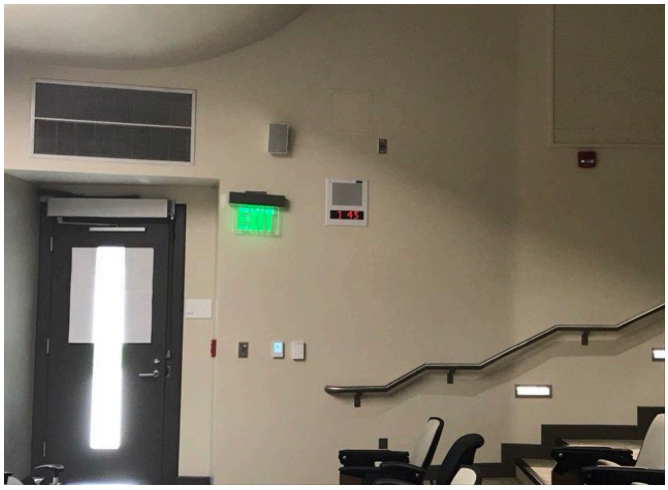
18 – FAN COIL UNIT

19 – SWITCHGEAR

20 – MAIN SWITCHBOARD, MAIN POINT O

21 – SWITCHBOARD

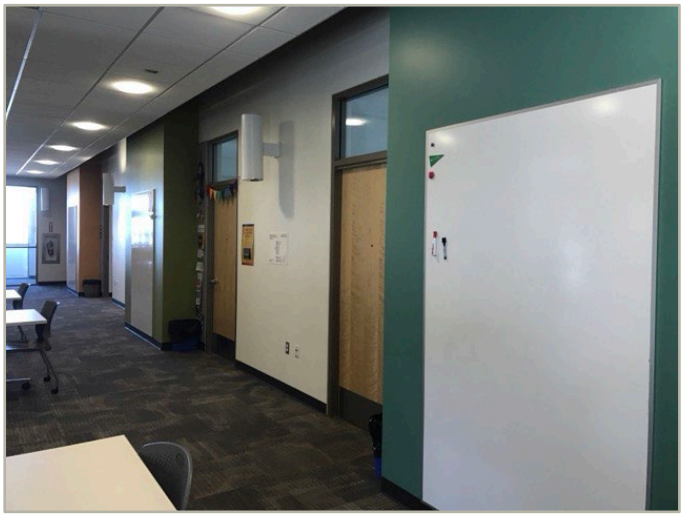
22 – UNINTERRUPTIBLE POWER SUPPLY



23 – FIRE ALARM SYSTEM

24 – FIRE ALARM PANEL

10. CH0012 - Canyon Hall



CH0012 - Canyon Hall: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.039725, -117.0984555	
Constructed/Renovated	2015	
Building Area	36,060 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete slab foundation	Good
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	One traction elevator serving all floors	Good
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sink in the Janitor closet	Good

CH0012 - Canyon Hall: Building Systems Summary		
HVAC	Central System: Boilers, chillers, and cooling tower feeding building air handlers. Air handlers serve fan coil terminal units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

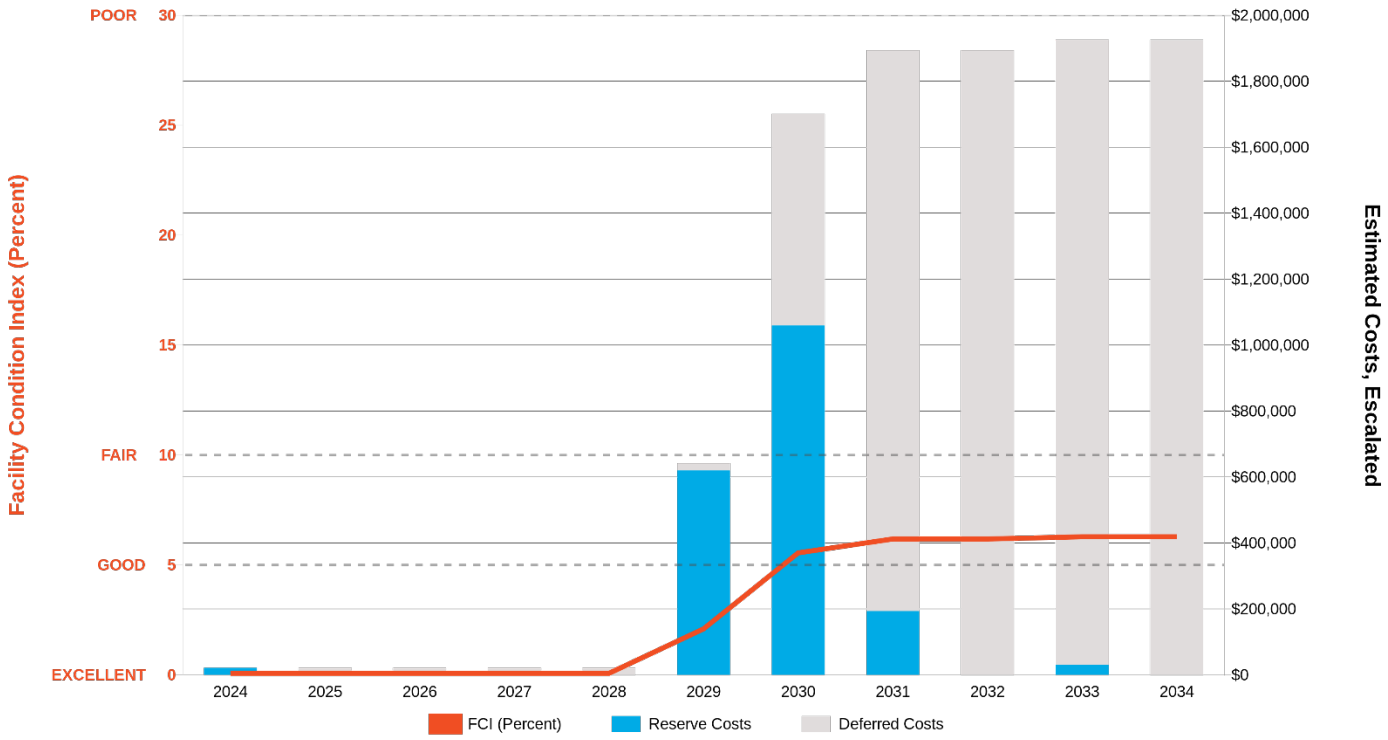
CH0012 - Canyon Hall: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$1,581	$57,542	$158,067	$217,190
Roofing	$9,768	$0	$0	$0	$1,332,933	$1,342,701
Interiors	$0	$0	$597,641	$135,912	$1,676,796	$2,410,349
Conveying	$0	$0	$0	$65,494	$43,215	$108,709
Plumbing	$0	$0	$0	$51,303	$145,202	$196,505
HVAC	$0	$0	$0	$205,216	$1,108,811	$1,314,027
Fire Protection	$0	$0	$0	$4,841	$254,289	$259,130
Electrical	$0	$0	$20,881	$25,818	$1,167,891	$1,214,590
Fire Alarm & Electronic Systems	$0	$0	$0	$251,062	$841,304	$1,092,366
Equipment & Furnishings	$11,840	$0	$0	$486,550	$1,159,444	$1,657,834
Sitework	$0	$0	$0	$0	$28,521	$28,521
TOTALS	**$21,600**	**$0**	**$620,200**	**$1,283,800**	**$7,916,500**	**$9,842,200**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $30,651,000.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $175,040.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
DLR, Crafton Hills College, FCA / CH0012 - Canyon Hall	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$9,800
DLR, Crafton Hills College, FCA / CH0012 - Canyon Hall	E1041	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF, Replace	Poor	Performance/Integrity	$11,800
TOTAL (2 items)					**$21,600**

Key Findings

Roofing in Poor condition.

any type, Repairs per Man-Day
CH0012 - Canyon Hall
Lab Wing - Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $9,800

Repair roof leak in lab prep area - AssetCALC ID: 7691700

Laboratory Equipment in Poor condition.

Exhaust Hood, Constant Volume 6 LF
CH0012 - Canyon Hall
Lab Wing - Laboratory

Uniformat Code: E1040
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $11,800

Volume is reportedly higher than intended, needs calibration. - AssetCALC ID: 7691678

CH0012 - Canyon Hall: Photographic Overview

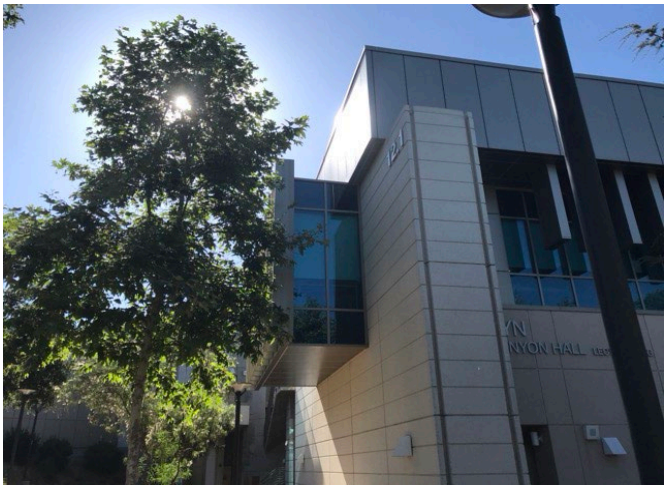
1 – FRONT ELEVATION

2 – LEFT ELEVATION

3 – REAR ELEVATION

4 – RIGHT ELEVATION

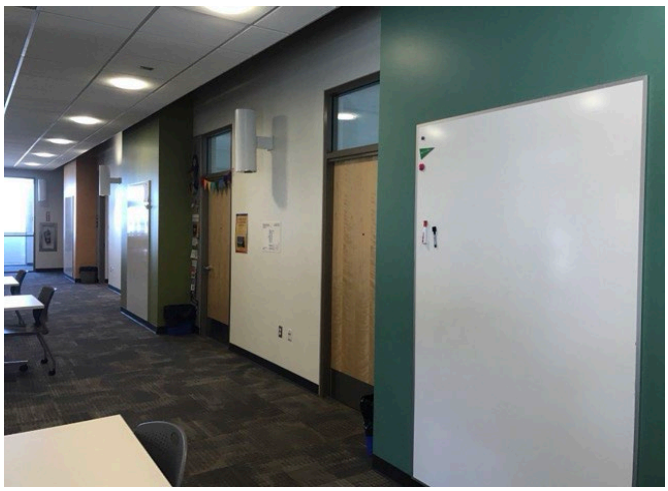
5 – EXTERIOR WALLS



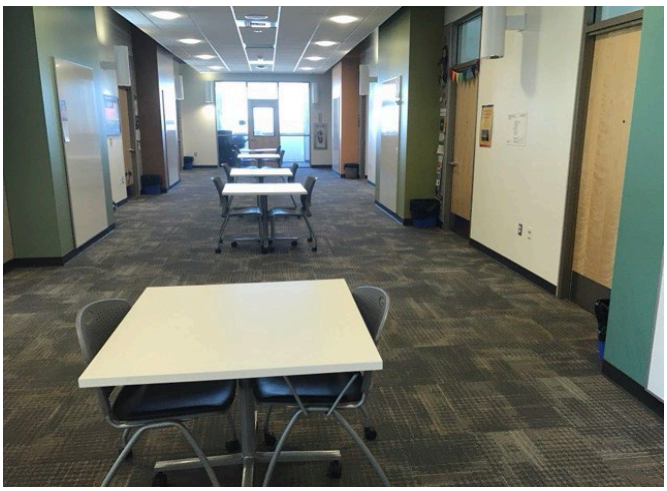
6 – CURTAIN WALLS

7 – ROOFING

8 – CLASSROOM



9 – INTERIOR OVERVIEW



10 – HALLWAY

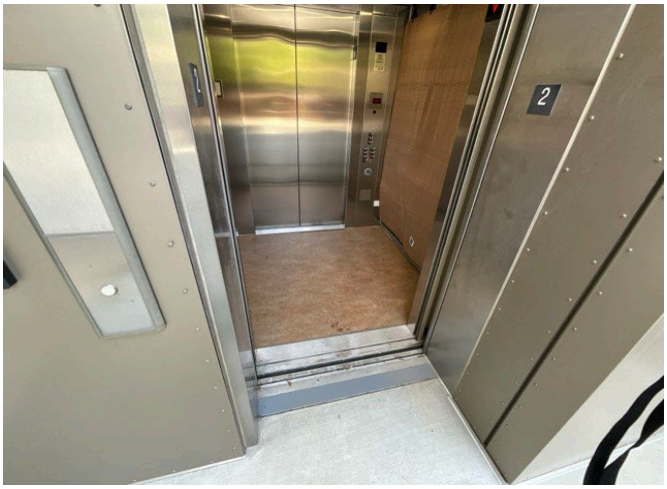
11 – STEAM AUTOCLAVE CLEANER

12 – LABORATORY EXHAUST FANS

13 – HEALTHCARE EQUIPMENT

14 – LAB EQUIPMENT

15 – LABORATORY EQUIPMENT



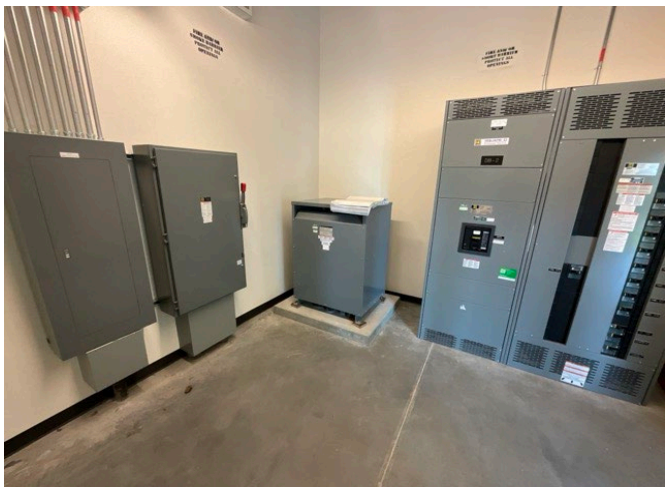
16 – ELEVATOR CAB

17 – TANKLESS WATER HEATERS

18 – RESTROOM

19 – ROOFTOP AIR HANDLER

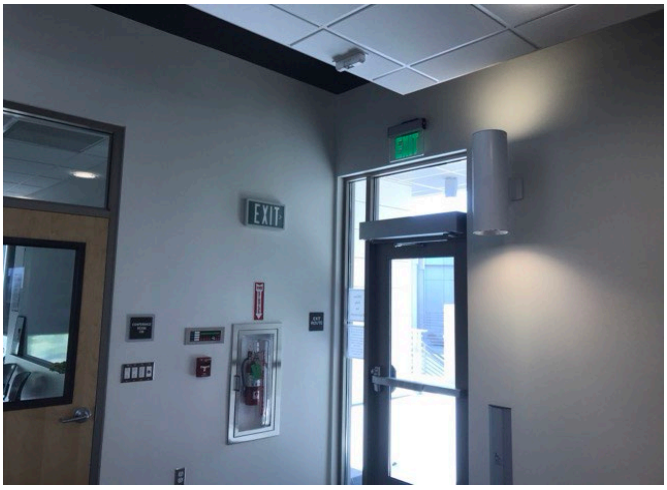
20 – PRIMARY SWITCHBOARD



21 – ELECTRICAL SYSTEM

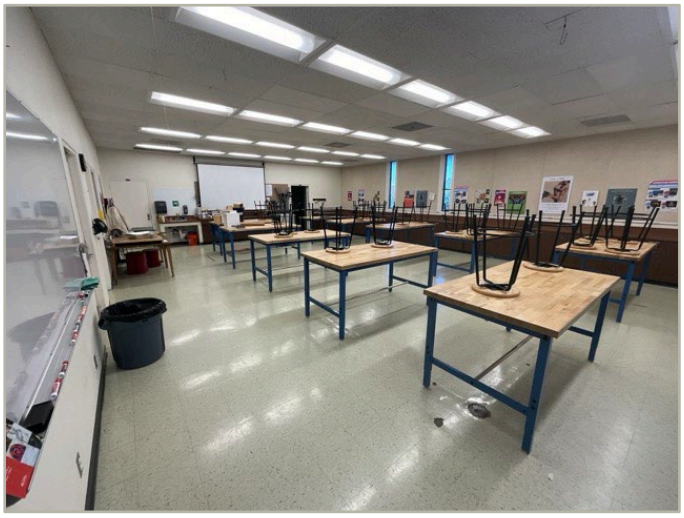
22 – FIRE ALARM PANEL

23 – FIRE SUPPRESSION SYSTEM



24 – FIRE ALARM SYSTEM

11. CH0013 - Visual Arts



CH0013 - Visual Arts: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.0399777, -117.09795	
Constructed/Renovated	1975 Renovated 2012	
Building Area	11,200 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, lath & plaster, fabric wrapped paneling and ceramic tile Floors: Carpet, VCT and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a

CH0013 - Visual Arts: Building Systems Summary		
Plumbing	Distribution: Galvanized iron supply and cast-iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Air handlers	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

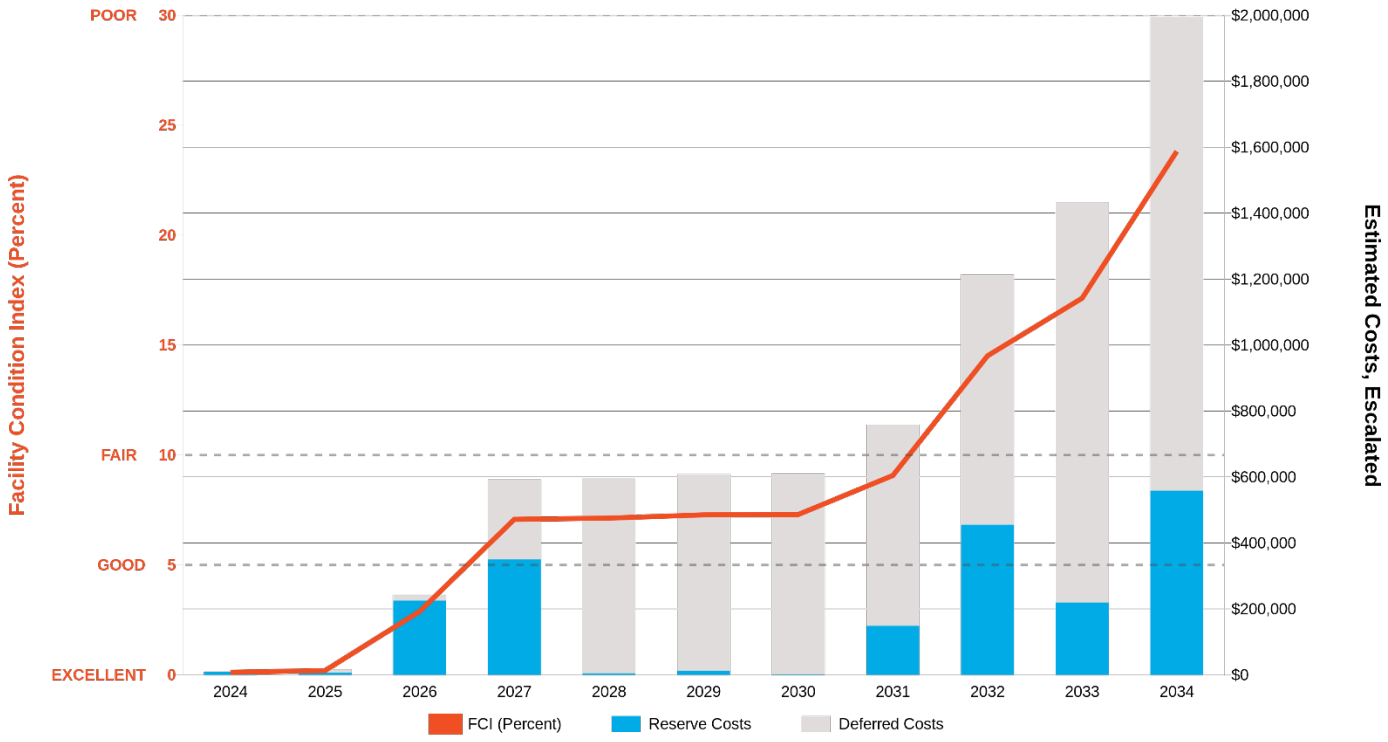
CH0013 - Visual Arts: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$70,204	$1,389	$182,597	$254,190
Roofing	$9,768	$0	$0	$436,548	$20,040	$466,356
Interiors	$0	$0	$0	$305,053	$540,045	$845,098
Plumbing	$0	$0	$192,802	$9,682	$87,418	$289,902
HVAC	$0	$225,128	$0	$205,765	$0	$430,893
Electrical	$0	$6,739	$91,890	$337,173	$8,180	$443,982
Fire Alarm & Electronic Systems	$0	$0	$0	$0	$155,544	$155,544
Equipment & Furnishings	$0	$0	$12,304	$87,682	$20,614	$120,600
Sitework	$0	$0	$0	$0	$10,734	$10,734
TOTALS	**$9,800**	**$231,900**	**$367,200**	**$1,383,300**	**$1,025,200**	**$3,017,400**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $8,365,700.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $181,102.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
DLR, Crafton Hills College, FCA / CH0013 - Visual Arts	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$9,800
TOTAL (1 items)					**$9,800**

Key Findings

Roofing in Poor condition.

any type, Repairs per Man-Day
CH0013 - Visual Arts
Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $9,800

Repair roof leak in ART128 - AssetCALC ID: 7684591

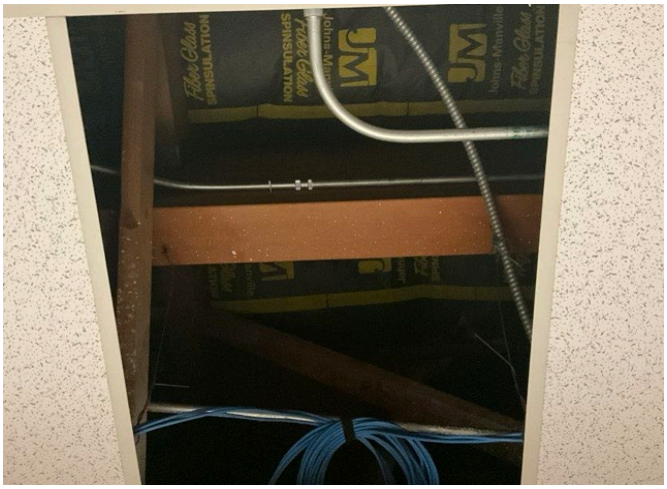
CH0013 - Visual Arts: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

3 – REAR ELEVATION

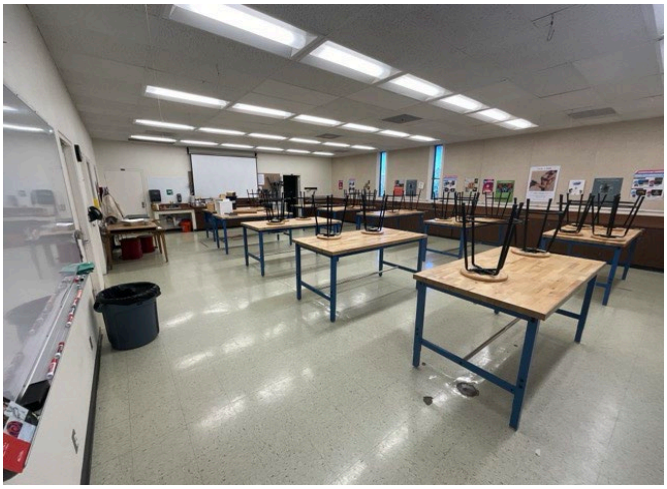
4 – RIGHT ELEVATION



5 – STRUCTURAL PHOTO

6 – EXTERIOR WALL FINISHES

7 – MODIFIED BITUMINOUS ROOFING



8 – TYPICAL CLASSROOM SETTING

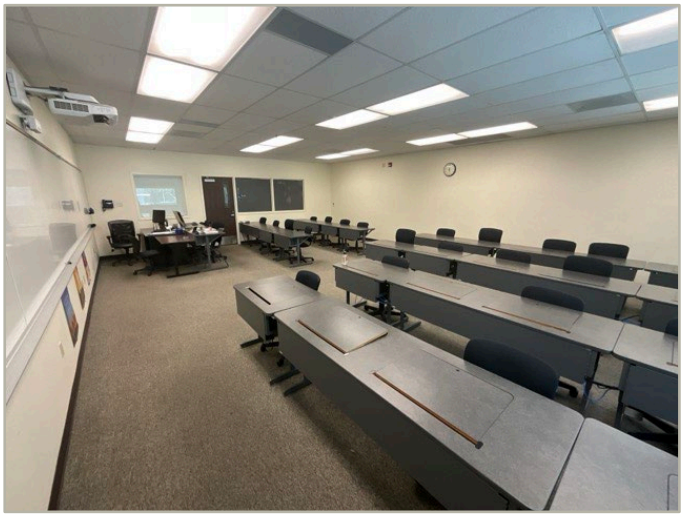
9 – WATER HEATER

10 – ROOFTOP AIR HANDLER

11 – MAIN DISTRIBUTION PANEL

12 – FIRE ALARM SYSTEM

12. CH0014 - East Complex



CH0014 - East Complex: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.007577, -117.042066	
Constructed/Renovated	2003 Renovated 2017	
Building Area	5,760 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Metal siding Windows: Steel	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, fabric wrapped paneling Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a

CH0014 - East Complex: Building Systems Summary		
Plumbing	Distribution: None Hot Water: None Fixtures: None	n/a
HVAC	Non-Central System: Packaged units	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

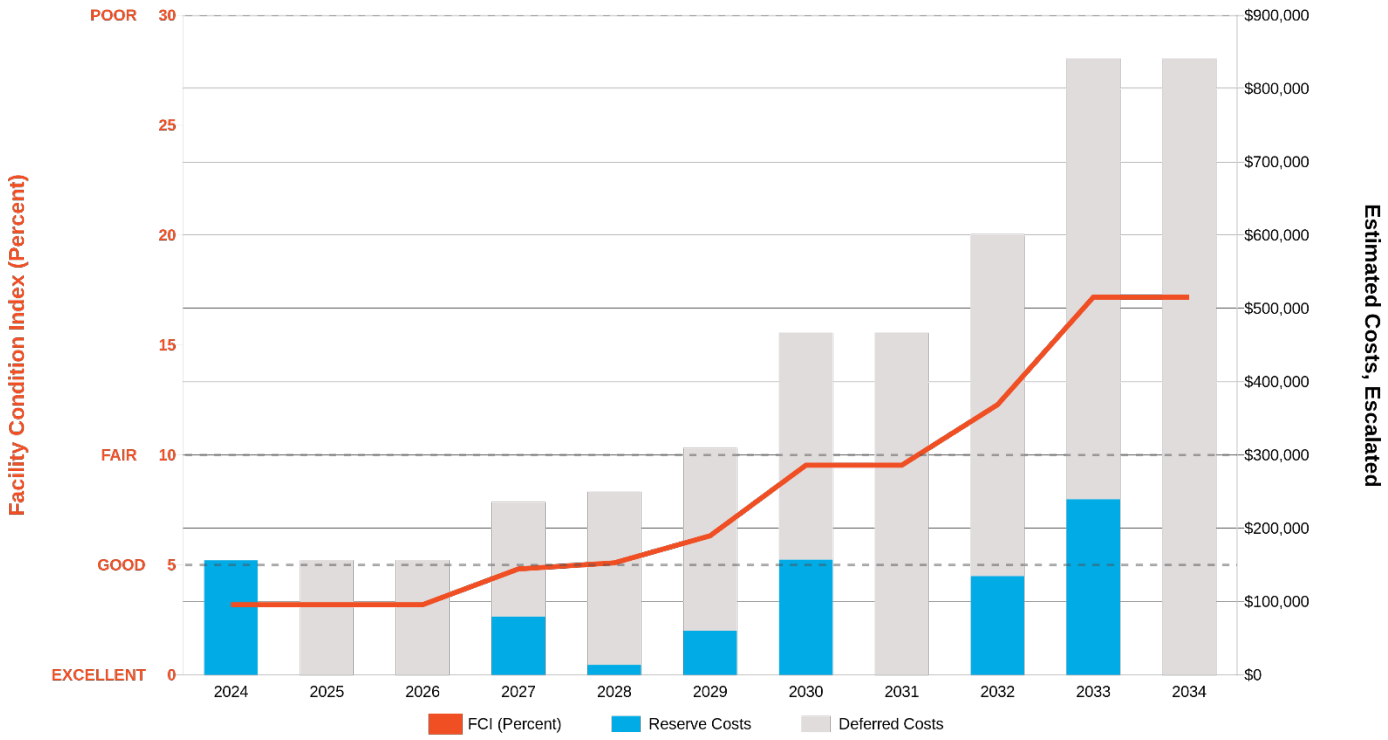
The table below shows the anticipated costs by trade or building system over the next 20 years.

CH0014 - East Complex: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	$0	$0	$30,358	$99,845	$66,723	$196,926
Roofing	$0	$0	$13,586	$5,244	$457,467	$476,297
Interiors	$0	$0	$42,186	$176,551	$470,552	$689,289
HVAC	$156,288	$0	$0	$92,946	$310,978	$560,212
Electrical	$0	$0	$18,068	$22,187	$145,575	$185,830
Fire Alarm & Electronic Systems	$0	$0	$49,227	$134,705	$175,797	$359,729
Sitework	$0	$0	$0	$11,899	$0	$11,899
TOTALS	**$156,300**	**$0**	**$153,500**	**$543,400**	**$1,627,100**	**$2,480,300**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $4,896,000.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $76,471.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
DLR, Crafton Hills College, FCA / CH0014 - East Complex	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$26,600
DLR, Crafton Hills College, FCA / CH0014 - East Complex	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$97,100
DLR, Crafton Hills College, FCA / CH0014 - East Complex	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$32,600
TOTAL (3 items)					**$156,300**

Key Findings

Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
CH0014 - East Complex
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $32,600

This unit is beyond its expected useful life plus uses R-22 refrigerant. - AssetCALC ID: 7662907

Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
CH0014 - East Complex
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $97,100

This unit is beyond its expected useful life plus uses R-22 refrigerant. - AssetCALC ID: 7662918

Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
CH0014 - East Complex
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $26,600

This unit is beyond its expected useful life plus uses R-22 refrigerant. - AssetCALC ID: 7662912

CH0014 - East Complex: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

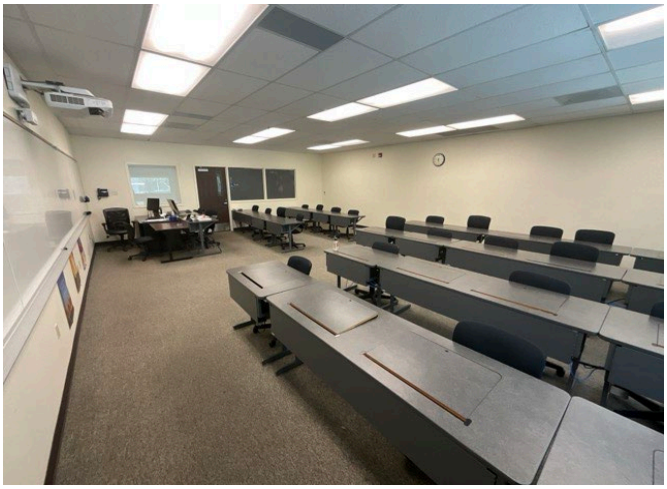
3 – REAR ELEVATION

4 – RIGHT ELEVATION

5 – STRUCTURAL PHOTO

6 – TPO ROOFING MEMBRANE

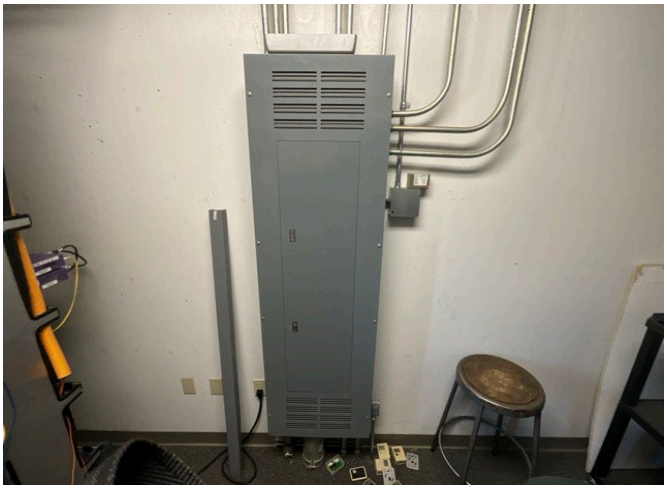
7 – EXTERIOR WALL FINISHES



8 – TYPICAL CLASSROOM SETTING

9 – OFFICE STYLE FINISHES

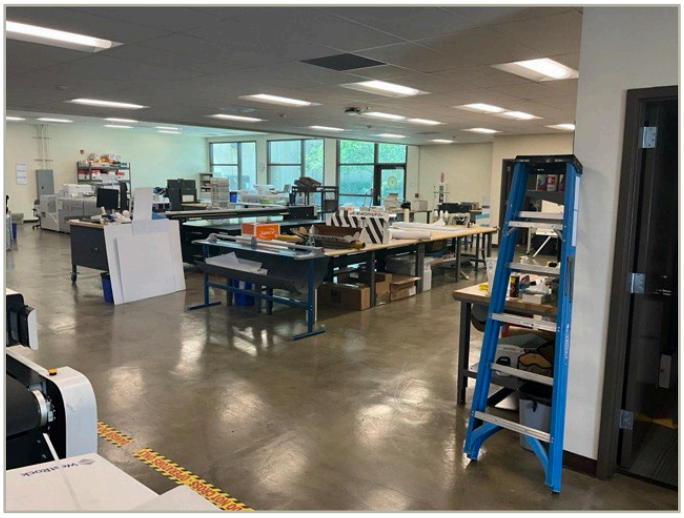
10 – ROOFTOP PACKAGED UNIT



11 – MAIN ELECTRICAL PANEL

12 – FIRE ALARM CONTROL PANEL

13. CH0015 - East Complex 2



CH0015 - East Complex 2: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.040222, -117.097697222	
Constructed/Renovated	2003 Renovated 2019	
Building Area	5,500 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, fiberglass paneling, ceramic tile Floors: Ceramic tile, sealed and coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

CH0015 - East Complex 2: Building Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

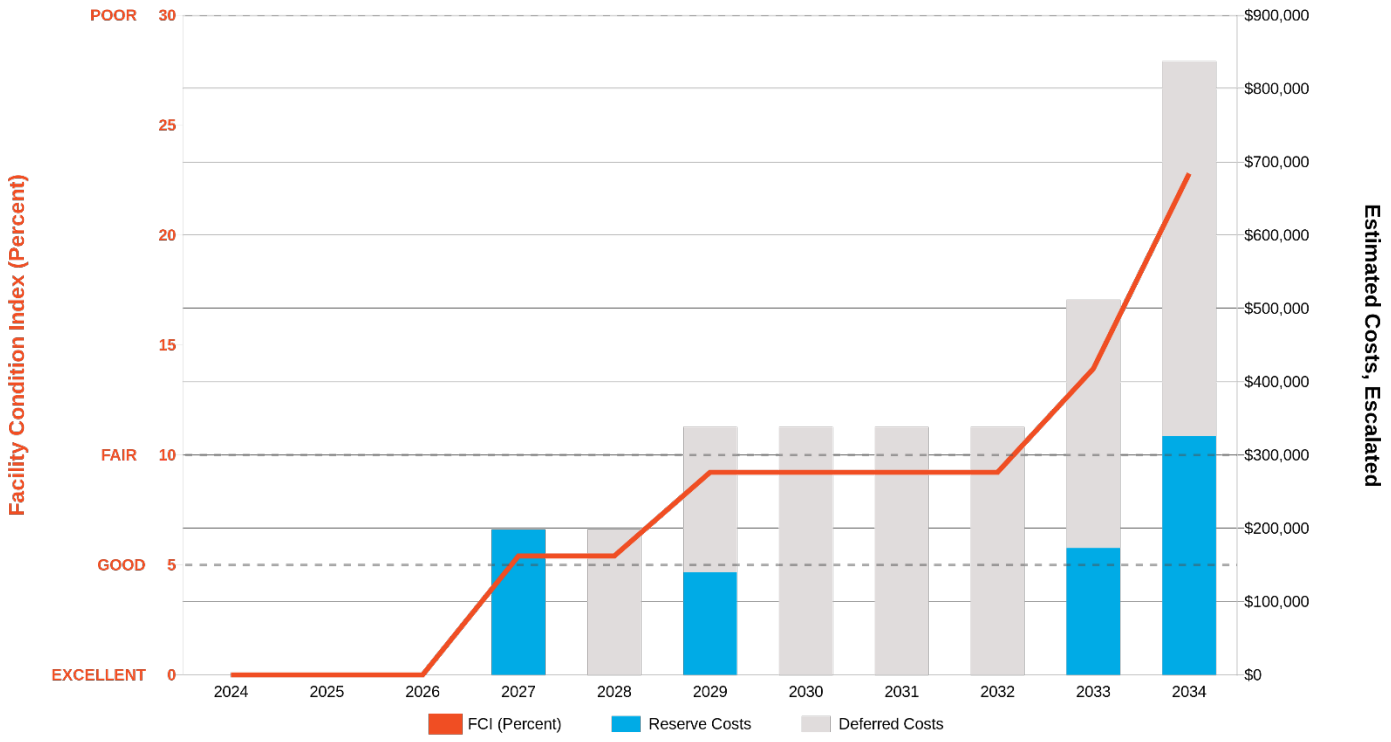
CH0015 - East Complex 2: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$53,716	$45,181	$96,258	$195,155
Roofing	$0	$0	$0	$9,001	$272,746	$281,747
Interiors	$0	$0	$84,547	$100,142	$213,542	$398,231
Plumbing	$0	$0	$0	$16,414	$225,066	$241,480
HVAC	$0	$0	$198,548	$114,220	$22,380	$335,148
Electrical	$0	$0	$1,546	$103,340	$110,180	$215,066
Fire Alarm & Electronic Systems	$0	$0	$0	$108,559	$73,800	$182,359
Equipment & Furnishings	$0	$0	$0	$2,087	$29,754	$31,841
TOTALS	**$0**	**$0**	**$338,400**	**$499,000**	**$1,043,800**	**$1,881,200**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $3,672,000.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $76,118.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

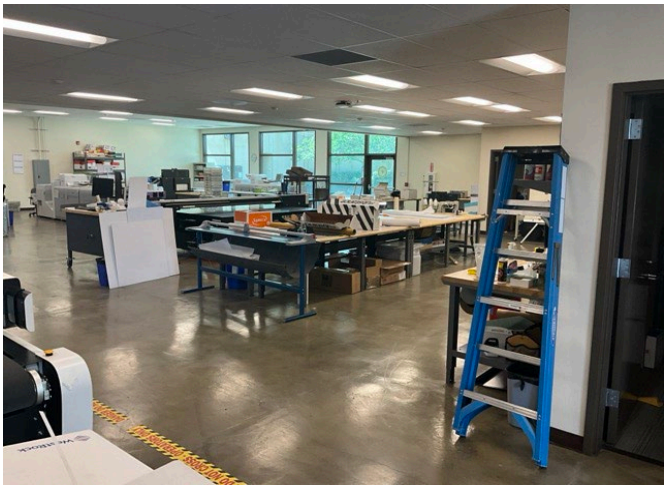
CH0015 - East Complex 2: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

3 – REAR ELEVATION

4 – ROOFING OVERVIEW



5 – INTERIOR WORKSHOP

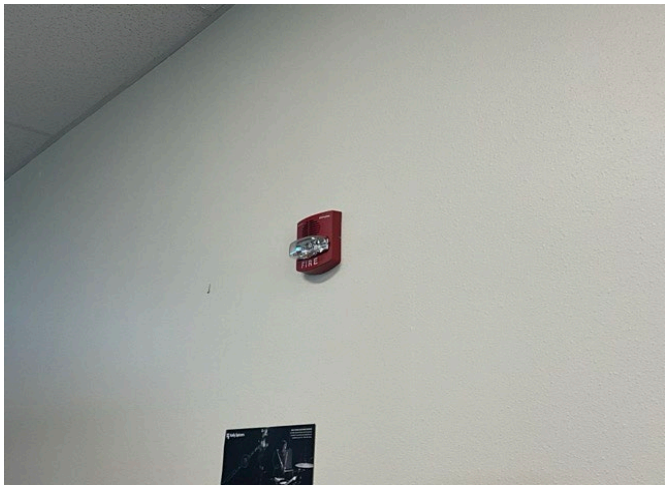
6 – BREAKROOM

7 – RESTROOM

8 – WATER HEATER

9 – ROOFTOP PACKAGED UNIT

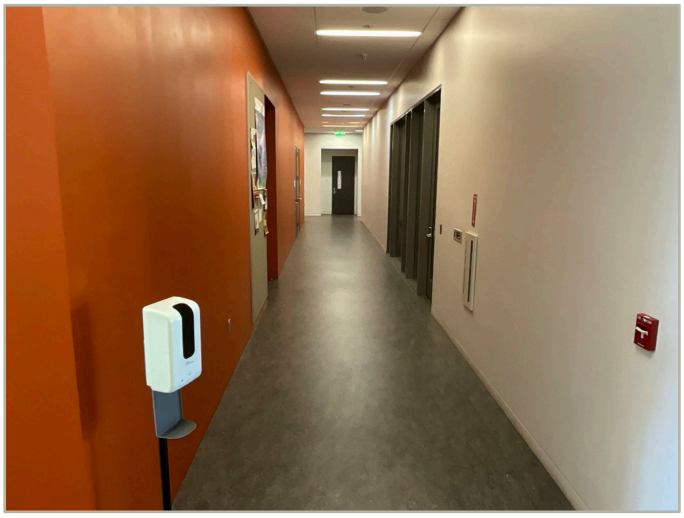
10 – MAIN DISTRIBUTION PANEL



11 – FIRE ALARM SYSTEM

12 – FIRE ALARM PANEL

14. CH0016 - Public Safety And Allied Health



CH0016 - Public Safety and Allied Health: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.04065, -117.09709444	
Constructed/Renovated	2015	
Building Area	35,023 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and concrete slab foundation	Fair
Facade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Tertiary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU, and ceramic tile Floors: Carpet, vinyl sheet flooring, ceramic tile, and sealed concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic cars serving all floors	Fair

CH0016 - Public Safety and Allied Health: Building Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Air handlers feeding fan coil terminal units Supplemental components: Ductless split-systems, and Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

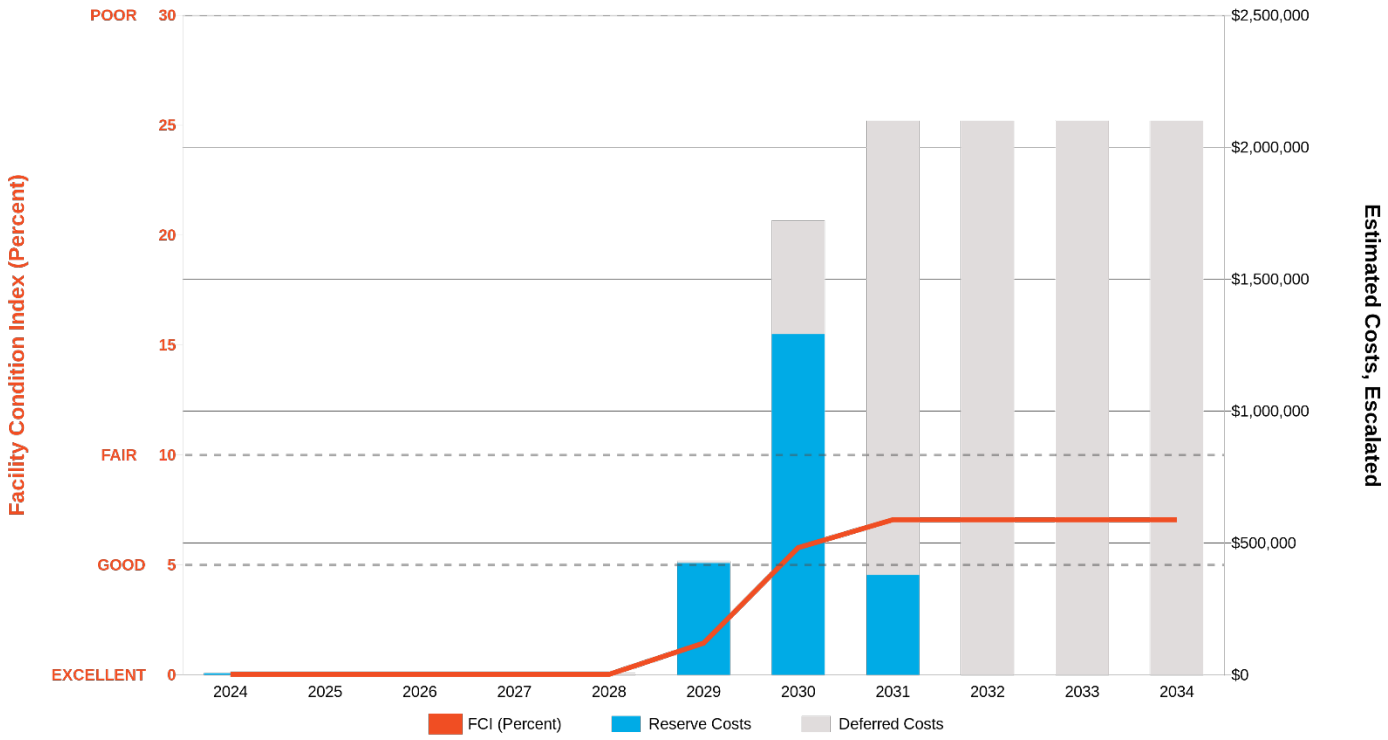
CH0016 - Public Safety And Allied Health: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$0	$0	$0	$16,946	$23,905	$40,851
Facade	$0	$0	$0	$71,929	$149,690	$221,619
Roofing	$6,512	$0	$0	$0	$1,910,107	$1,916,619
Interiors	$0	$0	$342,766	$618,441	$1,603,347	$2,564,554
Conveying	$0	$0	$0	$32,747	$21,607	$54,354
Plumbing	$0	$0	$0	$29,835	$91,616	$121,451
HVAC	$0	$0	$81,208	$0	$1,122,788	$1,203,996
Fire Protection	$0	$0	$0	$0	$192,340	$192,340
Electrical	$0	$0	$0	$24,025	$853,262	$877,287
Fire Alarm & Electronic Systems	$0	$0	$0	$819,184	$703,786	$1,522,970
Equipment & Furnishings	$0	$0	$0	$57,125	$259,290	$316,415
Sitework	$0	$0	$0	$0	$22,687	$22,687
TOTALS	**$6,500**	**$0**	**$424,000**	**$1,670,300**	**$6,954,500**	**$9,055,400**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $29,769,550.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $190,974.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
DLR, Crafton Hills College, FCA / CH0016 - Public Safety and Allied Health	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$6,500
TOTAL (1 items)					**$6,500**

Key Findings

Roofing in Poor condition.

Plan Type: Performance/Integrity

any type, Repairs per Man-Day
CH0016 - Public Safety and Allied Health
Roof

Cost Estimate: $6,500

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Repair roof leaks in classrooms - AssetCALC ID: 7770937

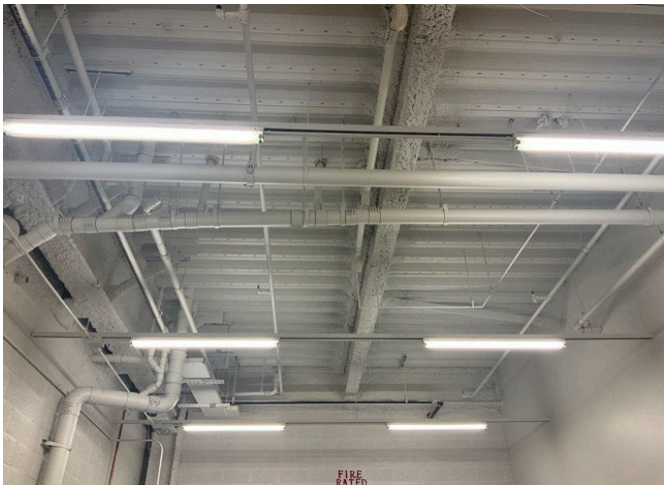
CH0016 - Public Safety and Allied Health: Photographic Overview

1 – FRONT ELEVATION

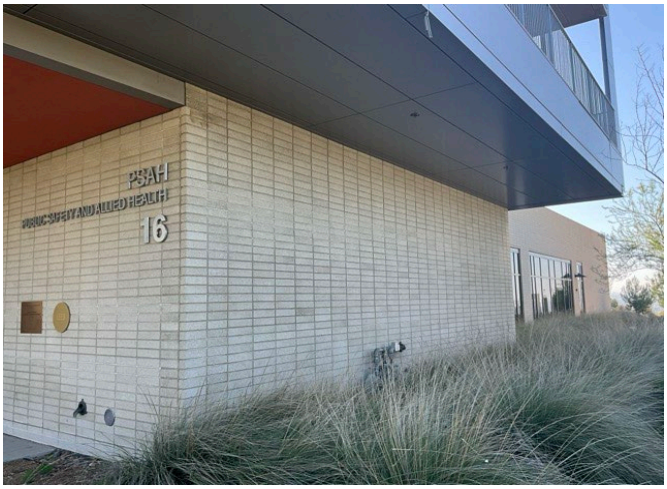
2 – LEFT ELEVATION

3 – REAR ELEVATION

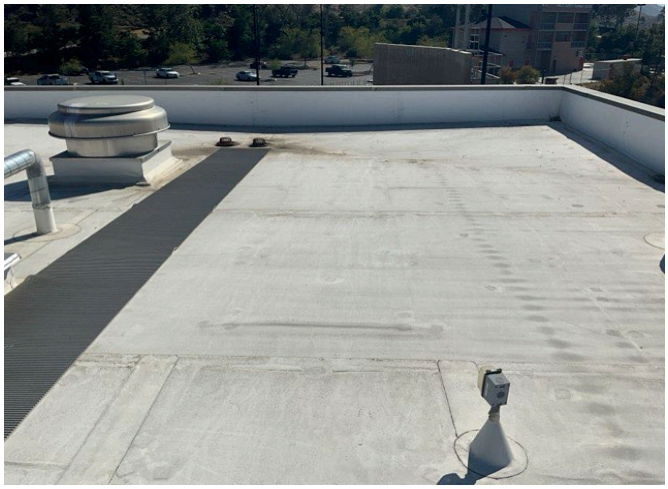
4 – RIGHT ELEVATION



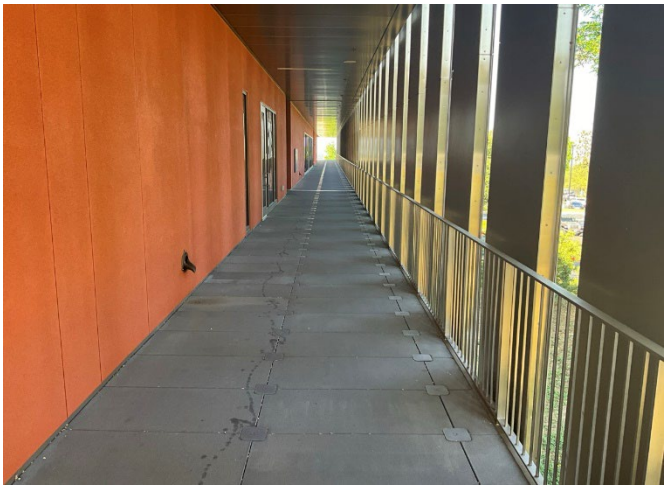
5 – STRUCTURAL PHOTO



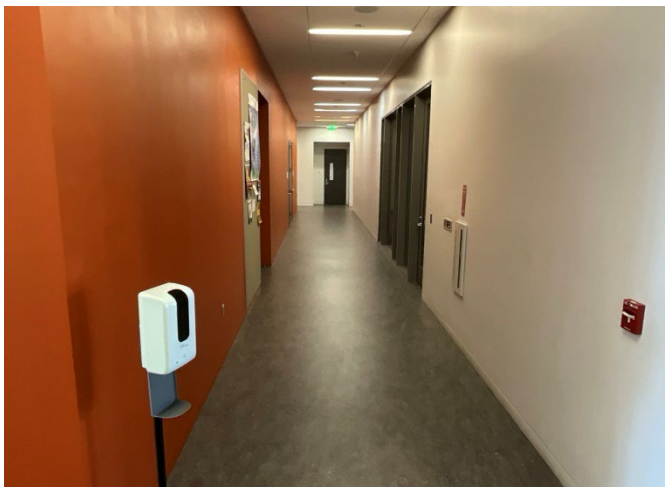
6 – EXTERIOR WALLS



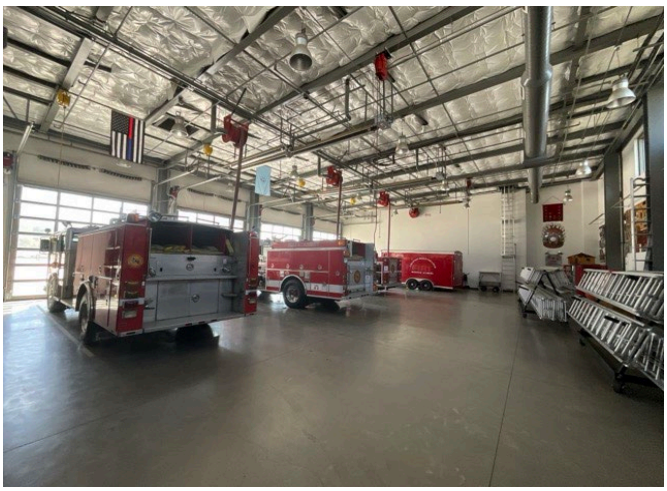
7 – TPO MEMBRANE ROOFING



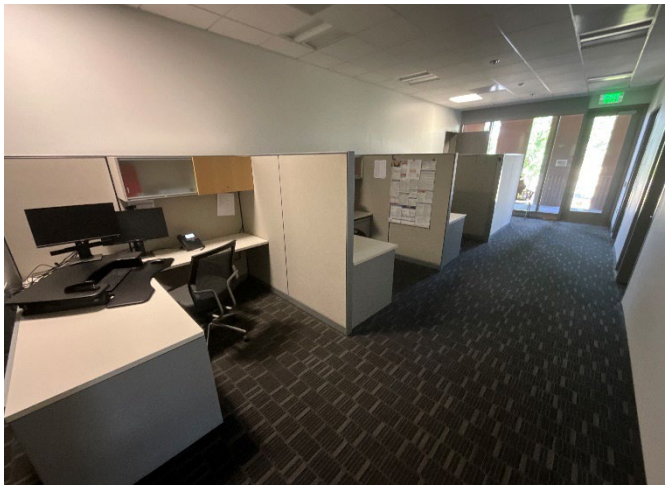
8 – EXTERIOR HALLWAY FINISHES



9 – INTERIOR HALLWAY SETTING



10 – ENGINE BAY



11 – OFFICE

12 – PASSENGER ELEVATOR

13 – WATER HEATER

14 – AIR HANDLER

15 – FIRE SUPPRESSION SYSTEM

16 – SWITCHBOARD

15. CH0018 - North Complex

CH0018 - North Complex: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.007577, -117.042066	
Constructed/Renovated	2011	
Building Area	10,334 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, fabric wrapped paneling, and fiberglass panels Floors: Vinyl sheet flooring and sealed & coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

CH0018 - North Complex: Building Systems Summary		
HVAC	Non-Central System: Split-system heat pumps Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

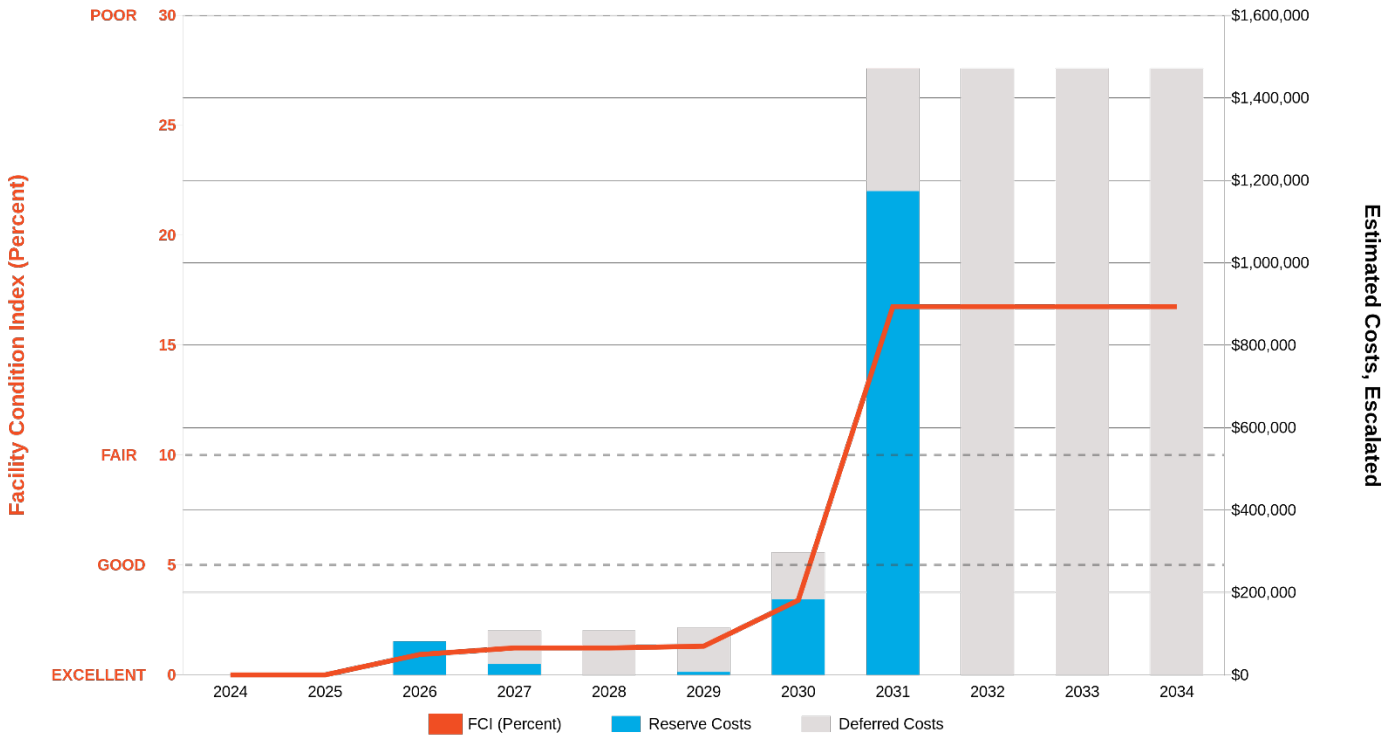
The table below shows the anticipated costs by trade or building system over the next 20 years.

CH0018 - North Complex: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	$0	$0	$0	$86,315	$150,973	$237,288
Roofing	$0	$0	$0	$33	$0	$33
Interiors	$0	$13,317	$0	$476,768	$1,592,800	$2,082,885
Plumbing	$0	$6,817	$0	$0	$84,727	$91,544
HVAC	$0	$46,927	$0	$183,385	$298,205	$528,517
Fire Protection	$0	$0	$0	$0	$49,455	$49,455
Electrical	$0	$0	$6,959	$211,279	$227,617	$445,855
Fire Alarm & Electronic Systems	$0	$0	$0	$173,239	$0	$173,239
Equipment & Furnishings	$0	$14,268	$26,254	$225,956	$185,024	$451,502
Sitework	$0	$0	$0	$10,168	$0	$10,168
TOTALS	**$0**	**$81,400**	**$33,300**	**$1,367,200**	**$2,588,900**	**$4,070,800**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $8,783,900.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $133,774.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

CH0018 - North Complex: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

3 – REAR ELEVATION

4 – RIGHT ELEVATION

5 – METAL PANEL ROOFING

6 – EXTERIOR WALL FINISHES

7 – INTERIOR OVERVIEW

8 – TYPICAL CLASSROOM SETTING

9 – WATER HEATER

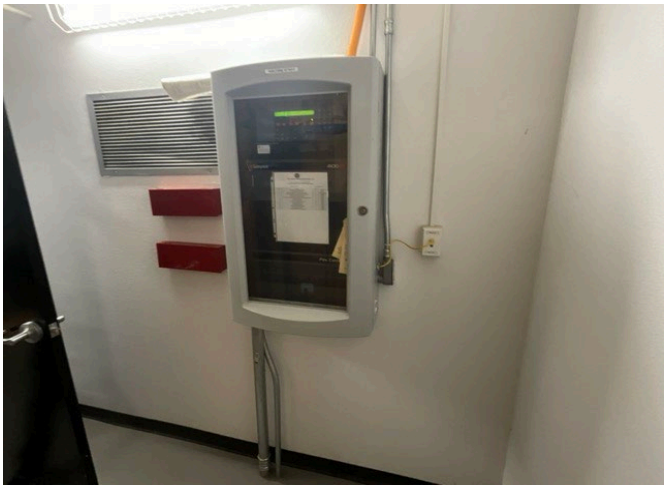
10 – SPLIT SYSTEM

11 – WALL MOUNTED HEAT PUMP

12 – SPLIT SYSTEM DUCTLESS

13 – MAIN DISTRIBUTION PANEL

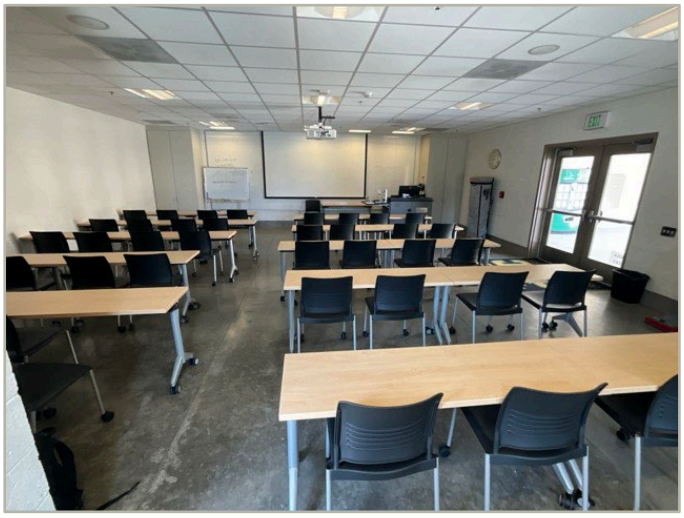
14 – SWITCHBOARD



15 – FIRE ALARM PANEL

16 – FIRE ALARM SYSTEM

16. CH0019 - Kinesiology, Health Ed, Aquatics Complex



CH0019 - Kinesiology, Health Ed, Aquatics Complex: Building Systems Summary		
Address	11711 Sand Canyon Road, Yucaipa, CA 92399	
GPS Coordinates	34.042352777, -117.09767222	
Constructed/Renovated	2009	
Building Area	17,924 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by concrete strip/wall footing foundation system	Fair
Facade	Brick veneer Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, unfinished CMU, and ceramic tile Floors: Vinyl sheet flooring, and sealed concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas domestic boilers with storage tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

CH0019 - Kinesiology, Health Ed, Aquatics Complex: Building Systems Summary		
HVAC	Central System: Air handlers Non-Central System: Packaged units and Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Swimming pool	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

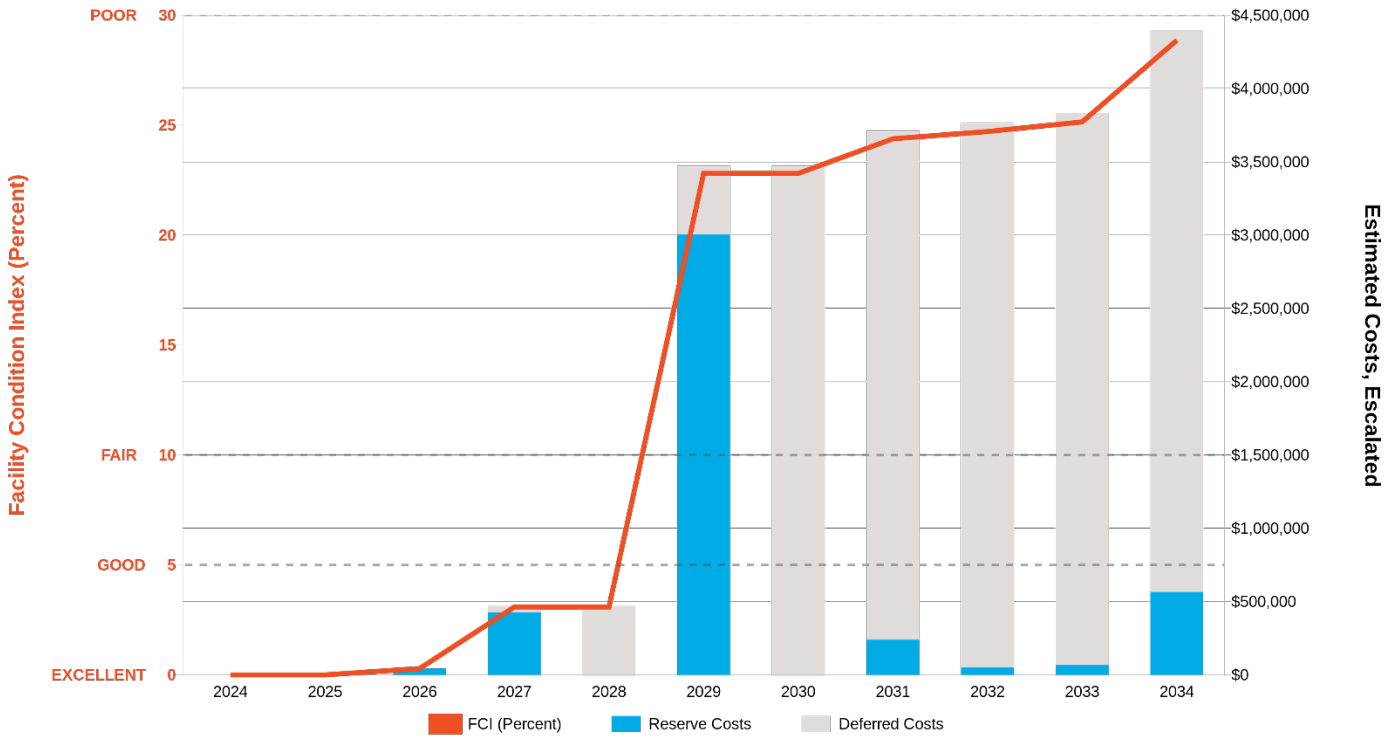
CH0019 - Kinesiology, Health Ed, Aquatics Complex: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$0	$0	$0	$5,648	$7,968	$13,616
Facade	$0	$0	$88,274	$0	$248,446	$336,720
Roofing	$0	$0	$1,071,215	$0	$45,126	$1,116,341
Interiors	$0	$0	$404,512	$273,604	$494,468	$1,172,584
Conveying	$0	$0	$17,577	$33,893	$297,541	$349,011
Plumbing	$0	$0	$8,085	$48,371	$453,310	$509,766
HVAC	$0	$44,073	$554,753	$95,802	$531,292	$1,225,920
Fire Protection	$0	$0	$0	$80,076	$0	$80,076
Electrical	$0	$0	$343,671	$0	$16,364	$360,035
Fire Alarm & Electronic Systems	$0	$0	$541,976	$62,630	$591,294	$1,195,900
Equipment & Furnishings	$0	$0	$0	$105,445	$44,631	$150,076
Special Construction & Demo	$0	$0	$400,772	$217,119	$762,113	$1,380,004
Sitework	$0	$0	$366,144	$86,846	$0	$452,990
TOTALS	**$0**	**$44,100**	**$3,797,000**	**$1,009,500**	**$3,492,600**	**$8,343,200**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $15,235,400.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $399,772.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

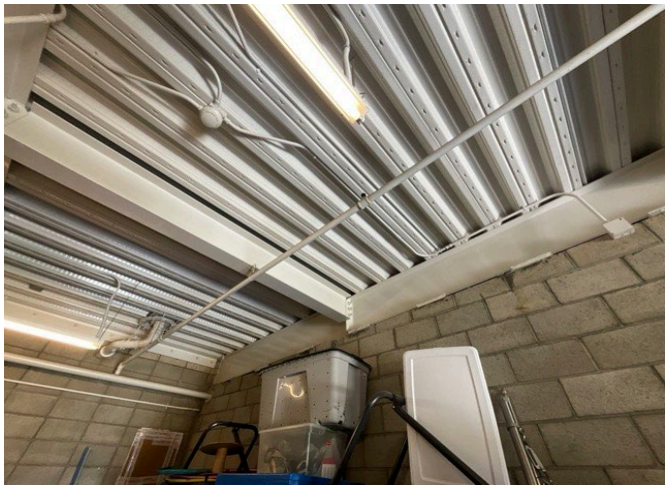
CH0019 - Kinesiology, Health Ed, Aquatics Complex: Photographic Overview

1 – FRONT ELEVATION

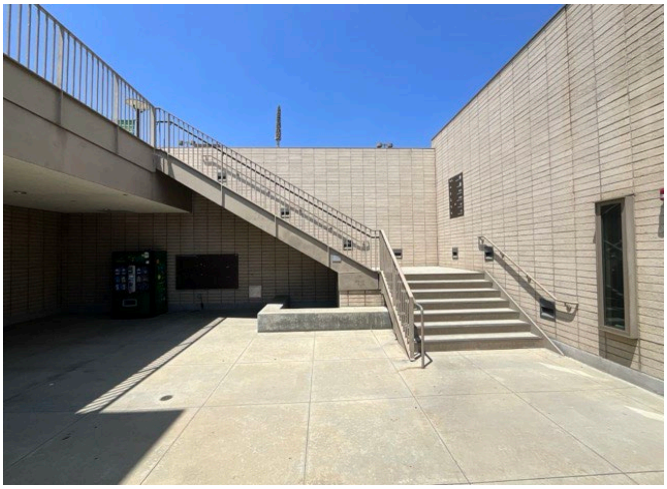
2 – LEFT ELEVATION

3 – REAR ELEVATION

4 – RIGHT ELEVATION



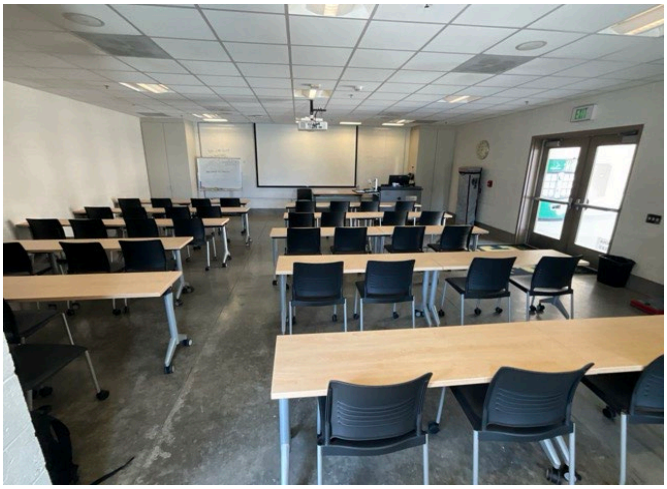
5 – STRUCTURAL PHOTO



6 – EXTERIOR WALL FINISHES

7 – TPO MEMBRANE ROOFING SYSTEM

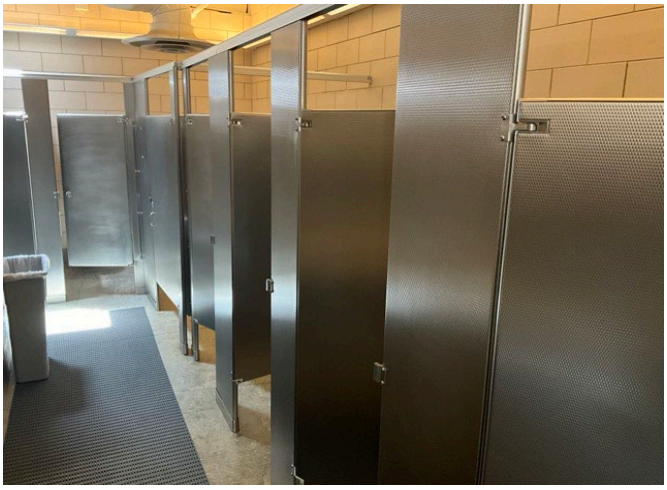
8 – SWIMMING POOL AREA



9 – INTERIOR OVERVIEW

10 – PASSENGER ELEVATOR

11 – DOMESTIC BOILER



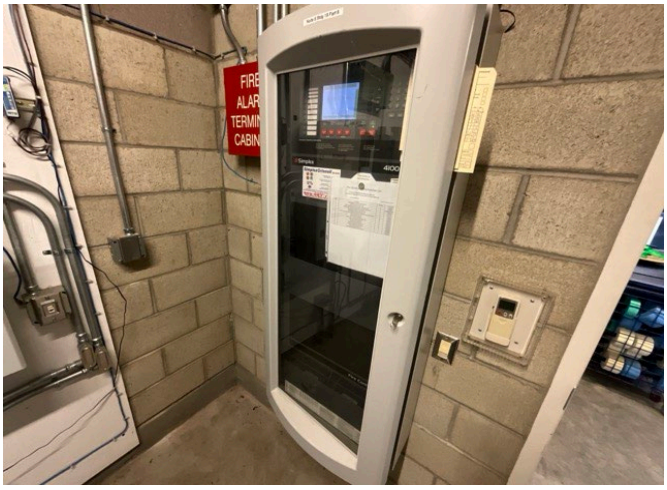
12 – RESTROOM

13 – POOL HEATING BOILER

14 – AIR HANDLER

15 – ROOFTOP PACKAGED UNIT

16 – MAIN ELECTRICAL SWITCHBOARD



17 – FIRE ALARM PANEL

18 – FIRE RISER

17. Broadcast Tower Building

Broadcast Tower Building: Building Systems Summary		
Address	Crafton Hills Ridge Trail, Yucaipa, CA	
GPS Coordinates	34.044469, -117.097908	
Constructed/Renovated	2005 estimated	
Building Area	120 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered concrete panel structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Concrete panels Windows: None	Fair
Roof	Primary: Flat construction with assumed cementitious panel roof	Fair
Interiors	Walls: Unfinished (assumed) Floors: Unfinished (assumed) Ceilings: Unfinished (assumed)	Fair
Elevators	None	-
Plumbing	None	-

Broadcast Tower Building: Building Systems Summary		
HVAC	Non-Central System: Window unit	Fair
Fire Suppression	Fire extinguishers only (assumed)	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Not known Emergency Power: None	Fair
Fire Alarm	Smoke detectors only (assumed)	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The building and site assets were observed from outside of the fence, Access inside the fence and building as site were not available.	
Key Spaces Not Observed	Building interior	

The table below shows the anticipated costs by trade or building system over the next 20 years.

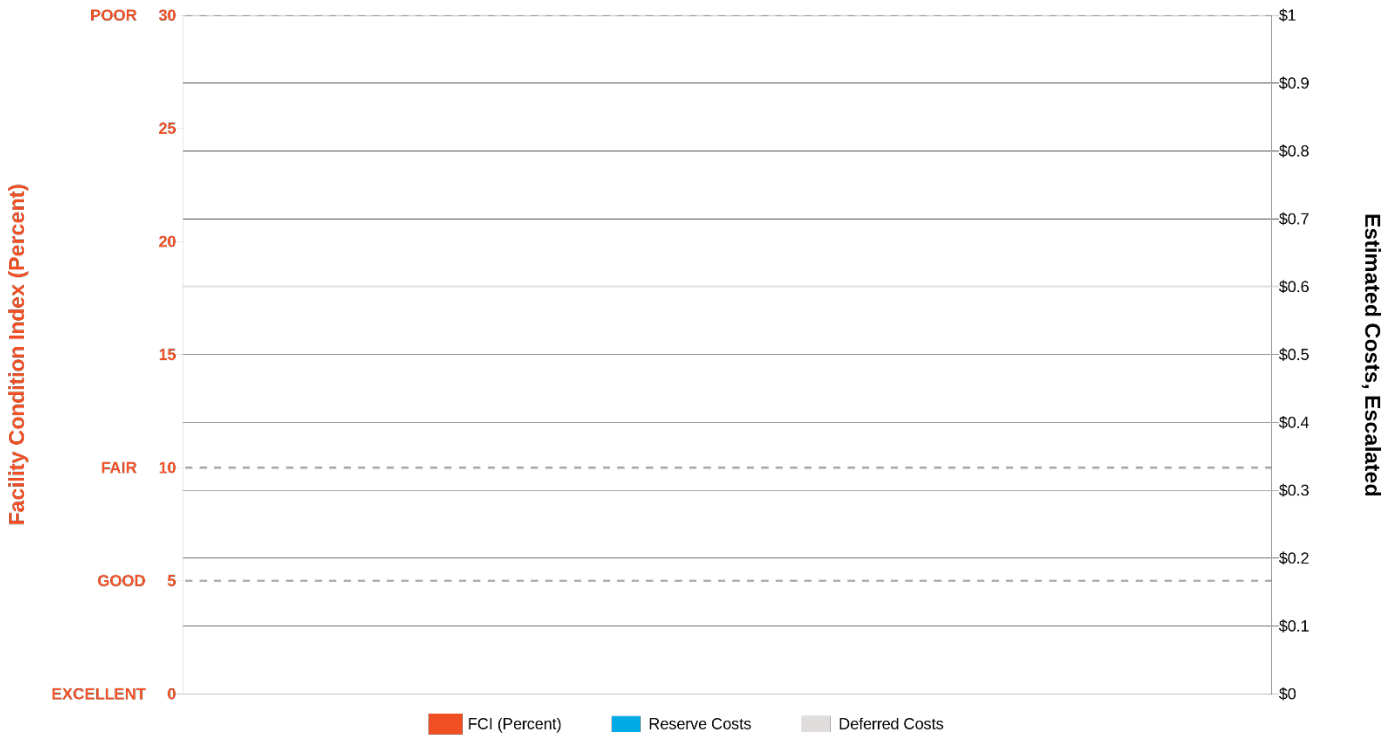
Broadcast Tower Building: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$0	$0	$0	$0	$0	$0
Roofing	$0	$0	$0	$0	$0	$0
Electrical	$0	$0	$0	$0	$76,058	$76,058
Sitework	$0	$0	$0	$6,185	$0	$6,185
TOTALS	**$0**	**$0**	**$0**	**$6,200**	**$76,100**	**$82,300**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $126,000.00 **Inflation Rate: 3.5%** **Average Needs (per year - over next 10 years): $0.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Broadcast Tower Building: Photographic Overview

1 – ELECTRICAL EQUIPMENT

2 – SITE OVERVIEW

3 – SITE OVERVIEW

4 – BROADCAST TOWER BUILDING

5 – SITE OVERVIEW

6 – BROADCAST TOWER BUILDING

18. Site

Site: Site Information		
Site Area	174 acres	
Parking Spaces	1550 total spaces all in open lots; 76 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Property entrance signage; chain link fencing; CMU wall dumpster enclosures Sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles Outdoor swimming pool	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete and Timber retaining walls Severe site slopes throughout with the high side in the north/northeast and low side to the south/southwest	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Site: Site Information		
Ancillary Structures	Storage sheds and shade structures	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Site: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Plumbing	$0	$0	$110,595	$25,725	$354,214	$490,534
HVAC	$0	$0	$0	$69,024	$0	$69,024
Fire Protection	$0	$0	$175,245	$0	$174,060	$349,305
Electrical	$0	$142,687	$0	$63,527,752	$218,731	$63,889,170
Equipment & Furnishings	$0	$0	$0	$31,633	$0	$31,633
Special Construction & Demo	$0	$0	$0	$684,761	$476,067	$1,160,828
Sitework	$31,080	$4,509,692	$6,287,344	$11,954,974	$17,841,766	$40,624,856
TOTALS	**$31,100**	**$4,652,400**	**$6,573,200**	**$76,293,900**	**$19,064,900**	**$106,615,500**

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
DLR, Crafton Hills College, FCA / Site	G2031	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Failed	Performance/Integrity	$3,000
DLR, Crafton Hills College, FCA / Site	G2063	Signage, Property, Pylon Standard, Replace/Install	Poor	Performance/Integrity	$28,100
TOTAL (2 items)					**$31,100**

Key Findings

Sidewalk in Failed condition.

any pavement type, Sectional Repairs (per Man-Day)
Site
Site

Uniformat Code: G2030
Recommendation: **Repair in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

ADA ramp near bldg. 12; surface coating is cracking and flaking away - AssetCALC ID: 7801091

Signage in Poor condition.

Property, Pylon Standard
Site
Site

Uniformat Code: G2060
Recommendation: **Replace/Install in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $28,100

Cracked base - AssetCALC ID: 7801176

Site: Photographic Overview

1 – LEFT ELEVATION

2 – RIGHT ELEVATION

3 – PARKING LOTS

4 – PARKING LOTS

5 – PARKING LOTS

6 – LANDSCAPING

7 – SITE WALKWAYS

8 – PLAY STRUCTURE

9 – TENNIS COURTS

10 – LANDSCAPING

11 – WALKWAYS AND BIKE PARKING

12 – WALKWAYS AND LANDSCAPING

13 – SIGNAGE AND LIGHTING

14 – COURTYARD SEATING

15 – IRRIGATION SYSTEM CONTROLLERS

16 – SITE DOMESTIC WATER STORAGE TA

17 – SITE BACKFLOW

18 – FUELING PUMP

19 – SWITCHBOARD

20 – SECONDARY TRANSFORMER

21 – SOLAR POWER

22 – POOL SOLAR HEATING ARRAY

23 – ANCILLARY BUILDING

24 – BROADCAST TOWER BUILDING AND E

19. ADA Accessibility

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

20. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

21. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

22. Certification

DLR - San Bernardino CCD - FCA (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of DLR, Crafton Hills College, FCA, 11711 Sand Canyon Road, Yucaipa, CA 92399, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Multiple
Project Assessor

Reviewed by:

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Program Manager
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23. Appendices

Appendix A: Site and Floor Plan(s)
Appendix B: Pre-Survey Questionnaire(s)
Appendix C: Accessibility Review and Photos
Appendix D: Component Condition Report
Appendix E: Replacement Reserves

Appendix A:
Site and Floor Plan(s)

Site Plan

Project Number	Project Name
166773.24R000-002.017	CH0001 Maintenance and Ops Crafton Hills College
Source	**On-Site Date**
Google	June 25, 2024

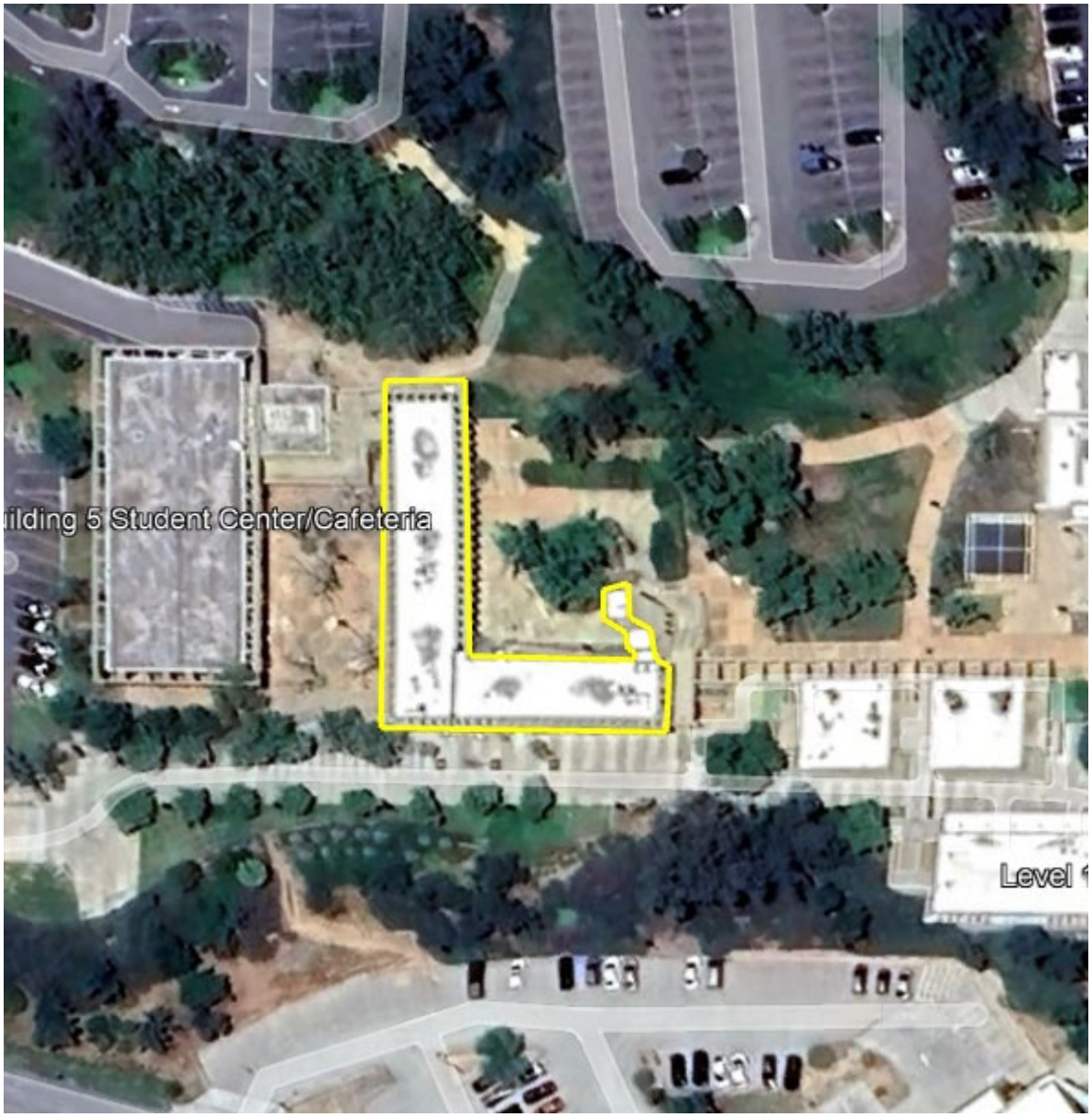
N

Site Plan

Project Number	Project Name
166773.24R000-002.017	CH0002 Child Development Center Crafton Hills College
Source	**On-Site Date**
Google	June 24, 2024

N

Site Plan



Project Number	Project Name
166773.24R000-002.017	CH0004 Clock Tower Building Crafton Hills College
Source	**On-Site Date**
Google	June 25, 2024

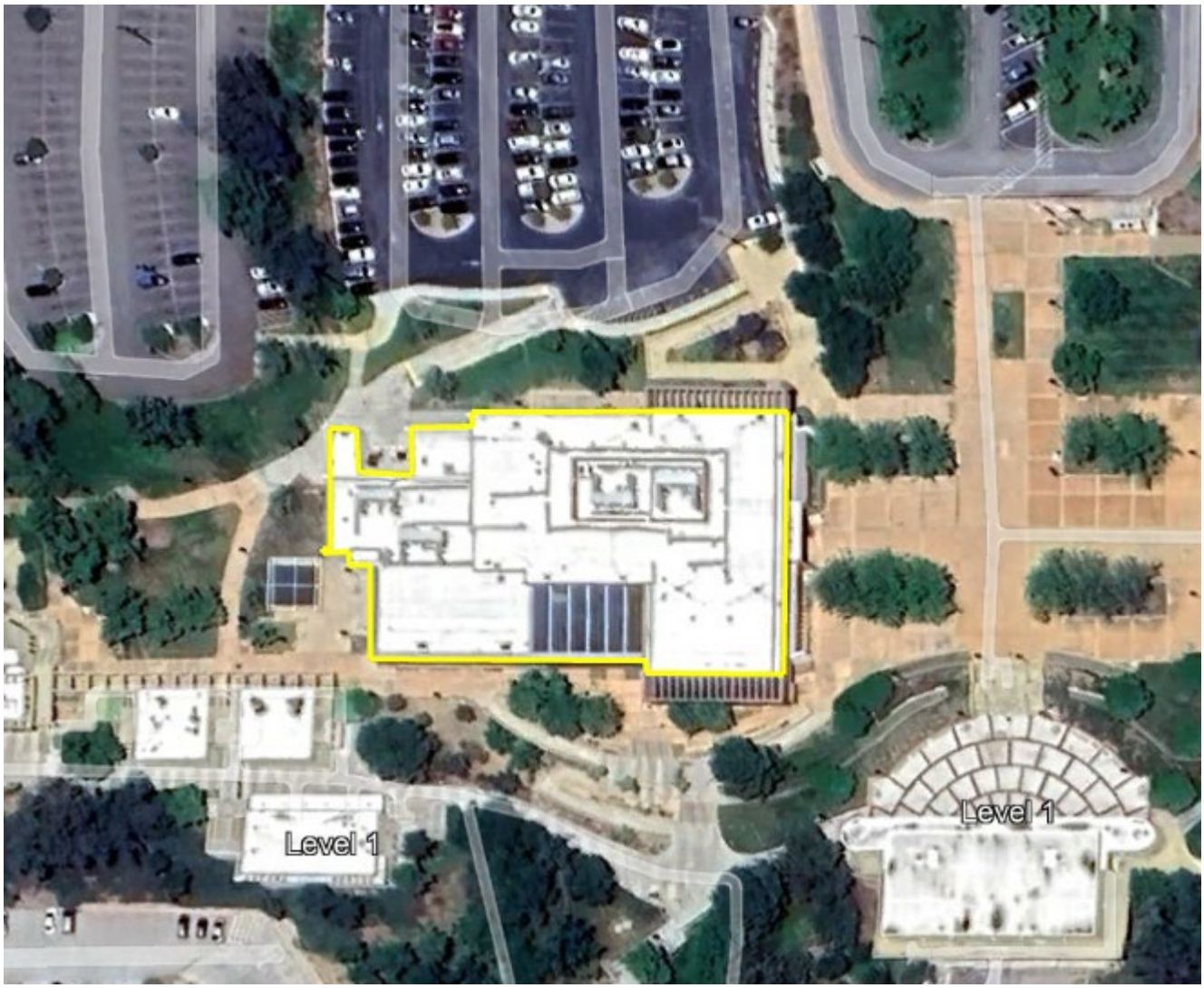
N

Site Plan

Project Number	Project Name
166773.24R000-002.017	CH0005 West Complex Crafton Hills College
Source	**On-Site Date**
Google	June 26, 2024

N

Site Plan



Project Number	Project Name
166773.24R000-002.017	CH0006 Crafton Center Crafton Hills College
Source	**On-Site Date**
Google	June 26, 2024

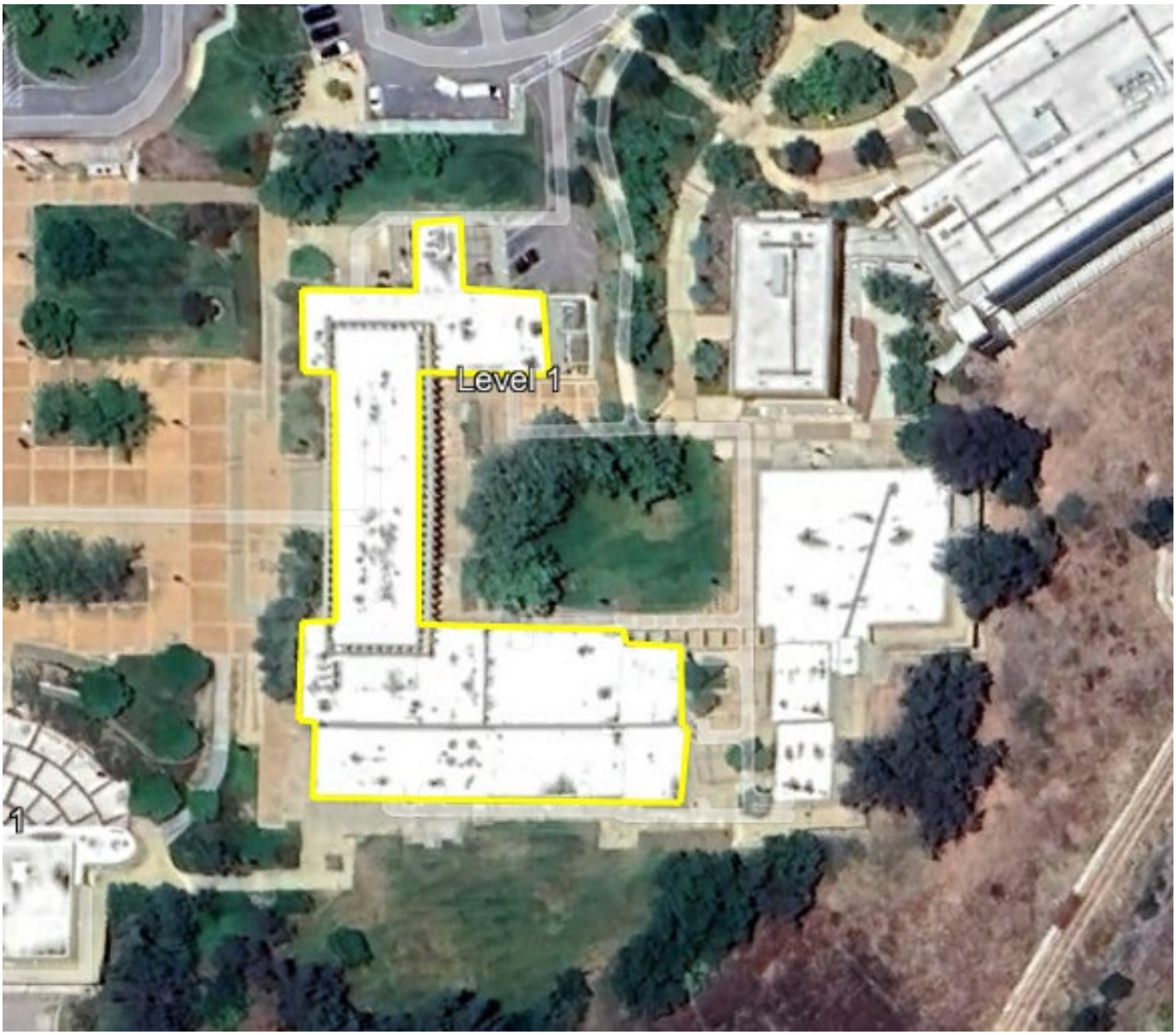
N

Site Plan

Project Number	Project Name
166773.24R000-002.017	CH0008 Learning Resource Center Crafton Hills College
Source	**On-Site Date**
Google	June 24, 2024

N

Site Plan



Project Number	Project Name
166773.24R000-002.017	CH0010 Central Complex Crafton Hills College
Source	**On-Site Date**
Google	June 26, 2024

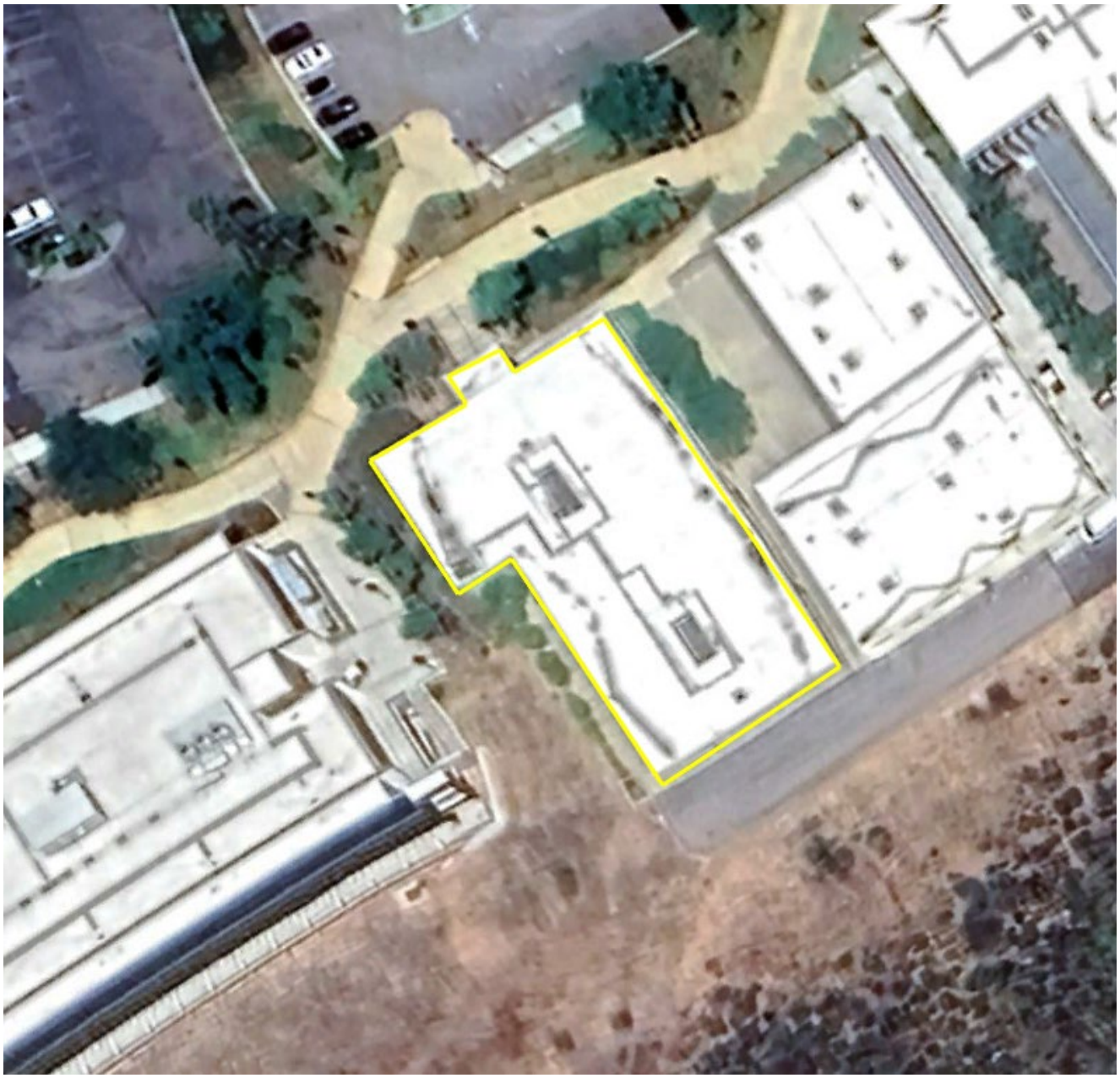
N

Site Plan

Project Number	Project Name
166773.24R000-002.017	CH0012 Canyon Hall Extension Crafton Hills College
Source	**On-Site Date**
Google	June 26, 2024

N

Site Plan



Project Number	Project Name
166773.24R000-002.017	Visual Arts DLR, Crafton Hills College
Source	**On-Site Date**
Google	June 5, 2024

N

Site Plan

Project Number	Project Name
166773.24R000-002.017	East Complex 1 DLR, Crafton Hills College
Source	**On-Site Date**
Google	June 4, 2024

N

Site Plan

Project Number	Project Name
166773.24R000-002.017	East Complex 2 DLR, Crafton Hills College
Source	**On-Site Date**
Google	June 4, 2024

BUREAU VERITAS 1828

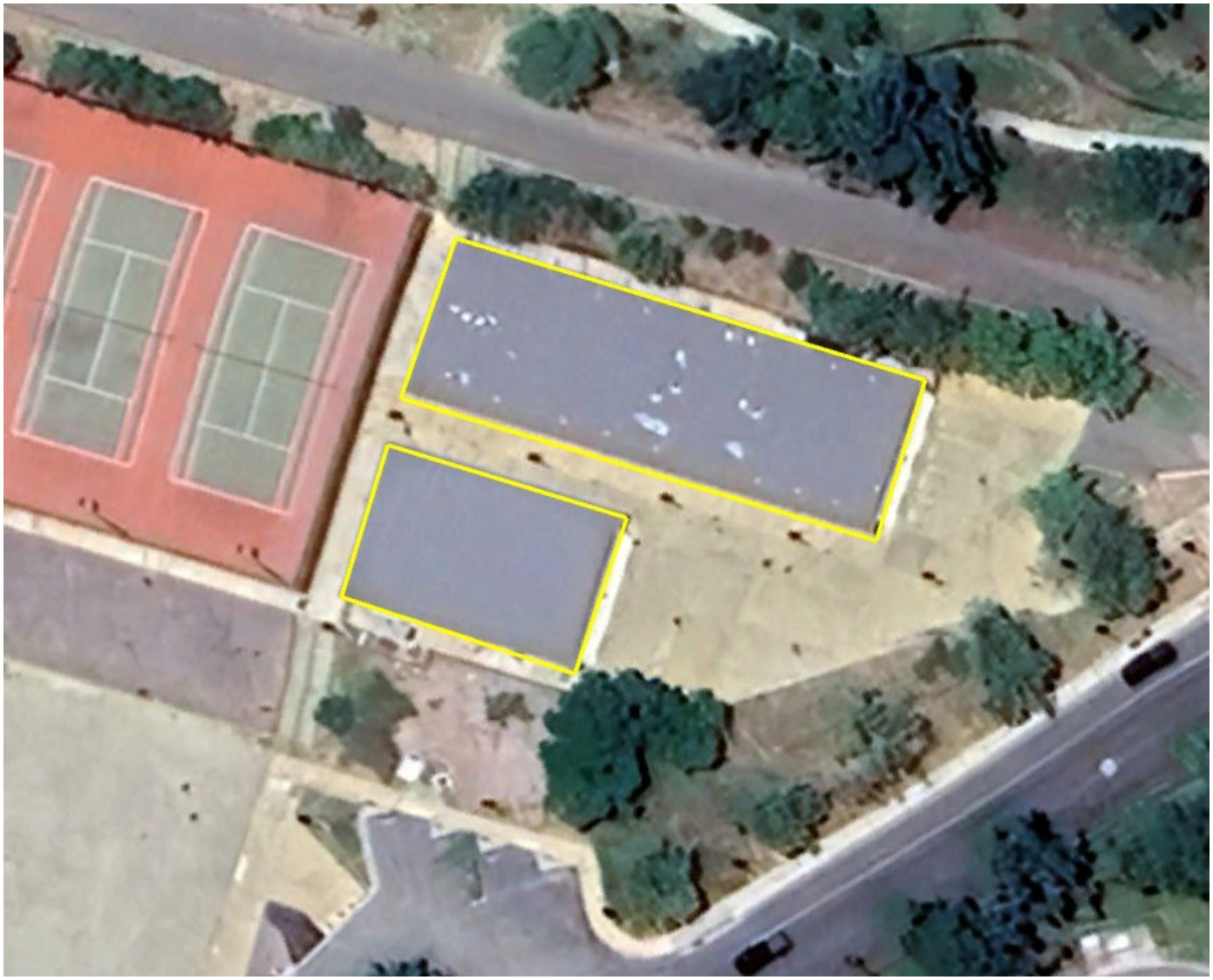
N

Site Plan

Project Number	Project Name
166773.24R000-002.017	Public Safety & Health DLR, Crafton Hills College
Source	**On-Site Date**
Google	June 6, 2024

N

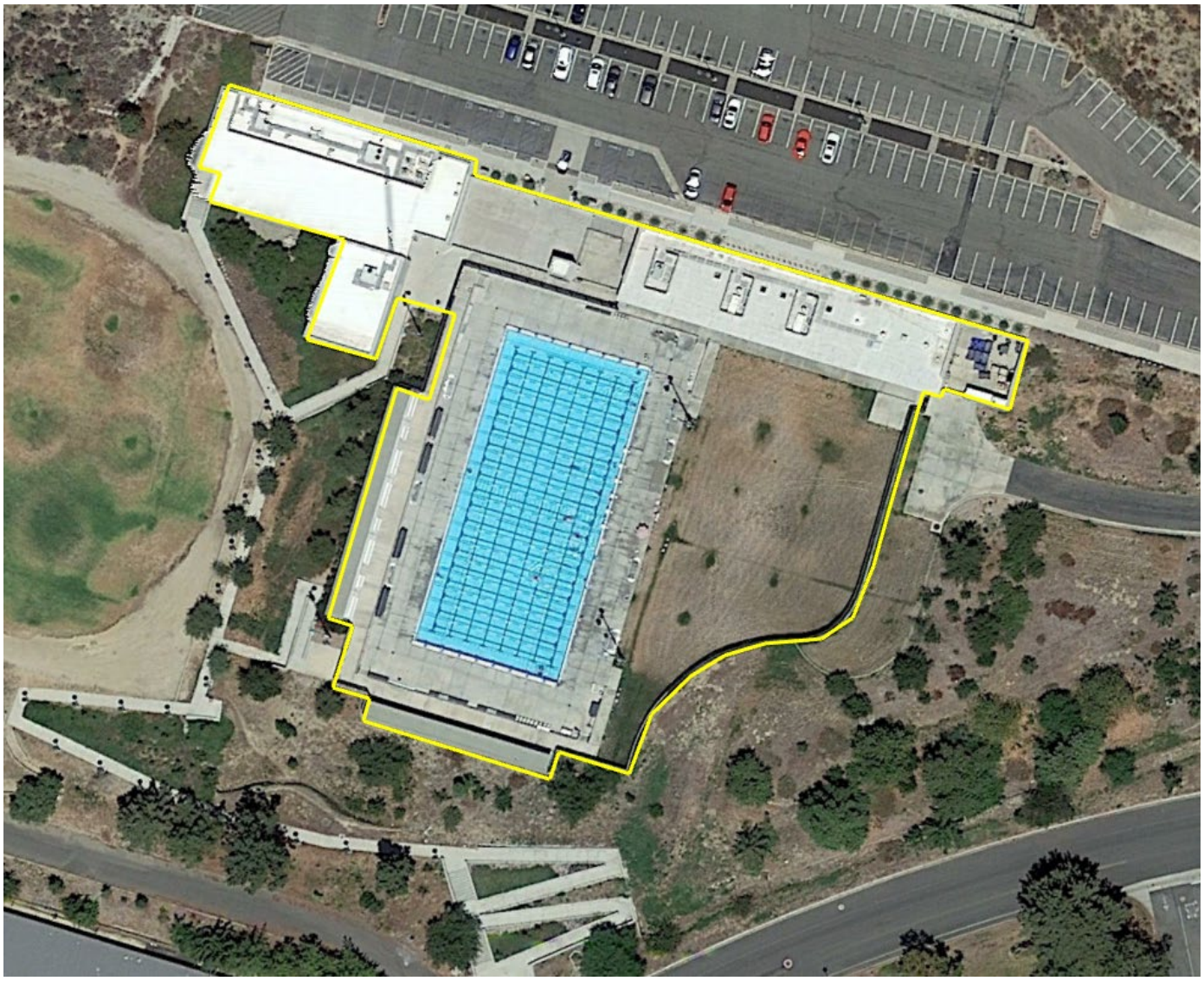
Site Plan



Project Number	Project Name
166773.24R000-002.017	North Complex DLR, Crafton Hills College
Source	**On-Site Date**
Google	June 6, 2024

N

Site Plan



Project Number	Project Name
166773.24R000-002.017	Aquatics & Kinesiology DLR, Crafton Hills College
Source	**On-Site Date**
Google	June 6, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

3. Major Renovation/Rehabilitation

- **BL1 M&O (main building) was renovated in 2016**
- **BL2 Child Development Center - Renovation completed 2023**
- **BL4 Clock Tower Building – Renovation was completed in 2017**
- **BL10 Central Complex – Renovation completed in 2017**
    - **Central Plant:** Recently (Fall 2023-2024) replaced two of three cooling towers
- **BL14 Printshop – Renovation completed in 2019**
- **BL19 Kinesiology, Health, Aquatics – Replaced the pool liner and lane targets in 2022**
- **Parking Lot:** Lots A, B, C, D, E, G, H, I, & J were recently re-slurried and striped
- **Campus Drive from the west entrance to Lot F will be repaved in June 2024 with slurry from Lot F to the apex (near the trail parking lot)**
- **Infrastructure**
    - **(water [portion], medium pressure gas [portion], Underground Electrical feeders/distribution system, Data ductbank (both Fiber and copper), CHW/HHW were replaced in 2008-09, with extensions when buildings were constructed in 2015 (BL6, BL12, BL16)**
    - **Pathway and parking lot lighting was replaced in 2012 with a controls upgrade in 2018**
    - **Irrigation system was connected to non-potable water in 2016; planned connection to recycled water in 2024**

4. List other significant capital improvements (focus on recent years: provide approximate date)

- **Solar PV Farm:** Removed and replaced solar farm with new equipment 2023-2024
- **BL20 EVPSTC:** Built new fire training facility 2023-2024

5. List any major capital expenditures planned/requested for the next few years. Have they been budgeted?

- **Performing Arts Center:** Under construction. April 2025 completion date
- **Old PAC (BL9)** – Building is scheduled for demo in 2025
- **CNTL BL11:** Under construction/renovation. Fall 2024 completion
- **CHL BL3 Crafton Center:** Starting construction/renovation. Early 2025 completion
- **IB BL9 Instructional Building:** In CD's and budgeted
- **LRC BL8:** Partial renovation to start 5/2027-10/2027
- **SSB BL7: some cosmetic, HVAC refurbishment, and building envelope renovation is planned for 2025**
- Paving of Lot N (not budgeted) and BL1 parking lot
- **BL13, 14, 15** – Planned demo in 2027

6. Describe any on-going extremely problematic, historically chronic, or immediate facility needs.

- Siemens EMS control needs to be eliminated

- Experiencing tripping hazards that are worsening due to tree roots lifting concrete
- BL7 windows leaking/building envelope, HVAC units nearing end of life, Elevator needs modernization
- BL5 West Complex – the entire building needs renovation
- BL10 – Central plant: boilers and chillers should be evaluated
- Sewer system needs to be evaluated
- Various challenges with door hardware throughout the campus

7. Are there any problems with foundations or structures, like excessive settlement?

- **Parking Lot K has had some settlement on the south end but is not causing a problem**
- **There is some slab cracking in BL6 that is affecting the tile and causing some slight drywall cracking**
- **Emerald Drive Rd. has numerous large cracks**

8. Are there any wall window basement or roof leaks?

- These leaks encompass both wall and window
    - **BL2** (CDC) RMs 105 & 106 walls and windows
    - **BL3** (Crafton Hall) Dining room and office/classroom
    - **BL4** Clock Tower Building – during heavy rain, building leaks through cracks in concrete walls below windows on 3rd floor
    - **BL6** (Crafton Center) Area below roof HVAC unit
    - **BL8** East Utility Rooms
    - **BL10** (CNTL1) Level 1 rooms; 2nd floor concrete wall, on south leaks during heavy rain
    - **BL12** (Canyon Hall) All main hallways and lab 121
    - **BL14** (Printshop) Printshop rooms
    - **BL16** (PSAH) RMs 103, 111, 113, Student Lounge & Paramedic Rm
    - **BL18** (North) RM 107
    - **BL19** Building/parking lot retaining wall

9. Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?

- Not to my knowledge

10. Are your elevators unreliable, with frequent service calls?

- Our elevators seem to operate adequately with minimal service interruptions

11. Are there any plumbing leaks, water pressure, or clogging/back up problems?

- **BL8 LRC:** Has a undersized exterior drain that needs to be upgraded and a French drain to be installed to assist with run off
- **BL7 – floor drains in bathrooms have never drained**

12. Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?

- There have been no issues natural gas lines
- We have lost a few valves in two buildings due to fatigue and corrosion
- We have also had a HWR pipe develop leaks

13. Are there any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?

- **BL7 SSB:** Windows are very antiquated and inefficient. Many of the rubber seals have rotted out. Five FCU's need rebuilt. Exterior walls need to be weather sealed
- **BL6 CCR:** AHU2 Second floor south has control issues

14. Is the electrical service outdated, undersized, or otherwise problematic?

- BL5 – Electrical components are obsolete
- BL12—Undersized outlet circuitry
- Need more electrical service at BL1 to accommodate electric carts and eliminate tripping hazards

15. Are there any problems or inadequacies with exterior lighting?

- Currently all lighting seems to be functioning adequately except LRC lighting

16. Is site/parking drainage inadequate, with excessive ponding or other problems?

- There are no such issues

17. Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?

- There are many lengths of asbestos irrigation piping that will need to be replaced

18. ADA: Has an accessibility study been performed at the site? If so, indicate when.

-

19. ADA: If a study has occurred have the associated recommendations been addressed? In full or in part?

-

20. ADA: have there been regular complaints about accessibility issues, or associated previous or pending litigation?

-

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Crafton Hills College, East Complex 1

Name of person completing form: Demian Brunty

Title / Association w/ property: Facilities Director

Length of time associated w/ property: 8 months

Date Completed: 6/4/2024

Phone Number: 909-389-3384

Method of Completion: PRIOR- fully completed by client

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 2003	Renovated: 2017	
2	Building size in SF	5,760 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Planned demolition in 2027		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Crafton Hills College, East Complex 2
Name of person completing form:	Demian Brunty
Title / Association w/ property:	Facilities Director
Length of time associated w/ property:	8 months
Date Completed:	6/4/2024
Phone Number:	909-389-3384
Method of Completion:	PRIOR- fully completed by client

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 2003	Renovated: 2019	
2	Building size in SF	7,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2019	
		Interiors	2019	
		HVAC		
		Electrical	2019	
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Demolition planned in 2027		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Walls and windows
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Crafton Hills College, Public Safety & Health

Name of person completing form: Demian Brunty

Title / Association w/ property: Facilities Director

Length of time associated w/ property: 8 months

Date Completed: 6/4/2024

Phone Number: 909-389-3384

Method of Completion: PRIOR- fully completed by client

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 2015	Renovated:	
2	Building size in SF	35,023 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Rooms 103, 111, 113, Student Lounge and Paramedic Room
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Crafton Hills College, North Complex
Name of person completing form:	Demian Brunty
Title / Association w/ property:	Facilities Director
Length of time associated w/ property:	8 months
Date Completed:	6/4/2024
Phone Number:	909-389-3384
Method of Completion:	PRIOR- fully completed by client

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 2011	Renovated:	
2	Building size in SF	10,334 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Room 107
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Crafton Hills College, Kinesiology & Aquatics
Name of person completing form:	Demian Brunty
Title / Association w/ property:	Facilities Director
Length of time associated w/ property:	8 months
Date Completed:	6/4/2024
Phone Number:	909-389-3384
Method of Completion:	PRIOR- fully completed by client

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 2009	Renovated:	
2	Building size in SF	17,924 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Pool liner and lane target replacement 2022		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Building/parking lot retaining wall
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix C:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: CH0001 - Maintenance And Operations

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

CH0001 - Maintenance And Operations: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

CH0001 - Maintenance And Operations: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

2ND AREA OF ACCESSIBLE PARKING

ACCESSIBLE PATH

2ND PATHWAY

ACCESSIBLE ENTRANCE

ADDITIONAL ENTRANCE

CH0001 - Maintenance And Operations: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: CH0002 - Child Development Center

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?	X			

CH0002 - Child Development Center: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

CH0002 - Child Development Center: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

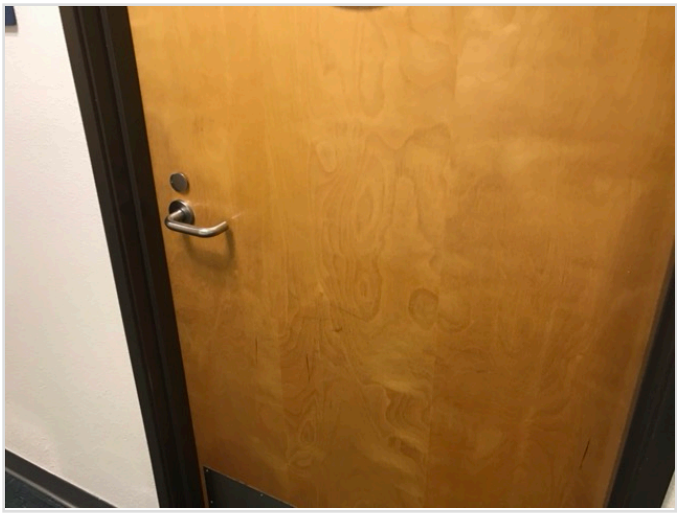
CURB CUT

ACCESSIBLE ENTRANCE

DOOR HARDWARE

CH0002 - Child Development Center: Photographic Overview

ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

SINK CLEARANCE

OVEN WITH CONTROLS

CH0002 - Child Development Center: Photographic Overview

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: CH0004 - Clock Tower Building

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?	X			

CH0004 - Clock Tower Building: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	**NA**			
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

CH0004 - Clock Tower Building: Photographic Overview

ACCESSIBLE PATH

2ND PATHWAY

ACCESSIBLE ENTRANCE

ADDITIONAL ENTRANCE

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

CH0004 - Clock Tower Building: Photographic Overview

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

IN-CAB CONTROLS

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: CH0005 - West Complex

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

CH0005 - West Complex: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	**NA**			
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route	**NA**			
Elevators	**NA**			
Public Restrooms	**NA**			
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

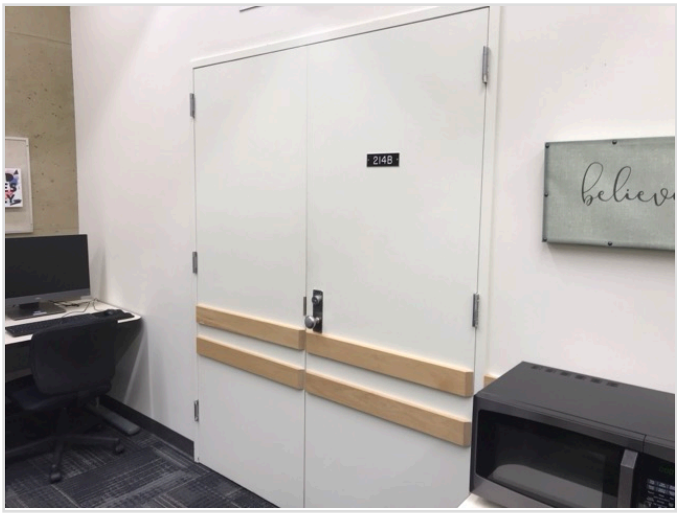
**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

CH0005 - West Complex: Photographic Overview

ACCESSIBLE PATH

2ND PATHWAY

ACCESSIBLE ENTRANCE



DOOR HARDWARE

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Aren Hofland's Buildings

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?	X			

Aren Hofland's Buildings: Accessibility Issues

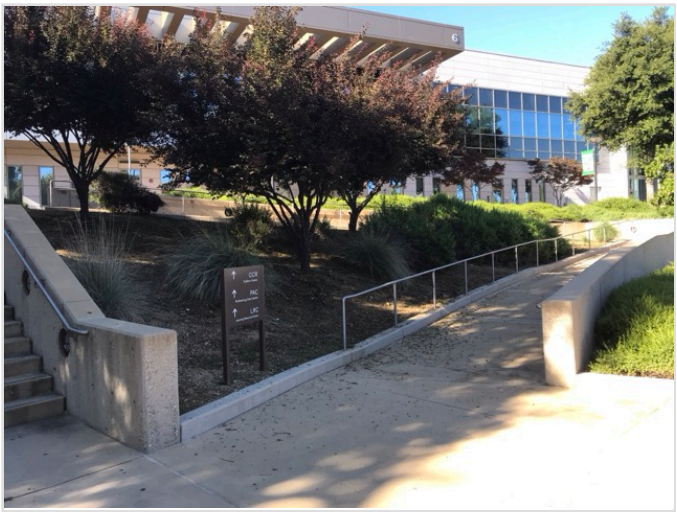
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				
Exterior Accessible Route				
Building Entrances				
Interior Accessible Route				
Elevators				
Public Restrooms				
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Aren Hofland's Buildings: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

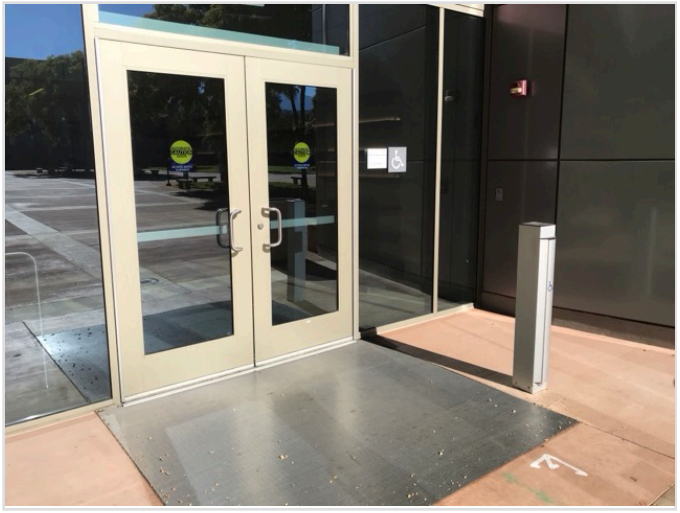
CLOSE-UP OF STALL



ACCESSIBLE RAMP

CURB CUT

ACCESSIBLE ENTRANCE



DOOR HARDWARE

Aren Hofland's Buildings: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

LOBBY LOOKING AT CABS (WITH DOORS

IN-CAB CONTROLS

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: CH0008 - Learning Resource Center

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?	X			

CH0008 - Learning Resource Center: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

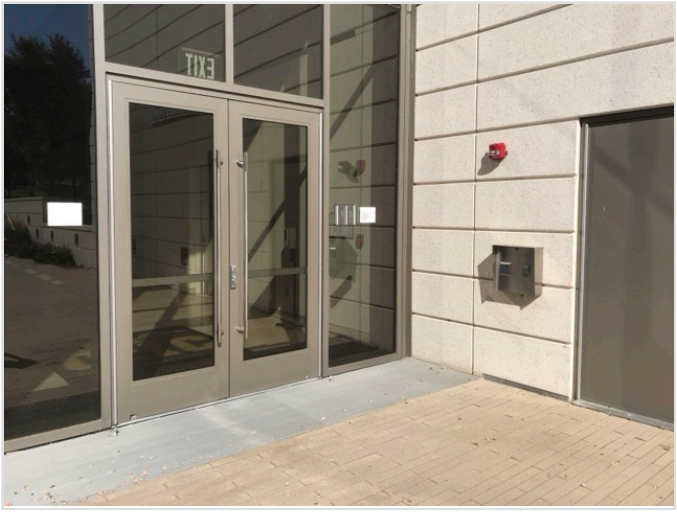
CH0008 - Learning Resource Center: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

ACCESSIBLE PATH



ACCESSIBLE ENTRANCE

ADDITIONAL ENTRANCE

CH0008 - Learning Resource Center: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

IN-CAB CONTROLS

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: CH0010 - Central Complex

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?	X			

CH0010 - Central Complex: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

CH0010 - Central Complex: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

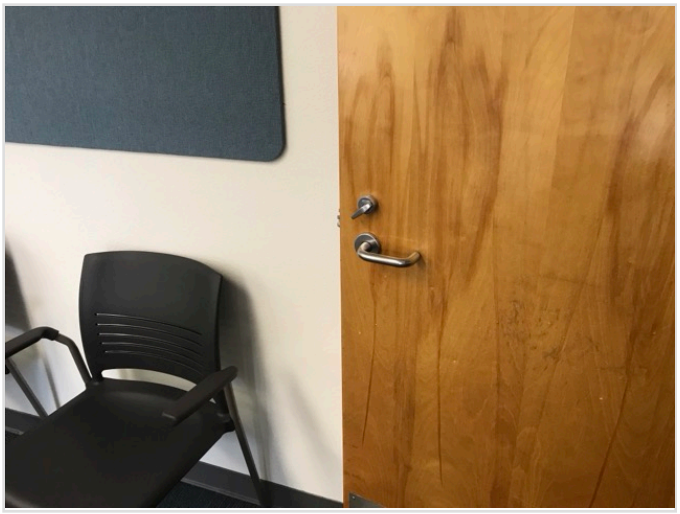
CURB CUT

ACCESSIBLE ENTRANCE

DOOR HARDWARE

CH0010 - Central Complex: Photographic Overview

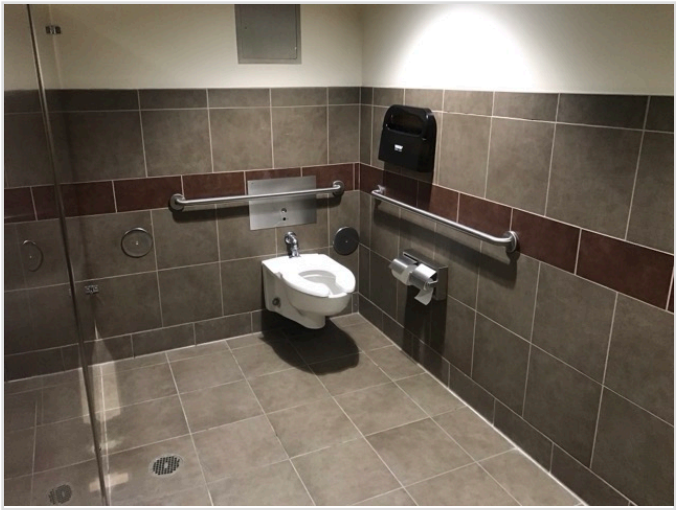
ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

IN-CAB CONTROLS



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: CH0012 - Canyon Hall

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?	X			

CH0012 - Canyon Hall: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms	**NA**			
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

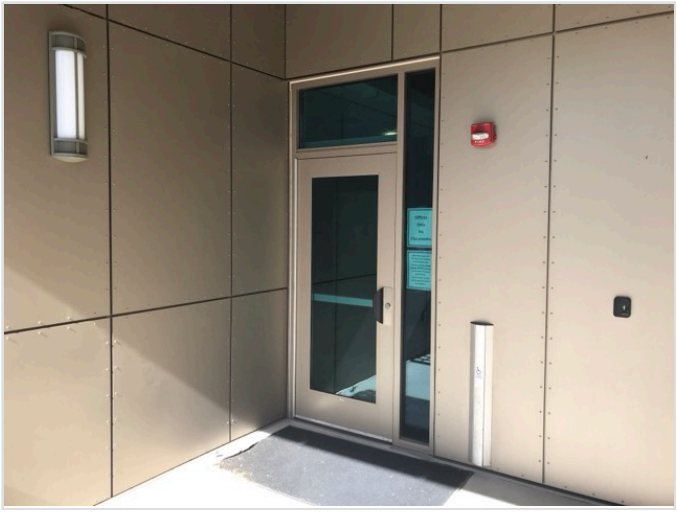
CH0012 - Canyon Hall: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

2ND AREA OF ACCESSIBLE PARKING

ACCESSIBLE RAMP

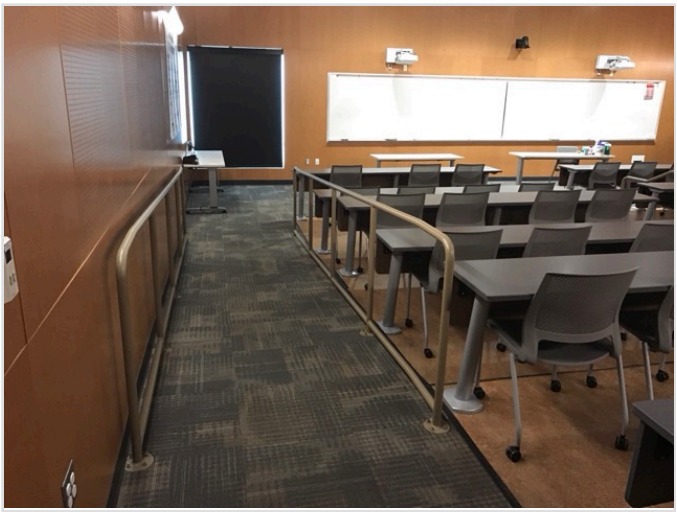
CURB CUT



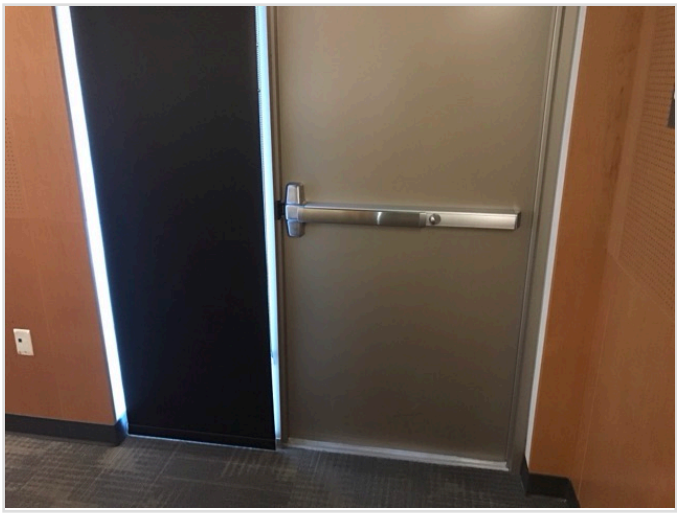
ACCESSIBLE ENTRANCE

DOOR HARDWARE

CH0012 - Canyon Hall: Photographic Overview



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Crafton Hills College, Visual Arts

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

Crafton Hills College, Visual Arts: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Crafton Hills College, Visual Arts: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

ACCESSIBLE RAMP

MAIN ENTRANCE

ADDITIONAL ENTRANCE

Crafton Hills College, Visual Arts: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Copy of Crafton Hills College, East Complex 1

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

Copy of Crafton Hills College, East Complex 1: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms	**NA**			
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Copy of Crafton Hills College, East Complex 1: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE RAMP

ACCESSIBLE PATH

MAIN ENTRANCE

DOOR HARDWARE

Copy of Crafton Hills College, East Complex 1: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Crafton Hills College, East Complex 2

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

Crafton Hills College, East Complex 2: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Crafton Hills College, East Complex 2: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE RAMP

ACCESSIBLE PATH

MAIN ENTRANCE

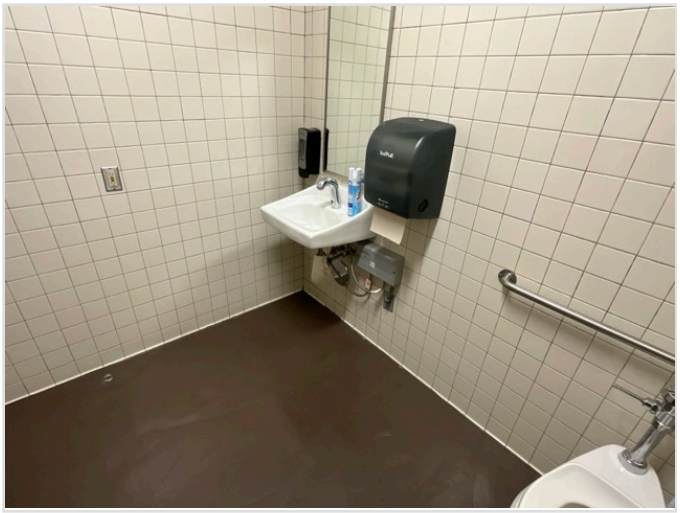
SIGNAGE

Crafton Hills College, East Complex 2: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

BREAKROOM OVERVIEW

SINK CLEARANCE

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Crafton Hills College, Public Safety & Health

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

Crafton Hills College, Public Safety & Health: Accessibility Issues

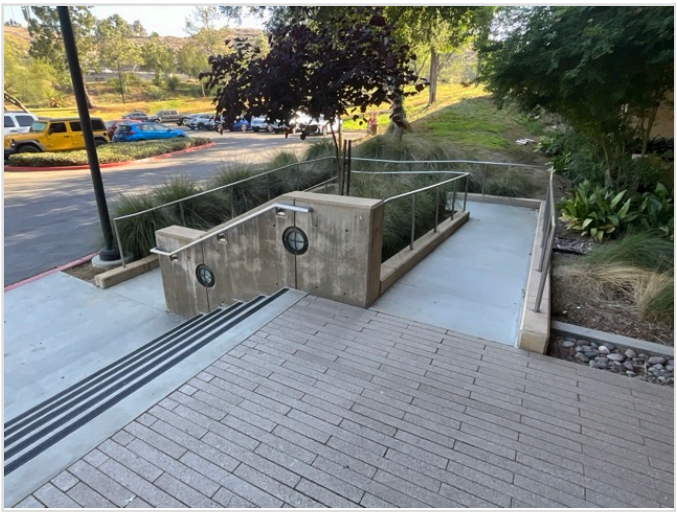
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Crafton Hills College, Public Safety & Health: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL



ACCESSIBLE RAMP

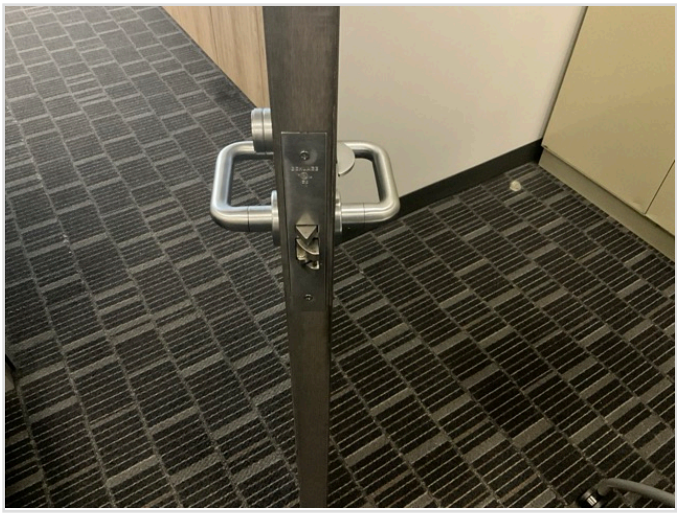
CURB CUT

MAIN ENTRANCE

AUTOMATIC DOOR OPENER

Crafton Hills College, Public Safety & Health: Photographic Overview

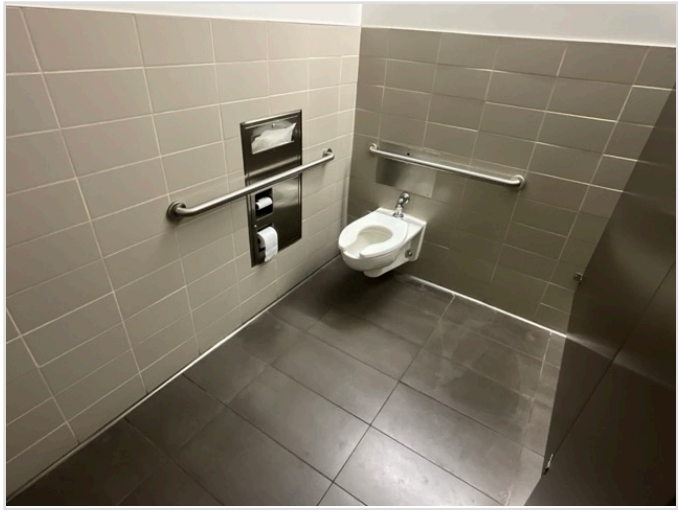
ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

LOBBY LOOKING AT CAB

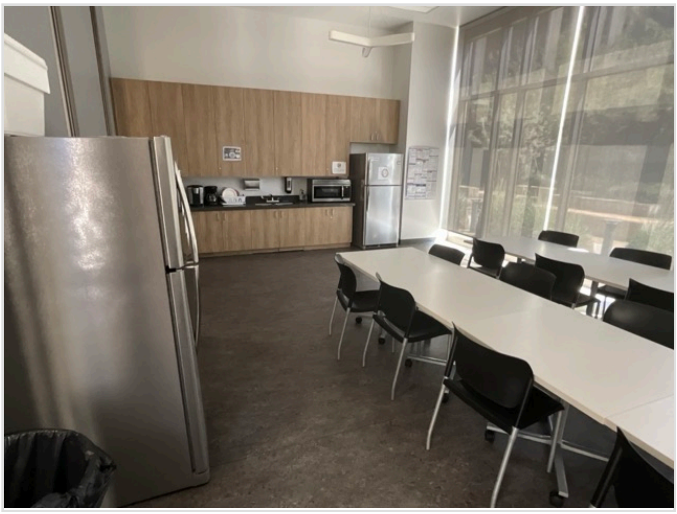
IN-CAB CONTROLS



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Crafton Hills College, Public Safety & Health: Photographic Overview



BREAKROOM OVERVIEW

SINK CLEARANCE

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Copy of Crafton Hills College, Public Safety &

BV Project Number: 166773.24R000-002.017

Facility History & Interview

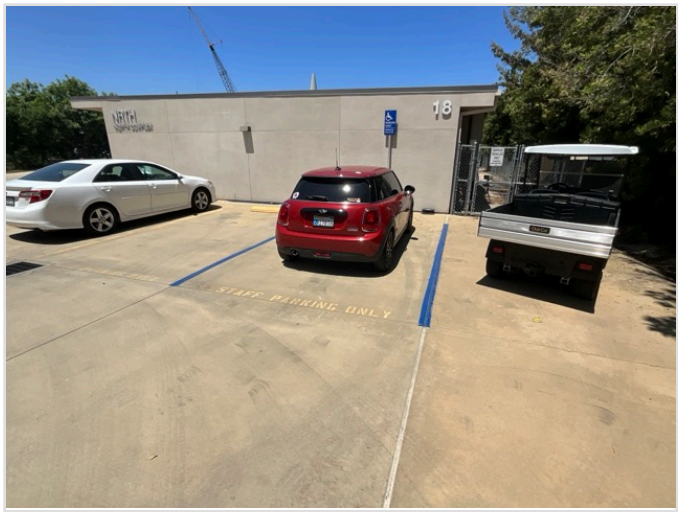
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

Copy of Crafton Hills College, Public Safety & Health: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Copy of Crafton Hills College, Public Safety & Health: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

ACCESSIBLE RAMP

MAIN ENTRANCE

SIGNAGE

Copy of Crafton Hills College, Public Safety & Health: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Crafton Hills College, Kinesiology & Aquatics

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

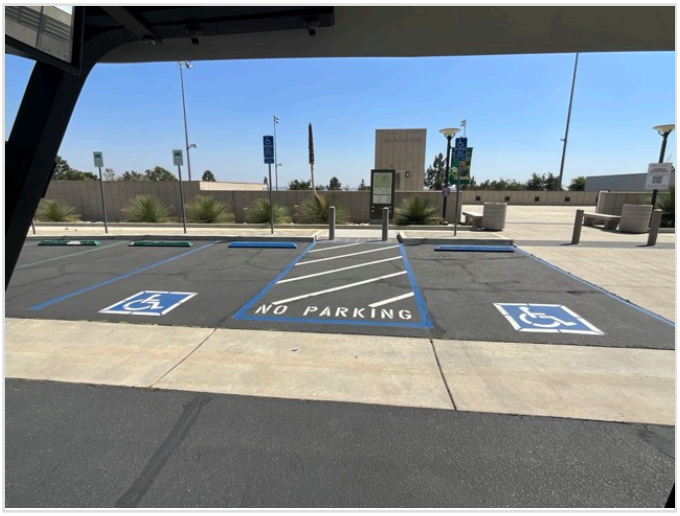
Crafton Hills College, Kinesiology & Aquatics : Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms			Pipe protection	
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

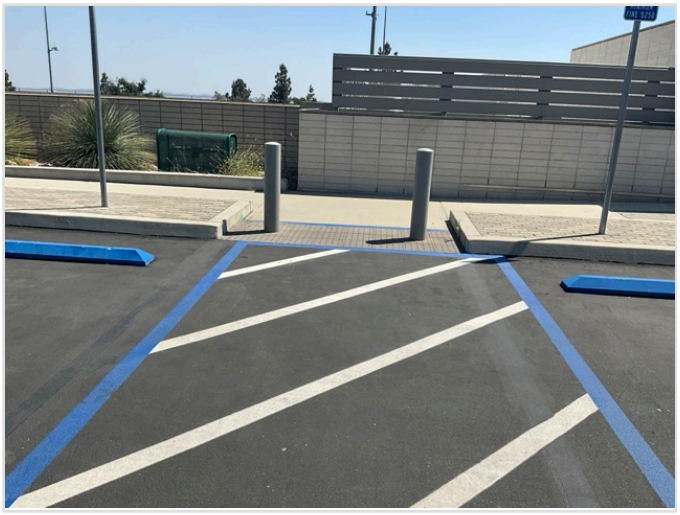
Crafton Hills College, Kinesiology & Aquatics : Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

ACCESSIBLE RAMP



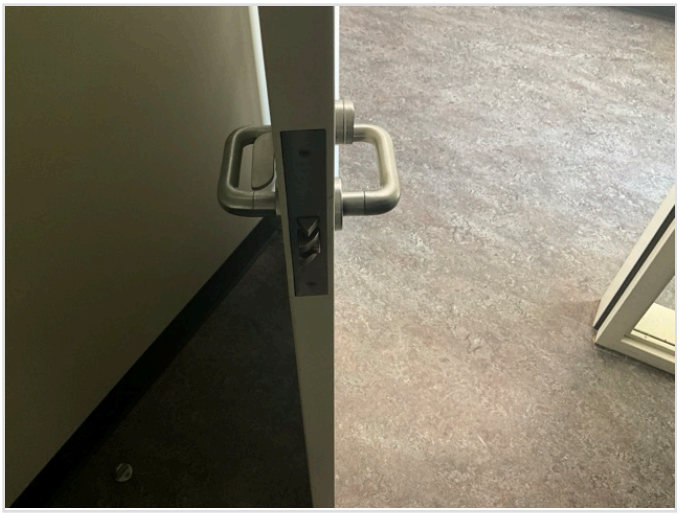
CURB CUT

MAIN ENTRANCE

AUTOMATIC DOOR OPENER

Crafton Hills College, Kinesiology & Aquatics : Photographic Overview

ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

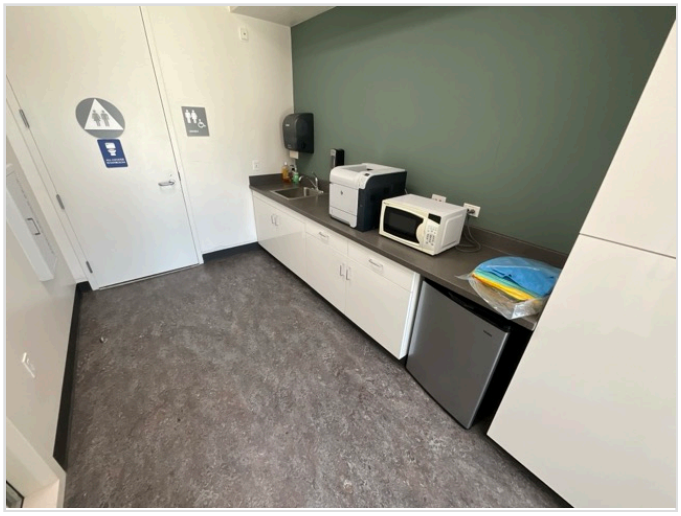
LOBBY LOOKING AT CAB

IN-CAB CONTROLS

TOILET STALL OVERVIEW

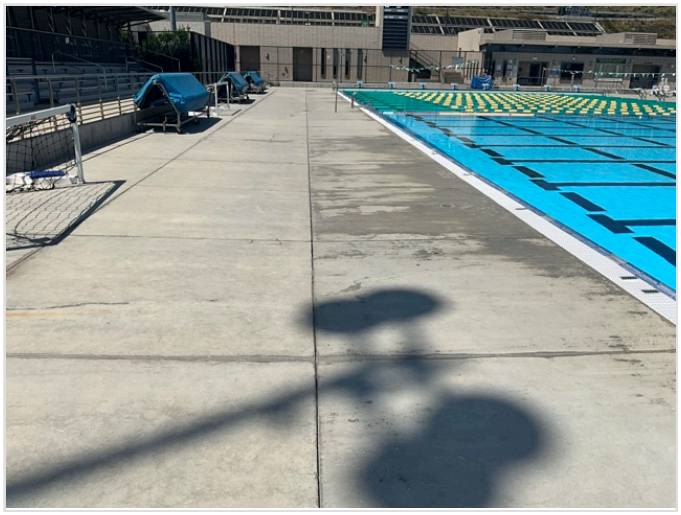
SINK, FAUCET HANDLES AND ACCESSORIES

Crafton Hills College, Kinesiology & Aquatics : Photographic Overview



BREAKROOM OVERVIEW

SINK CLEARANCE



ACCESSIBLE ROUTE TO POOL

POOL LIFT

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: CHXXX - Site

BV Project Number: 166773.24R000-002.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?			X	

CHXXX - Site: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances	**NA**			
Interior Accessible Route	**NA**			
Elevators	**NA**			
Public Restrooms	**NA**			
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

CHXXX - Site: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE RAMP

CURB CUT

Appendix D:
Component Condition Report

Component Condition Report | DLR, Crafton Hills College, FCA / CH0016 - Public Safety And Allied Health

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building exterior	Good	Stair/Ramp Rails, Metal, Refinish	3,000 LF	7	7694647
Facade						
B2010	Building exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	4,000 SF	36	7694637
B2010	Building exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	6,000 SF	11	7694645
B2010	Building exterior	Good	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	5,000 SF	7	7694655
B2010	Building exterior	Good	Exterior Walls, Stucco	5,000 SF	41	7694662
B2020	Building exterior	Good	Glazing, any type, by SF	1,500 SF	21	7694669
B2050	Garage	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	21	7694643
B2050	Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	28	21	7694656
B2050	Building exterior	Good	Exterior Door, Steel, Standard	20	31	7694653
B2050	Garage	Good	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	4	21	7694703
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	26,000 SF	11	7694640
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	7770937
B3060	Roof	Good	Roof Hatch, Metal	2	21	7694701
Interiors						
C1010	Classrooms	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	150 SF	16	7694633
C1030	Classrooms	Good	Interior Door, Steel, Standard	5	31	7694635
C1030	Classrooms	Good	Door Hardware, School, per Door	105	21	7694678
C1030	Classrooms	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	3	31	7694694
C1030	Classrooms	Good	Interior Door, Wood, Solid-Core	49	31	7694650
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	30,000 SF	16	7694686
C1090	Hallways	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	30 LF	11	7694644
C1090	Restrooms	Fair	Toilet Partitions, Metal	24	11	7694674
C2010	Restrooms	Good	Wall Finishes, any surface, Prep & Paint	43,000 SF	7	7694693
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	10,000 SF	31	7694695
C2030	Restrooms	Good	Flooring, Ceramic Tile	5,000 SF	31	7694666
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	13,000 SF	5	7694670
C2030	Classrooms	Fair	Flooring, Vinyl Sheeting	13,000 SF	6	7694642
C2030	Garage	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,000 SF	6	7694681
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	7	7694671
Conveying						
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	21	7694658

Component Condition Report | DLR, Crafton Hills College, FCA / CH0016 - Public Safety And Allied Health

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	11	7694679
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	6	7694677
Plumbing						
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Enameled Steel	8	21	7694700
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	6	7694698
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	14	21	7694687
D2010	Mechanical room	Fair	Water Heater, Gas, Tankless	2	6	7694672
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	26	7694675
D2010	Garage	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	7694634
D2010	Garage	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	1	21	7694680
D2010	Restrooms	Good	Urinal, Standard	10	21	7694688
D2010	Restrooms	Good	Toilet, Residential Water Closet	17	21	7694691
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	35,023 SF	31	7694641
D2060	Garage	Fair	Air Compressor, Tank-Style	2	11	7694639
HVAC						
D3020	Electrical room	Fair	Unit Heater, Hydronic	1	11	7694692
D3020	Garage	Fair	Unit Heater, Natural Gas	3	11	7694636
D3030	Roof	Fair	Split System Ductless, Single Zone	3	5	7694685
D3030	Roof	Fair	Split System Ductless, Single Zone	1	5	7694702
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	35,023 SF	21	7694652
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	20	7694699
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	20	7694664
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 2-Pipe	35,023 SF	31	7694648
D3050	Mechanical room	Fair	Fan Coil Unit, Hydronic Terminal	41	11	7694649
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	4	16	7694659
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	16	7694646
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	7694683
D3060	Roof	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor	4	11	7694668
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	35,023 SF	16	7694682
Electrical						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	21	7694638
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	3	21	7694654
D5020	Electrical room	Good	Switchboard, 277/480 V	1	31	7694667
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	21	7694690

Component Condition Report | DLR, Crafton Hills College, FCA / CH0016 - Public Safety And Allied Health

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	11	7694676
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	35,023 SF	31	7694696
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	20	11	7694660
D5040	Hallways	Good	Emergency & Exit Lighting, Exit Sign, LED	29	7	7694651
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	35,023 SF	11	7694689
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	35,023 SF	11	7694663
D7050	Interior	Fair	Fire Alarm Panel, Fully Addressable	1	6	7943719
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	35,023 SF	11	7694657
D8010	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	35,023 SF	6	7943715
Equipment & Furnishings						
E1030	Garage	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	7694673
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	180 LF	6	7694697
E2010	Classrooms	Fair	Casework, Cabinetry, Standard	200 LF	11	7694661
Pedestrian Plazas & Walkways						
G2030	Building exterior	Good	Sidewalk, Brick/Masonry Pavers	2,700 SF	21	7694665
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	35	11	7694684

Component Condition Report | DLR, Crafton Hills College, FCA / CH0019 - Kinesiology, Health Ed, Aquatics Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building exterior	Good	Stair/Ramp Rails, Metal, Refinish	1,000 LF	7	7695957
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	13,500 SF	5	7695983
B2020	Building exterior	Fair	Glazing, any type by SF	500 SF	15	7772248
B2050	Building exterior	Fair	Exterior Door, Steel, Commercial	22	25	7695993
B2050	Pump Room	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	15	7695961
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	15	7695966
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	17,924 SF	5	7695971
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	15	7695975
B3060	Roof	Fair	Roof Hatch, Metal	3	15	7695946
Interiors						
C1030	Classrooms	Fair	Interior Door, Steel, Standard	5	25	7695994

Component Condition Report | DLR, Crafton Hills College, FCA / CH0019 - Kinesiology, Health Ed, Aquatics Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Classrooms	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	25	7695955
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	25	7696007
C1030	Classrooms	Fair	Door Hardware, School, per Door	47	15	7695973
C1070	Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,000 SF	10	7696004
C1090	Restrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	66 LF	5	7695968
C1090	Restrooms	Fair	Toilet Partitions, Metal	42	5	7695948
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	10,000 SF	25	7696003
C2010	Pump Room	Fair	Wall Finishes, any surface, Prep & Paint	17,000 SF	5	7695937
C2030	Office	Fair	Flooring, Vinyl Sheeting	3,000 SF	7	7696005
C2030	Pump Room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	14,900 SF	3	7695941
C2050	Mechanical room	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	12,900 SF	7	7695999
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	5	7695943
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	15	7695942
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	7695996
Plumbing						
D2010	Restrooms	Fair	Toilet, Residential Water Closet	33	15	7695984
D2010	Pump Room	Fair	Storage Tank, Domestic Water	1	15	7695970
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	9	7695949
D2010	Pump Room	Good	Pump, Circulation, Domestic Water	1	11	7695951
D2010	Pump Room	Fair	Piping & Valves, Gate Valve, Domestic Water	2	15	7695978
D2010	Building exterior	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	5	7695977
D2010	Restrooms	Fair	Urinal, Standard	11	15	7695938
D2010	Office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	7695974
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	2	20	7695965
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	17,927 SF	25	7696002
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	17	15	7695947
D2010	Pump Room	Fair	Pump, Circulation, Domestic Water	2	8	7695963
D2010	Restrooms	Fair	Shower, Valve & Showerhead	15	15	7695989
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	7695954
HVAC						
D3020	Pump Room	Fair	Boiler Supplemental Components, Expansion Tank	1	25	7695998
D3020	Pump Room	Fair	Boiler, Gas, HVAC	1	15	7695985
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	7695934
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7695945

Component Condition Report | DLR, Crafton Hills College, FCA / CH0019 - Kinesiology, Health Ed, Aquatics Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	2	7695987
D3030	Building exterior	Fair	Split System Ductless, Single Zone	3	9	7696000
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	5	7695935
D3050	Roof	Fair	Air Handler, Exterior AHU	2	5	7695960
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	17,924 SF	15	7695991
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	7695939
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	3	10	7695940
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	4	10	7695952
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	17,924 SF	10	7695997
Electrical						
D5020	Building exterior	Fair	Switchboard, 120/208 V	1	25	7695995
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	17,924 SF	25	7695932
D5030	Pump Room	Fair	Motor, AHU or Pump	1	5	7695964
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	17,924 SF	5	7695969
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	5	7695936
D5040	Classrooms	Fair	Emergency & Exit Lighting, Exit Sign, LED	15	5	7695976
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	17,924 SF	5	7696008
D7050	Pump Room	Fair	Fire Alarm Panel, Fully Addressable	1	10	7695980
D8010	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	17,924 SF	3	7943120
Equipment & Furnishings						
E1030	Pump Room	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7695988
E2010	Office	Fair	Casework, Countertop, Plastic Laminate	20 LF	10	7695950
E2010	Office	Good	Casework, Cabinetry, Standard	30 LF	15	7696001
E2010	Pool	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	150	10	7695990
Special Construction & Demo						
F1050	Pump Room	Fair	Pool Equipment, Circulation Pump	1	10	7695982
F1050	Pump Room	Fair	Pool Equipment, Indoor Pool Dehumidifier & Control, 4500 CFM (150 LB)	1	5	7695979
F1050	Pump Room	Fair	Pool Equipment, Supplemental Components, pH Digital Controller, Install	1	5	7695981
F1050	Pool	Good	Pool Finishes, Basin & Deck Finishes, Concrete Deck	11,200 SF	48	7695972
F1050	Pool	Fair	Pool Accessories, Ladder	6	25	7695944
F1050	Pool	Fair	Pool Accessories, Gutter System	300 LF	25	7695958
F1050	Pump Room	Fair	Pool Equipment, Gas Heater	2	13	7695959
F1050	Pump Room	Fair	Pool Equipment, Filtration System	5	10	7695967

Component Condition Report | DLR, Crafton Hills College, FCA / CH0019 - Kinesiology, Health Ed, Aquatics Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1050	Pool	Fair	Pool Equipment, Pool Lift, Accessible Transfer Device	1	5	7695933
Athletic, Recreational & Playfield Areas						
G2050	Pool	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	10	7695962
G2050	Classrooms	Fair	Playfield Surfaces, Rubber, Poured-in-Place	4,000 SF	5	7695986
Sitework						
G2060	Pool	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	1	5	7696009
G2060	Pool	Fair	Fences & Gates, Fence, Chain Link 6'	450 LF	25	7696006
G2060	Pool	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	16	10	7695992

Component Condition Report | DLR, Crafton Hills College, FCA / Broadcast Tower Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior	Fair	Exterior Walls, Concrete	450 SF	31	8072504
B2050	Exterior	Fair	Exterior Door, Steel, Commercial	1	21	8072500
Roofing						
B3010	Roof	Fair	Roofing, Cementitious Panel Roof	120 SF	31	8072501
Electrical						
D5020	Exterior	Fair	Supplemental Components, Circuit Breaker/Disconnect, 800 AMP	1	11	8072499
D5020	Exterior	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	11	8072498
Sitework						
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	1	6	8072503
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	200 LF	21	8072502

Component Condition Report | DLR, Crafton Hills College, FCA / CH0001 - Maintenance And Operations

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	9,180 SF	10	7768358
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	7	15	7768353
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	13	20	7768345
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	12	15	7768371
Roofing						
B3010	Roof	Fair	Roofing, Metal	12,050 SF	5	7768375
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	12	20	7768356
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	13	7768362

Component Condition Report | DLR, Crafton Hills College, FCA / CH0001 - Maintenance And Operations

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Metal	2	10	7768376
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	380 SF	15	7768363
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,200 SF	5	7768377
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,600 SF	7	7768357
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	190 SF	5	7768367
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,304 SF	20	7768366
D2010	Warehouse	Fair	Water Heater, Electric, Instant Hot	1	3	7768344
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	7768348
D2010	Throughout building	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	7	7768352
D2010	Interior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	8	7935119
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	7768359
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	7768369
D2010	Restrooms	Fair	Urinal, Standard	1	15	7768346
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	7768370
HVAC						
D3020	Warehouse	Fair	Unit Heater, Natural Gas, 76 to 125 MBH	1	5	7768360
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	2	10	7768347
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump, 3 TON	1	0	7768374
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	11,304 SF	15	7768378
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	11	7768368
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	0	7768361
D3060	Building exterior	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	2	12	7768379
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V, 200 AMP	1	21	7768365
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	5	7768373
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,304 SF	32	7768354
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,304 SF	10	7768350
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	11	10	7768372
Fire Alarm & Electronic Systems						
D7050	Facilities Operation Center	Fair	Fire Alarm Panel, Fully Addressable	1	7	7768342
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,304 SF	12	7768349
Equipment & Furnishings						
E1030	Throughout building	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	15	7768351
E1030	Throughout building	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	7768364

Component Condition Report | DLR, Crafton Hills College, FCA / CH0002 - Child Development Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Stucco, Prep & Paint	9,165 SF	9	7861123
B2020	Building exterior	Poor	Glazing, any type, by SF	800 SF	1	7757586
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	29	7757575
B2050	Building exterior	Good	Exterior Door, Steel, Standard	5	39	7757574
Roofing						
B3010	Roof	Good	Roofing, Built-Up	6,560 SF	24	7757585
B3060	Roof	Failed	Roof Hatch, Metal	1	0	7757591
Interiors						
C1020	Throughout building	Good	Interior Window, Fixed, 12 SF	1	39	7757570
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	14	39	7752927
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	8,600 SF	24	7752925
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	19	7757571
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	18,020 SF	9	7752918
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	290 SF	14	7752919
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	8,310 SF	9	7752929
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	410 SF	14	7752922
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	410 SF	9	7757587
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	29	7757576
D2010	Laundry Room	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	14	7757590
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	4	14	7757568
D2010	Custodian	Good	Sink/Lavatory, Service Sink, Wall-Hung	2	34	7757593
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,010 SF	39	7757567
D2010	Restrooms	Good	Toilet, Child-Sized	6	29	7757566
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	29	7757582
D2010	Laundry Room	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	14	7757577
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	29	7757595
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	29	7757594
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	18	7757596
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 to 2 TON	1	13	7757578
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	9,010 SF	29	7752914
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	18	7757579
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7757584

Component Condition Report | DLR, Crafton Hills College, FCA / CH0002 - Child Development Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7757588
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	3	23	7757564
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	23	7757569
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	5	9	7757592
Electrical						
D5020	Building exterior	Fair	Switchgear, 120/208 V	1	12	7757589
D5020	Throughout building	Good	Distribution Panel, 120/208 V	1	29	7757573
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,010 SF	39	7752912
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	19	7752930
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,010 SF	19	7752920
Fire Alarm & Electronic Systems						
D7050	Lobby	Good	Fire Alarm Panel, Fully Addressable	1	14	7752916
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,010 SF	19	7752921

Component Condition Report | DLR, Crafton Hills College, FCA / CH0004 - Clock Tower Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Concrete, Clean & Seal	12,480 SF	13	7760113
B2020	Building exterior	Poor	Glazing, any type, by SF	1,870 SF	1	7760131
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	15	7760102
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	11	20	7760119
Roofing						
B3010	Roof	Good	Roofing, Built-Up	6,700 SF	18	7760136
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	38	30	7760133
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	9,610 SF	18	7760126
C1090	Restrooms	Fair	Toilet Partitions, Metal	13	13	7760100
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	720 SF	33	7878539
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	14,560 SF	3	7760124
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	9,610 SF	3	7760135
C2030	Restrooms	Good	Flooring, Ceramic Tile	360 SF	33	7760128
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	360 SF	3	7760095
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	8	7760108

Component Condition Report | DLR, Crafton Hills College, FCA / CH0004 - Clock Tower Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	13	7760122
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB, Renovate	1	23	7935501
Plumbing						
D2010	Custodian	Fair	Water Heater, Electric, Instant Hot	4	8	7760111
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,970 SF	33	7760099
D2010	Restrooms	Good	Urinal, Standard	3	23	7760106
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	23	7760098
D2010	Custodian	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	3	7760117
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	10	23	7760104
D2010	Restrooms	Good	Toilet, Commercial Water Closet	14	23	7760134
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	5	8	7760110
D2010	Throughout	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	8	7941938
HVAC						
D3020	Mechanical room	Good	Boiler Supplemental Components, Expansion Tank	1	33	7760107
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	3	8	7760096
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	9,970 SF	33	7760109
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	9,970 SF	23	7760129
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM	1	23	7760125
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM	1	23	7760130
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	2	18	7760103
Electrical						
D5020	Electrical room	Good	Switchgear, 277/480 V, 800 AMP	1	37	7760105
D5020	Electrical room	Fair	Switchboard, 277/480 V, 800 AMP	1	24	7760116
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	14	7760123
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown, 225 KVA	1	23	7760120
D5020	Electrical room	Good	Switchboard, 120/208 V, 600 AMP	1	33	7760121
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,970 SF	33	7760132
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	69	13	7760101
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,970 SF	13	7760114
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	69	13	7878555
Fire Alarm & Electronic Systems						
D7050	Mechanical room	Fair	Fire Alarm Panel, Fully Addressable	1	8	7760118
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,970 SF	13	7760097
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	9,970 SF	8	7760115

Component Condition Report | DLR, Crafton Hills College, FCA / CH0005 - West Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Concrete, Clean & Seal	7,680 SF	3	7785955
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	14	20	7785970
Roofing						
B3010	Roof	Fair	Roofing, Concrete Coating	900 SF	3	7941939
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,200 SF	10	7880237
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	20	7785962
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,800 SF	10	7880246
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	13,600 SF	5	7880233
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,200 SF	3	7880236
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	3,200 SF	7	7785953
Plumbing						
D2010	Custodian	Fair	Sink/Lavatory, Service Sink, Floor	1	3	7880232
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,800 SF	3	7880243
HVAC						
D3050	Throughout building	Poor	HVAC System, Ductwork, Medium Density	6,800 SF	0	7892686
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	6,800 SF	24	7880234
D3050	Mechanical room	Poor	Air Handler, Interior AHU, Easy/Moderate Access	1	0	7892684
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,800 SF	10	7880238
Electrical						
D5020	Mechanical room	Fair	Switchboard, 277/480 V	1	3	7880239
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,800 SF	3	7880244
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,800 SF	12	7880230
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	10	7785967
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,800 SF	12	7880231
D7050	111B	Fair	Fire Alarm Panel, Fully Addressable	1	7	7880247
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	6,800 SF	7	7880241

Component Condition Report | DLR, Crafton Hills College, FCA / CH0006 - Crafton Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	4,440 SF	36	7787194

Component Condition Report | DLR, Crafton Hills College, FCA / CH0006 - Crafton Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	18,000 SF	5	7787199
B2020	Building exterior	Good	Glazing, any type, by SF	3,300 SF	21	7787200
B2050	Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	22	21	7787150
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	3	21	7787149
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	7	31	7787195
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	31,660 SF	11	7787144
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	16	21	7787181
Interiors						
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	5	31	7787163
C1030	Throughout building	Good	Interior Door, Steel, Standard	6	31	7787151
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	76	31	7787155
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	40,742 SF	16	7787159
C1090	Restrooms	Fair	Toilet Partitions, Metal	17	11	7787182
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	90,204 SF	6	7787187
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,880 SF	31	7787196
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	25,512 SF	6	7787166
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,440 SF	31	7787197
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	930 SF	6	7787154
C2030	Throughout building	Good	Flooring, Ceramic Tile	18,660 SF	31	7787157
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,440 SF	6	7787172
C2050	Cafeteria	Good	Ceiling Finishes, Metal	4,360 SF	41	7787198
Conveying						
D1010	Elevator	Good	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	1	26	7787147
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	11	7942114
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	6	7787185
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	21	21	7787162
D2010	Restrooms	Good	Urinal, Standard	6	21	7787184
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	6	7787180
D2010	Custodian	Good	Sink/Lavatory, Service Sink, Floor	3	26	7787188
D2010	Custodian	Fair	Water Heater, Electric, Instant Hot	4	6	7787148
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	21	7787173
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	46,542 SF	31	7787156
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	14	21	7787189

Component Condition Report | DLR, Crafton Hills College, FCA / CH0006 - Crafton Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	6	7787165
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	2	6	7787145
D3050	Roof	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM	1	11	7787164
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	46,542 SF	21	7787176
D3050	Roof	Fair	Air Handler, Exterior AHU, 10001 to 15000 CFM	1	11	7787179
D3050	Roof	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM	1	11	7787146
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM	1	11	7787143
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	46,542 SF	31	7787193
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	2	16	7787169
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	2	16	7787190
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	46,542 SF	16	7787191
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	21	9	7787186
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V, 600 AMP	1	21	7787153
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	21	7787178
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	21	7787177
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	21	7787152
D5020	Electrical room	Good	Switchboard, 277/480 V	1	31	7787158
D5020	Elevator	Good	Secondary Transformer, Dry, Stepdown	1	21	7787168
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	46,542 SF	31	7787161
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	46,542 SF	11	7787175
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	39	11	7787160
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	46,542 SF	11	7787171
D7050	Data 130	Fair	Fire Alarm Panel, Fully Addressable	1	6	7787183
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	46,542 SF	6	7787174
Equipment & Furnishings						
E1030	Duck Owl	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	21	7787192
E1030	Duck Owl	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	4	21	7787170
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	9	7787167

Component Condition Report | DLR, Crafton Hills College, FCA / CH0007 - Student Support Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	4,400 SF	3	7685744
B2020	Building exterior	Poor	Glazing, any type, by SF	700 SF	1	7685748
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	5	7685745
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	3	0	7685739
B3010	Roof	Fair	Roofing, Built-Up	2,540 SF	3	7685750
B3060	Roof	Fair	Roof Hatch, Metal	1	5	7685736
Interiors						
C1030	Office	Fair	Interior Door, Wood, Solid-Core	25	15	7685756
C1030	Office	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	15	7685766
C1030	Office	Fair	Door Hardware, School, per Door	30	5	7685731
C1070	Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,575 SF	3	7685740
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	3	7685757
C2010	Restrooms	Fair	Wall Finishes, Fiberglass Paneling	300 SF	25	7685764
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,500 SF	15	7685734
C2010	Office	Fair	Wall Finishes, any surface, Prep & Paint	6,000 SF	6	7685733
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	5	7685742
C2030	Utility closet	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	3	7685737
C2030	Office	Fair	Flooring, Terrazzo	2,000 SF	25	7685760
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	15	7685754
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	6	7685761
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	7685770
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	5	7685730
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	5	7685769
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	7685732
D2010	Restrooms	Fair	Urinal, Standard	1	5	7685762
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	5	7685738
D2010	Restrooms	Fair	Toilet, Residential Water Closet	4	5	7685747
D2010	Office	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	5	7685755
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,575 SF	15	7685751
D2010	Utility room	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	5	7764763
HVAC						

Component Condition Report | DLR, Crafton Hills College, FCA / CH0007 - Student Support Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,575 SF	5	7685763
D3050	Office	Fair	Fan Coil Unit, Hydronic Terminal	5	4	7685767
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	4	3	7685735
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	4	3	7685743
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	6	7685741
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,575 SF	15	7685759
D5040	Office	Fair	Emergency & Exit Lighting, Exit Sign, LED	11	5	7685749
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,575 SF	7	7685765
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	29	3	7685768
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,575 SF	3	7685746
Equipment & Furnishings						
E2010	Office	Fair	Casework, Countertop, Plastic Laminate	80 LF	5	7685752
E2010	Office	Fair	Casework, Cabinetry, Standard	100 LF	10	7685753
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	16	10	7685758
Utilities						
G3030	Restrooms	Failed	Piping & Valves, any type Drain Pipes, Water Jet Cleaning, 2 to 6 IN, Clean	150 LF	0	7765033

Component Condition Report | DLR, Crafton Hills College, FCA / CH0008 - Learning Resource Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System	4,080 SF	36	7764464
B2010	Building exterior	Fair	Exterior Walls, Concrete, Clean & Seal	29,240 SF	6	7764415
B2020	Building exterior	Fair	Glazing, any type, by SF	7,500 SF	16	7764424
B2050	Building exterior	Fair	Exterior Door, Steel, Commercial	7	26	7764465
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	16	7764418
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	29,240 SF	6	7764471
Interiors						
C1020	Throughout building	Fair	Interior Glazing, any type by SF	2,150 SF	26	7764421
C1030	Throughout building	Fair	Interior Door, Steel, Standard	77	26	7764461
C1070	Pantry/Storage	Fair	Suspended Ceilings, Acoustical Tile (ACT)	50,570 SF	11	7764405
C1070	MPR	Fair	Suspended Ceilings, Fiberglass Paneling	5,080 SF	11	7764468

Component Condition Report | DLR, Crafton Hills College, FCA / CH0008 - Learning Resource Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Metal	24	6	7764410
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	114,960 SF	6	7764460
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,240 SF	26	7764441
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,620 SF	26	7764455
C2030	Throughout building	Fair	Flooring, Ceramic Tile	7,960 SF	26	7764458
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	47,690 SF	6	7764428
C2030	Pantry/Storage	Fair	Flooring, Vinyl Sheeting	1,830 SF	3	7764454
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,180 SF	6	7764416
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,620 SF	6	7764429
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 2 Car Cluster	1	6	7764432
D1010	Elevator	Poor	Elevator Controls, Automatic, 1 Car	1	1	7942335
D1010	Elevator	Fair	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	2	21	7764457
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	4	7764446
D1010	Elevator	Poor	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	1	1	7764437
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	4	7764417
Plumbing						
D2010	Custodian	Fair	Backflow Preventer, Domestic Water	1	16	7764472
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	24	16	7764431
D2010	Roof	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	11	7764406
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	9	5	7764404
D2010	Roof	Fair	Storage Tank, Domestic Water, 251 to 500 GAL	1	16	7764445
D2010	Custodian	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	21	7764426
D2010	Restrooms	Fair	Urinal, Standard	6	16	7764420
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	3	7764443
D2010	Custodian	Fair	Sink/Lavatory, Service Sink, Floor	1	21	7764452
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	18	16	7764425
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	59,100 SF	26	7764438
HVAC						
D3030	Data Center	Fair	Computer Room AC Unit, Air-Cooled, Condenser & CRAC Cabinet, 31 to 50 TON	2	6	7764427
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	3	7764430
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	3	3	7764413
D3050	Roof	Fair	Air Handler, Exterior AHU, 30001 to 40000 CFM	1	6	7764442
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM	6	6	7764436
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	59,100 SF	16	7764459

Component Condition Report | DLR, Crafton Hills College, FCA / CH0008 - Learning Resource Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Air Handler, Exterior AHU, 40001 to 50000 CFM	1	16	7764423
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	59,100 SF	26	7764462
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	11	7764453
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	1	11	7764414
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	59,100 SF	11	7764467
D4010	Data Center	Fair	Fire Suppression System, Server Rooms, Special/Chemical/Clean Agent	910 SF	6	7764409
Electrical						
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	11	7764450
D5010	Site	Fair	Generator, Diesel	1	10	7768340
D5010	Data Center	Good	Uninterruptible Power Supply, UPS, 30 KVA	2	12	7764444
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	11	7764451
D5020	Site	Fair	Switchboard, 277/480 V, 2000 AMP	1	25	7768339
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	16	7764470
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7764439
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	26	7764440
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7764403
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7764408
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	26	7764419
D5020	Roof	Fair	Distribution Panel, 277/480 V, 400 AMP	1	16	7764447
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	16	7764449
D5020	Data Center	Fair	Distribution Panel, 120/240 V, 400 AMP	1	16	7764469
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7764422
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	59,100 SF	26	7764407
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	59,100 SF	6	7764433
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	59,100 SF	6	7764434
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	5	7764411
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	59,100 SF	3	7764412
Equipment & Furnishings						
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	16	7764435
E1040	Elevator	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	9	7764466
Utilities						
G4010	Site	Fair	Site Transformer, Pad Mounted, Property-Owned, 2000 KVA	1	15	7768336

Component Condition Report | DLR, Crafton Hills College, FCA / CH0010 - Central Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Concrete, Clean & Seal	14,040 SF	4	7768333
B2020	Building exterior	Fair	Glazing, any type, by SF	3,600 SF	14	7768275
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	23	7768265
B2050	Building exterior	Good	Exterior Door, Steel, Commercial	43	33	7768278
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	15	7768312
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	28,660 SF	17	7768279
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	4	22	7768321
Interiors						
C1030	Throughout	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	9	32	7768272
C1030	Throughout building	Good	Interior Door, Steel, Standard	57	33	7768267
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	19,711 SF	17	7768285
C1070	Lecture Hall	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,500 SF	9	7768277
C1090	Restrooms	Fair	Toilet Partitions, Metal	18	10	7768294
C2010	Lecture Hall	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	600 SF	14	7768324
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	44,500 SF	5	7768322
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	960 SF	5	7768334
C2030	Restrooms	Good	Flooring, Ceramic Tile	480 SF	32	7768305
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	13,800 SF	5	7768244
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	4,950 SF	5	7768264
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,560 SF	5	7768262
C2030	Throughout building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	5,230 SF	5	7768316
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	380 SF	5	7768303
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,230 SF	5	7768308
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	480 SF	5	7768273
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	7768299
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 3 Floors, 3000 to 4000 LB, Renovate	1	23	7942358
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	13	7942359
Plumbing						
D2010	Mechanical room	Fair	Pump, Circulation, Domestic Water, 2 HP	1	3	7768252
D2010	Restrooms - 215	Failed	Toilet, Commercial Water Closet	1	0	7768326
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	30,621 SF	24	7768331
D2010	Throughout	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	8	7942360

Component Condition Report | DLR, Crafton Hills College, FCA / CH0010 - Central Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Janitor	Fair	Water Heater, Electric, Instant Hot	2	7	7768323
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water	1	5	7768287
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	22	7768280
D2010	Janitor	Good	Sink/Lavatory, Service Sink, Wall-Hung	1	27	7768314
D2010	Restrooms	Good	Toilet, Commercial Water Closet	20	23	7768292
D2010	Janitor	Good	Sink/Lavatory, Service Sink, Floor	3	27	7768301
D2010	Janitor	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	2	7768238
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water	1	7	7768330
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	20	23	7768245
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	8	7768254
D2010	Restrooms	Good	Urinal, Standard	5	23	7768237
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 2501 to 5000 MBH	2	14	7768295
D3020	Mechanical room	Good	Boiler Supplemental Components, Expansion Tank	1	32	7768298
D3020	Mechanical room	Fair	Boiler Supplemental Components, Chemical Feed System	1	8	7768313
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 5001 to 10000 MBH	1	5	7768258
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	32	7768302
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	3	8	7768311
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	4	2	7768242
D3030	Mechanical room	Fair	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON	1	3	7768328
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	7	7768289
D3030	Mechanical room	Fair	Chiller, Water-Cooled, 301 to 400 TON	3	9	7768251
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	2	2	7768332
D3030	Mechanical room	Good	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON	2	24	7768259
D3030	Mechanical room	Fair	Chiller, Water-Cooled, 81 to 100 TON	1	4	7768269
D3050	Throughout	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM	120	12	7768270
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	2	17	7768239
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM	1	23	7768241
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	30,621 SF	24	7768310
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled Water, 11 to 15 HP	1	9	7768266
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP	3	24	7768236
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM	1	23	7768320
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 76 to 100 HP	2	17	7768260
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP	1	5	7768250
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP	2	9	7768255

Component Condition Report | DLR, Crafton Hills College, FCA / CH0010 - Central Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	2	22	7768249
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1	18	7768248
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	13	7768307
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	30,621 SF	14	7768263
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	1	17	7768261
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	1	17	7768257
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	4	17	7768296
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	30,621 SF	9	7768282
Electrical						
D5010	Data Room	Fair	Uninterruptible Power Supply, UPS	1	2	7768256
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	22	7768281
D5020	Mechanical room	Good	Switchboard, 120/208 V	1	32	7768318
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown, 150 KVA	1	22	7768293
D5020	Building exterior	Good	Switchboard, 277/480 V, 800 AMP	1	32	7768247
D5020	Building exterior	Good	Secondary Transformer, Dry, Stepdown, 75 KVA	1	22	7768291
D5020	Mechanical room	Good	Switchgear, 277/480 V, 2000 AMP	1	32	7768243
D5020	Electrical room	Good	Switchgear, 277/480 V, 2000 AMP	1	32	7768319
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	22	7768317
D5020	Mechanical room	Good	Switchboard, 277/480 V	1	32	7768284
D5020	Electrical room	Good	Switchboard, 120/208 V, 400 AMP	1	32	7768268
D5020	Mechanical room	Good	Switchboard, 277/480 V, 1600 AMP	1	32	7768246
D5020	Mechanical room	Good	Switchboard, 277/480 V	1	32	7768240
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	22	7768288
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V	1	11	7768304
D5020	Electrical room	Good	Switchboard, 277/480 V, 400 AMP	1	32	7768329
D5020	Building exterior	Good	Switchboard, 120/208 V, 400 AMP	1	32	7768286
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	10	7768274
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	30,621 SF	32	7768300
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	12	7768271
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	12	7768253
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	3	19	7768325
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	4	7768283
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 25 HP	2	19	7768290
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	89	10	7768315

Component Condition Report | DLR, Crafton Hills College, FCA / CH0010 - Central Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	30,621 SF	10	7768276
Fire Alarm & Electronic Systems						
D7050	Mechanical room	Fair	Fire Alarm Panel, Fully Addressable	1	7	7768309
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	30,621 SF	4	7768297
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	30,621 SF	8	7768327
Equipment & Furnishings						
E2010	Lecture Hall	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	158	13	7768306

Component Condition Report | DLR, Crafton Hills College, FCA / CH0012 - Canyon Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Lab Wing - Hallways	Good	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	4,000 SF	7	7691683
B2010	Lab Wing - Building exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	1,700 SF	36	7691710
B2010	Building exterior	Fair	Exterior Walls, Concrete, Clean & Seal	6,720 SF	11	7764545
B2010	Lab Wing - Building exterior	Fair	Exterior Walls, Exposed Aggregate Concrete, Clean & Seal	4,500 SF	11	7691670
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System	360 SF	41	7764554
B2020	Lab Wing - Laboratory	Fair	Screens & Shutters, Aluminum Window Screen, up to 15 SF	3	5	7691661
B2020	Building exterior	Good	Glazing, any type, by SF	2,680 SF	21	7764557
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	21	7764540
B2050	Building exterior	Good	Exterior Door, Steel, Standard	5	31	7764553
B2050	Lab Wing - Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	21	7691715
B2050	Lab Wing - Building exterior	Good	Exterior Door, Steel, Standard	12	31	7691699
Roofing						
B3010	Lab Wing - Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	3	0	7691700
B3010	Roof	Fair	Roofing, Built-Up	4,520 SF	16	7764539
B3010	Lab Wing - Roof	Fair	Roofing, Built-Up	14,030 SF	16	7691690
B3060	Lab Wing - Roof	Good	Roof Hatch, Metal	1	21	7691711
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	14	31	7764548
C1030	Lab Wing - Classrooms	Good	Interior Door, Steel, Standard	17	31	7691714
C1030	Lab Wing - Classrooms	Good	Door Hardware, School, per Door	86	21	7691669
C1030	Lab Wing - Classrooms	Good	Interior Door, Wood, Solid-Core	45	31	7691720
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,000 SF	16	7764560
C1070	Lab Wing - Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	23,060 SF	16	7691718
C1090	Lab Wing - Restrooms	Fair	Toilet Partitions, Metal	18	11	7691706

Component Condition Report | DLR, Crafton Hills College, FCA / CH0012 - Canyon Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	18,000 SF	5	7764556
C2010	Lab Wing - Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	45,000 SF	5	7691657
C2010	Lab Wing - Restrooms	Good	Wall Finishes, Ceramic Tile	10,000 SF	31	7691673
C2030	Lab Wing - Restrooms	Good	Flooring, Ceramic Tile	3,000 SF	31	7691713
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	9,000 SF	5	7764552
C2030	Lab Wing - Hallways	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	24,060 SF	7	7691665
C2050	Lab Wing - Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	5	7691654
Conveying						
D1010	Lab Wing - Elevator	Fair	Elevator Cab Finishes, Standard	2	6	7691695
D1010	Lab Wing - Elevator	Fair	Elevator Controls, Automatic, 1 Car	2	11	7691712
D1010	Lab Wing - Elevator	Good	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, Renovate	2	26	7691696
Plumbing						
D2010	Lab Wing - Restrooms	Good	Urinal, Standard	6	21	7691691
D2010	Lab Wing - Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	8	21	7691725
D2010	Lab Wing - Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	3	6	7691688
D2010	Lab Wing - Utility closet	Good	Sink/Lavatory, Service Sink, Floor	2	26	7691708
D2010	Lab Wing - Laboratory	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	21	7691664
D2010	Lab Wing - Laboratory	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	10	11	7691674
D2010	Lab Wing - Restrooms	Good	Toilet, Residential Water Closet	14	21	7691685
D2010	Lab Wing - Mechanical room	Fair	Water Heater, Gas, Tankless	6	6	7691666
D2010	Lab Wing - Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	36,060 SF	31	7691692
D2010	Lab Wing - Mechanical room	Good	Backflow Preventer, Domestic Water	2	21	7691724
D2060	Lab Wing - Mechanical room	Fair	Air Compressor, Tank-Style	1	11	7691679
HVAC						
D3020	Lab Wing - Mechanical room	Good	Boiler Supplemental Components, Expansion Tank	1	30	7691667
D3020	Lab Wing - Laboratory	Fair	Boiler, Electric, HVAC	1	16	7691671
D3030	Lab Wing - Roof	Fair	Split System Ductless, Single Zone	3	6	7691656
D3030	Plenum	Fair	Split System, Fan Coil Unit, DX, 1 to 1.5 TON	20	6	7752522
D3050	Lab Wing - Roof	Fair	Air Handler, Exterior AHU	1	11	7691717
D3050	Lab Wing - Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	36,060 SF	31	7691723
D3050	Roof	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM	1	11	7764547
D3050	Lab Wing - Throughout building	Good	HVAC System, Ductwork, Medium Density	36,060 SF	21	7691668
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	9,000 SF	21	7764561
D3060	Lab Wing - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	3	16	7691687
D3060	Lab Wing - Roof	Fair	Exhaust Fan, Centrifugal, 10 to 15 HP Motor	3	16	7691707

Component Condition Report | DLR, Crafton Hills College, FCA / CH0012 - Canyon Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Lab Wing - Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	36,060 SF	16	7691663
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	9,000 SF	16	7764550
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	8	9	7764546
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	21	7764549
D5020	Lab Wing - Electrical room	Good	Secondary Transformer, Dry, Stepdown	2	21	7691662
D5020	Lab Wing - Building exterior	Good	Switchboard, 277/480 V	1	31	7691689
D5020	Lab Wing - Electrical room	Good	Switchboard, 120/208 V	2	31	7691694
D5020	Lab Wing - Electrical room	Good	Supplemental Components, Circuit Breaker/Disconnect	1	21	7691721
D5020	Lab Wing - Building exterior	Good	Supplemental Components, Circuit Breaker/Disconnect	1	21	7691686
D5020	Lab Wing - Building exterior	Good	Primary Transformer, Dry, Property-Owned	1	21	7691675
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	21	7764544
D5030	Lab Wing - Mechanical room	Fair	Motor, AHU or Pump	2	9	7691660
D5030	Lab Wing - Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	36,060 SF	31	7691716
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,000 SF	20	7764543
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,000 SF	11	7764559
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	30	11	7764558
D5040	Lab Wing - Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	36,060 SF	11	7691703
D5040	Lab Wing - Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	20	11	7691682
D5040	Lab Wing - Hallways	Fair	Emergency & Exit Lighting, Exit Sign, LED	27	5	7691705
Fire Alarm & Electronic Systems						
D6060	Lab Wing - Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	36,060 SF	11	7691681
D7050	Lab Wing - Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	6	7691684
D7050	Lab Wing - Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	36,060 SF	11	7691677
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,000 SF	11	7764555
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	9,000 SF	6	7764541
Equipment & Furnishings						
E1030	Lab Wing - Laboratory	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	6	7691655
E1030	Lab Wing - Laboratory	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	21	7691701
E1030	Lab Wing - Laboratory	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	21	7691702
E1030	Lab Wing - Laboratory	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	6	7691697
E1040	Lab Wing - Laboratory	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF	11	6	7691722
E1040	Lab Wing - Laboratory	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	88	21	7691719
E1040	Lab Wing - Mechanical room	Fair	Healthcare Equipment, Vacuum Pump	1	6	7691704

Component Condition Report | DLR, Crafton Hills College, FCA / CH0012 - Canyon Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Lab Wing - Laboratory	Fair	Healthcare Equipment, Ventilated Gas Cabinet	8	6	7691680
E1040	Lab Wing - Laboratory	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF	12	6	7691659
E1040	Lab Wing - Laboratory	Poor	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF	1	0	7691678
E1040	Lab Wing - Laboratory	Fair	Healthcare Equipment, Autoclave, Steam Generator 414 LB & 12 HP	1	17	7691658
E2010	Lab Wing - Classrooms	Fair	Casework, Cabinetry, Standard	500 LF	11	7691698
E2010	Lab Wing - Classrooms	Good	Casework, Countertop, Solid Surface	400 LF	31	7691676
Sitework						
G2060	Lab Wing - Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	44	11	7691693

Component Condition Report | DLR, Crafton Hills College, FCA / CH0013 - Visual Arts

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	100 SF	6	7684628
B2010	Building exterior	Fair	Exterior Walls, Stucco	5,600 SF	3	7684625
B2020	Building exterior	Fair	Glazing, any type, by SF	300 SF	11	7684607
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	25	7684618
B2070	Building exterior	Fair	Louvers, Aluminum	2	17	7684612
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	3	0	7684591
B3010	Roof	Fair	Roofing, Modified Bitumen	11,200 SF	8	7684617
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	15	7684594
B3060	Roof	Fair	Roof Hatch, Metal	1	18	7684613
Interiors						
C1030	Classrooms	Fair	Door Hardware, School, per Door	40	15	7684622
C1030	Hallways	Fair	Interior Door, Steel, Standard	10	25	7684596
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	22	25	7684629
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,800 SF	15	7684598
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	9	7684615
C2010	Classrooms	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	2,000 SF	15	7684630
C2010	Classrooms	Good	Wall Finishes, any surface, Prep & Paint	12,000 SF	7	7684616
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,000 SF	21	7684590
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	9,500 SF	9	7684606
C2030	Office	Good	Flooring, Carpet, Commercial Tile	1,000 SF	7	7684626
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	21	7684619
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	7	7684611

Component Condition Report | DLR, Crafton Hills College, FCA / CH0013 - Visual Arts

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	4	7684621
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	11,200 SF	3	7684593
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	3	7684632
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	18	7684604
D2010	Restrooms	Fair	Toilet, Residential Water Closet	4	18	7684595
D2010	Hallways	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	9	7684623
D2010	Restrooms	Fair	Urinal, Standard	2	18	7684627
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	18	7684609
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	11,200 SF	10	7684603
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	11,200 SF	23	7684602
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	7684620
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	7684610
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	8	7684600
Electrical						
D5020	Hallways	Poor	Distribution Panel, 120/208 V	1	1	7684601
D5030	Roof	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	10	7684605
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,200 SF	3	7684608
D5040	Hallways	Good	Emergency & Exit Lighting, Exit Sign, LED	7	7	7684592
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	21	7	7684589
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,200 SF	10	7684614
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,200 SF	13	7684599
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	70 LF	5	7684631
E2010	Classrooms	Fair	Casework, Cabinetry, Standard	70 LF	10	7684597
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	16	12	7684624

Component Condition Report | DLR, Crafton Hills College, FCA / CH0014 - East Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	1,440 SF	3	7662908
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,250 SF	3	7662924

Component Condition Report | DLR, Crafton Hills College, FCA / CH0014 - East Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building exterior	Fair	Exterior Walls, Stucco	1,440 SF	29	7662929
B2020	Building exterior	Fair	Glazing, any type, by SF	450 SF	9	7662919
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	7	19	7662909
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,760 SF	13	7662905
B3020	Building exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	13	7662913
B3060	Roof	Fair	Roof Hatch, Metal	1	9	7662930
B3080	Building exterior	Fair	Soffit/Fascia, Metal	800 SF	4	7662904
Interiors						
C1030	Classrooms	Fair	Door Hardware, School, per Door	12	9	7662926
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	5	19	7662922
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,760 SF	15	7662916
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	5	7662906
C2010	Classrooms	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	1,000 SF	15	7662927
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	5,760 SF	6	7662915
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7662912
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,760 SF	9	7662921
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	0	7662918
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7662907
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/240 V	1	9	7662914
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,760 SF	19	7662920
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	5	7662932
D5040	Classrooms	Fair	Emergency & Exit Lighting, Exit Sign, LED	7	5	7662931
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	5,760 SF	13	7662910
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,760 SF	13	7942420
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	3	7662923
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	5,760 SF	13	7662911
D8010	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	5,760 SF	8	7942419
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	19	10	7662925

Component Condition Report | DLR, Crafton Hills College, FCA / CH0015 - East Complex 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stucco	4,000 SF	29	7682334
B2010	Building exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	4,000 SF	5	7682318
B2020	Building exterior	Fair	Glazing, any type, by SF	100 SF	9	7682338
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	19	7682324
B2050	Building exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	9	7682336
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	9	7682328
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	5,500 SF	15	7682346
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	10	7682344
B3060	Roof	Fair	Roof Hatch, Metal	1	9	7682319
Interiors						
C1030	Office	Fair	Door Hardware, Office, per Door	14	9	7682350
C1030	Office	Fair	Interior Door, Steel, Standard	6	19	7682332
C1030	Office	Fair	Interior Door, Wood, Solid-Core	1	19	7682314
C1070	Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	10	7682316
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	5	15	7682320
C2010	Office	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	5	7682333
C2010	Utility closet	Fair	Wall Finishes, Fiberglass Paneling	100 SF	29	7682326
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	19	7682308
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	200 SF	5	7682321
C2030	Office	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	5,000 SF	5	7682348
C2030	Office	Fair	Flooring, Carpet, Commercial Tile	300 SF	5	7682312
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	100 SF	5	7682330
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,500 SF	19	7682329
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	10	7682327
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	7682352
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	18	7682323
D2010	Office	Good	Emergency Plumbing Fixtures, Eye Wash	1	15	7682342
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	14	7682347
D2010	Office	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	9	7682322
D2010	Restrooms	Fair	Toilet, Residential Water Closet	4	18	7682339
D2010	Office	Fair	Urinal, Standard	1	18	7682309
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Laundry	1	9	7682317

Component Condition Report | DLR, Crafton Hills College, FCA / CH0015 - East Complex 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Mechanical room	Fair	Split System Ductless, Single Zone	1	10	7682351
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7682311
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7682313
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	3	7682315
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,500 SF	9	7682343
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	1	20	7682340
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	20	7682325
Electrical						
D5020	Mechanical room	Good	Distribution Panel, 120/208 V	1	25	7682341
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	19	7682306
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,500 SF	10	7682307
D5040	Office	Fair	Emergency & Exit Lighting, Exit Sign, LED	2	5	7682337
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	15	7682331
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,500 SF	10	7682345
D7050	Mechanical room	Fair	Fire Alarm Panel, Fully Addressable	1	10	7682305
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,500 SF	12	7682310
Equipment & Furnishings						
E2010	Office	Good	Casework, Cabinetry, Standard	20 LF	15	7682349
E2010	Office	Fair	Casework, Countertop, Plastic Laminate	10 LF	10	7682335

Component Condition Report | DLR, Crafton Hills College, FCA / CH0018 - North Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	6,000 SF	7	7690971
B2010	Building exterior	Good	Exterior Walls, Stucco	6,000 SF	37	7690994
B2020	Building exterior	Fair	Glazing, any type, by SF	100 SF	17	7690972
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	16	27	7690991
Roofing						
B3010	Roof	Fair	Roofing, Metal	10,334 SF	27	7690980
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1 LF	7	7690990
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	4	27	7766951
C1030	Classrooms	Fair	Door Hardware, School, per Door	20	17	7766925

Component Condition Report | DLR, Crafton Hills College, FCA / CH0018 - North Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,700 SF	12	7766948
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	7	7690968
C2010	Restrooms	Good	Wall Finishes, Fiberglass Paneling	4,000 SF	37	7690992
C2010	Classrooms	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	12,000 SF	12	7766942
C2030	Classrooms	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	9,700 SF	7	7690978
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	600 SF	2	7690961
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	7	7690955
Plumbing						
D2010	Restrooms	Fair	Toilet, Residential Water Closet	8	17	7766928
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	10,334 SF	27	7766933
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	17	7766954
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	2	7766923
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	2	7690970
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	22	7766939
D2010	Restrooms	Fair	Urinal, Standard	2	17	7766935
HVAC						
D3030	Building exterior	Fair	Split System Ductless, Single Zone	2	2	7690996
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	8	6	7766941
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	7766927
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,334 SF	17	7690995
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	10,334 SF	12	7690979
Electrical						
D5020	Utility closet	Fair	Secondary Transformer, Dry, Stepdown	1	17	7766919
D5020	Utility closet	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	17	7690963
D5020	Classrooms	Fair	Distribution Panel, 120/240 V	1	17	7766932
D5020	Building exterior	Fair	Switchboard, 120/208 V	1	27	7690974
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,334 SF	27	7766918
D5040	Classrooms	Fair	Emergency & Exit Lighting, Exit Sign, LED	9	5	7766955
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,334 SF	7	7766922
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	7	7690964
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,334 SF	7	7766944
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	7	7690981
Equipment & Furnishings						

Component Condition Report | DLR, Crafton Hills College, FCA / CH0018 - North Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Classrooms	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	2	7690985
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	9	17	7690960
E1040	Classrooms	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF	2	3	7766938
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	150 LF	27	7766959
E2010	Classrooms	Fair	Casework, Cabinetry, Standard	200 LF	7	7690977
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	18	7	7766945

Component Condition Report | DLR, Crafton Hills College, FCA / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	8	7801165
D2010	Site	Fair	Backflow Preventer, Domestic Water, 10 IN	1	14	7801163
D2010	Site	Fair	Backflow Preventer, Domestic Water, 3 IN	1	20	7801108
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	17	7801119
D2010	Site	Fair	Backflow Preventer, Domestic Water, 2 IN	1	15	7801093
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	14	7801192
D2010	Site	Good	Backflow Preventer, Domestic Water	1	21	7801158
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	20	7801138
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	7879263
D2010	Site	Good	Backflow Preventer, Domestic Water, 3 IN	1	26	7801159
D2010	Site	Fair	Backflow Preventer, Domestic Water, 3 IN	1	3	7801076
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	14	7801079
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	3	7768338
D2010	Site	Fair	Backflow Preventer, Domestic Water, 10 IN	1	3	7801126
HVAC						
D3010	Site	Fair	Storage Tank, Fuel, Exterior	1	10	7801133
D3010	Site	Fair	Storage Tank, LNG, Fuel, 101 to 275 GAL	1	6	7801155
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	3	7801102
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	3	7768337
D4010	Site	Fair	Backflow Preventer, Fire Suppression, 10 IN	1	15	7801089
D4010	Site	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	15	7879266
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	3	7801130
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	15	7801186

Component Condition Report | DLR, Crafton Hills College, FCA / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	3	7801182
Electrical						
D5010	Site	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	9,000	8	7801073
D5010	Site	Fair	Solar Power, Inverter	17	7	7801148
D5010	Site	Poor	Solar Heating Panels, Pool Solar Heating Panel	150	2	7801188
D5020	Throughout building	Good	Switchboard, 120/208 V, 800 AMP	1	29	7801170
D5020	Site	Good	Switchboard, 277/480 V	1	32	7879262
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	17	7801097
D5020	Site	Fair	Switchboard, 277/480 V, 800 AMP	1	27	7801085
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	11	7801180
D5020	Site	Good	Switchboard, 277/480 V, 1000 AMP	1	32	7801140
D5020	Site	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1	22	7801175
D5020	Site	Fair	Switchboard, 277/480 V, 800 AMP	1	27	7801167
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	17	7801206
D5020	Throughout building	Good	Secondary Transformer, Dry, Stepdown, 150 KVA	1	19	7801173
D5020	Site	Fair	Switchgear, 277/480 V	1	25	7879267
D5020	Site	Fair	Switchboard, 277/480 V, 1600 AMP	1	27	7801209
Equipment & Furnishings						
E1090	Site	Fair	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press	1	7	7801172
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	960 SF	15	7757563
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	800 SF	22	7801104
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,640 SF	10	7768343
Pedestrian Plazas & Walkways						
G2020	Parking Lot K	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	49,970 SF	10	7801198
G2020	Maintenance Lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	352,394 SF	2	7801204
G2020	Parking Lot L	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,820 SF	4	7892652
G2020	Parking Lot J	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	80,740 SF	20	7801184
G2020	Parking Lot D	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,650 SF	20	7892656
G2020	Parking Lot H	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	34,960 SF	20	7801154
G2020	Parking Lot F	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	33,310 SF	13	7801123
G2020	Parking Lot P	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	53,550 SF	10	7801162
G2020	Parking Lot B	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,320 SF	20	7801207
G2020	Parking Lot B	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,320 SF	4	7892658
G2020	Parking Lot L	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,820 SF	20	7801095

Component Condition Report | DLR, Crafton Hills College, FCA / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Parking Lot J	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	80,740 SF	4	7892655
G2020	Parking Lot N	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	21,385 SF	2	7892648
G2020	Parking Lot K	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	49,970 SF	3	7892653
G2020	Parking Lot G	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	32,610 SF	4	7892649
G2020	Parking Lot F	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	33,310 SF	4	7892651
G2020	Parking Lot E	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	38,400 SF	15	7801078
G2020	Parking Lot E	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	38,400 SF	4	7892646
G2020	Parking Lot D	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,650 SF	20	7801128
G2020	Parking Lot N	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	21,385 SF	10	7801150
G2020	Parking Lot I	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	79,250 SF	20	7801113
G2020	Parking Lot H	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	34,960 SF	4	7892647
G2020	Parking Lot I	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	79,250 SF	5	7892657
G2020	Parking Lot P	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	53,550 SF	2	7892654
G2020	Maintenance Lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	352,394 SF	1	7801211
G2020	Parking Lot A	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	48,770 SF	4	7801124
G2020	Parking Lot A	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	48,770 SF	20	7801142
G2020	Parking Lot C	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	51,710 SF	4	7892650
G2020	Parking Lot C	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	51,710 SF	20	7801081
G2020	Parking Lot G	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	32,610 SF	20	7801136
G2030	Site	Failed	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	1	0	7801091
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	50,500 SF	25	7943714
Athletic, Recreational & Playfield Areas						
G2050	Site	Excellent	Playfield Surfaces, Rubber, Poured-in-Place	960 SF	20	7757572
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	36,600 SF	5	7801087
G2050	Pool	Good	Sports Site Lighting, Stadium, Clustered	4	35	7695956
G2050	Site	Good	Play Structure, Multipurpose, Small	1	19	7757583
Sitework						
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	34	10	7801083
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	850 LF	30	7801110
G2060	Site	Fair	Flagpole, Metal	3	15	7801117
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	12	7801115
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	12	7801190
G2060	Site	Fair	Picnic Table, Precast Concrete	39	15	7801071
G2060	Site	Fair	Park Bench, Precast Concrete	78	15	7801121
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	26	10	7801146

Component Condition Report | DLR, Crafton Hills College, FCA / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Restrooms	Fair	Park Bench, Wood/Composite/Fiberglass	6	5	7695953
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	55	15	7801196
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,170 LF	20	7801194
G2060	Site	Fair	Retaining Wall, Brick/Stone	6,500 SF	25	7702503
G2060	Site	Poor	Retaining Wall, Treated Timber	100 SF	1	7801203
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	350 LF	39	7757581
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	7801178
G2060	Site	Good	Fences & Gates, Vehicle Gate, Chain Link Swinging Electric	8	15	7801169
G2060	Site	Poor	Signage, Property, Pylon Standard, Replace/Install	1	0	7801176
G2080	Site	Fair	Irrigation System, Control Panel	18	8	7801200
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	182,000 SF	5	7768335
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	201	10	7801107
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	52	10	7801135
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	53	10	7801152
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	14	10	7801132
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	3	6	7764456
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	84	10	7801144
Utilities						
G3010	Site	Fair	Storage Tank, Site Water, Above-Ground, 2000000 GAL	1	3	7935161
G3060	Site	Fair	Pump, Natural Gas Fuel Dispenser	1	3	7801099

Appendix E:
Replacement Reserves

Replacement Reserves Report

8/26/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
DLR, Crafton Hills College, FCA / Broadcast Tower Building	$0	$0	$0	$0	$0	$0	$6,186	$0	$0	$0	$0	$76,059	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,244**
DLR, Crafton Hills College, FCA / CH0001 - Maintenance And Operations	$44,400	$0	$0	$1,641	$0	$653,646	$0	$90,006	$16,371	$0	$1,136,236	$47,537	$164,204	$25,924	$0	$647,779	$0	$0	$2,749	$0	$933,200	**$3,763,692**
DLR, Crafton Hills College, FCA / CH0002 - Child Development Center	$3,848	$134,798	$0	$0	$0	$0	$0	$0	$0	$474,521	$0	$0	$849,825	$22,221	$129,941	$0	$0	$0	$316,145	$1,070,120	$0	**$3,001,419**
DLR, Crafton Hills College, FCA / CH0004 - Clock Tower Building	$0	$315,091	$0	$288,225	$0	$0	$0	$0	$443,253	$0	$0	$0	$0	$1,286,343	$28,748	$58,021	$0	$0	$716,054	$0	$38,873	**$3,174,606**
DLR, Crafton Hills College, FCA / CH0005 - West Complex	$225,552	$0	$0	$514,808	$0	$71,717	$0	$288,472	$0	$0	$394,472	$0	$228,111	$6,666	$0	$101,164	$0	$110,495	$87,971	$0	$82,457	**$2,111,884**
DLR, Crafton Hills College, FCA / CH0006 - Crafton Center	$0	$0	$0	$0	$0	$189,840	$2,432,721	$0	$0	$18,759	$0	$5,004,892	$0	$0	$0	$267,788	$2,717,829	$0	$0	$26,461	$0	**$10,658,290**
DLR, Crafton Hills College, FCA / CH0007 - Student Support Building	$15,540	$117,949	$0	$406,391	$28,362	$473,088	$48,029	$94,478	$0	$0	$138,622	$0	$0	$34,720	$0	$790,879	$56,459	$0	$0	$0	$138,704	**$2,343,221**
DLR, Crafton Hills College, FCA / CH0008 - Learning Resource Center	$0	$444,222	$0	$1,287,157	$61,140	$100,193	$7,636,010	$0	$0	$6,051	$359,082	$1,626,323	$223,638	$0	$0	$743,855	$8,090,592	$0	$2,123,447	$110,967	$167,859	**$22,980,536**
DLR, Crafton Hills College, FCA / CH0010 - Central Complex	$3,848	$0	$180,579	$168,357	$996,870	$2,050,551	$0	$124,653	$865,793	$5,088,365	$1,179,520	$30,251	$2,147,821	$309,238	$2,909,702	$1,219,079	$0	$4,084,998	$146,251	$260,630	$416,113	**$22,182,615**
DLR, Crafton Hills College, FCA / CH0012 - Canyon Hall	$21,608	$0	$0	$0	$0	$620,108	$1,059,632	$193,457	$0	$30,660	$0	$3,470,293	$0	$0	$0	$894,560	$2,648,032	$764,272	$0	$6,829	$132,520	**$9,841,970**
DLR, Crafton Hills College, FCA / CH0013 - Visual Arts	$9,768	$6,740	$225,129	$350,142	$4,755	$12,304	$1,390	$148,529	$455,258	$219,459	$558,665	$71,305	$10,735	$254,575	$0	$418,542	$1,961	$152,886	$94,568	$0	$20,614	**$3,017,326**
DLR, Crafton Hills College, FCA / CH0014 - East Complex	$156,288	$0	$0	$79,586	$13,587	$60,257	$157,187	$0	$134,706	$239,590	$11,900	$0	$0	$649,616	$0	$236,546	$221,728	$0	$82,473	$125,762	$310,980	**$2,480,206**
DLR, Crafton Hills College, FCA / CH0015 - East Complex 2	$0	$0	$0	$198,549	$0	$139,813	$0	$0	$0	$173,066	$325,888	$0	$73,801	$0	$6,708	$555,511	$0	$0	$54,432	$330,909	$22,381	**$1,881,058**
DLR, Crafton Hills College, FCA / CH0016 - Public Safety And Allied Health	$6,512	$0	$0	$0	$0	$423,976	$1,291,840	$378,402	$0	$0	$0	$4,435,773	$0	$0	$0	$483,506	$841,154	$533,774	$0	$0	$660,244	**$9,055,180**
DLR, Crafton Hills College, FCA / CH0018 - North Complex	$0	$0	$81,332	$26,254	$0	$6,961	$183,385	$1,183,765	$0	$0	$0	$0	$952,732	$0	$0	$9,819	$0	$1,582,282	$43,985	$0	$0	**$4,070,515**
DLR, Crafton Hills College, FCA / CH0019 - Kinesiology, Health Ed, Aquatics Complex	$0	$0	$44,074	$426,287	$0	$3,370,704	$0	$240,079	$50,281	$66,564	$652,522	$11,236	$0	$276,601	$0	$1,738,349	$0	$253,128	$591,295	$0	$621,960	**$8,343,081**
DLR, Crafton Hills College, FCA / Site	$31,080	$491,945	$4,160,440	$3,678,203	$644,477	$2,250,524	$605,744	$542,751	$63,607,797	$765,437	$10,772,168	$714,248	$276,062	$643,805	$1,106,502	$3,268,312	$813,914	$282,721	$185,214	$1,250,442	$10,523,688	**$106,615,473**
Grand Total	**$518,444**	**$1,510,745**	**$4,691,553**	**$7,425,599**	**$1,749,191**	**$10,423,682**	**$13,422,124**	**$3,284,592**	**$65,573,458**	**$7,082,471**	**$15,529,075**	**$15,487,915**	**$4,926,928**	**$3,509,709**	**$4,181,600**	**$11,433,709**	**$15,391,668**	**$7,764,557**	**$4,444,584**	**$3,182,119**	**$14,069,592**	**$215,603,316**

DLR, Crafton Hills College, FCA / Broadcast Tower Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5020	8072498	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	19	11	1	EA	$22,496.00	$22,496												$22,496										**$22,496**
D5020	8072499	Supplemental Components, Circuit Breaker/Disconnect, 800 AMP, Replace	30	19	11	1	EA	$29,600.00	$29,600												$29,600										**$29,600**
G2060	8072503	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	19	6	1	EA	$5,032.00	$5,032							$5,032															**$5,032**
Totals, Unescalated										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,032**	**$0**	**$0**	**$0**	**$0**	**$52,096**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$57,128**
Totals, Escalated (3.5% inflation, compounded annually)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,186**	**$0**	**$0**	**$0**	**$0**	**$76,059**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$82,244**

DLR, Crafton Hills College, FCA / CH0001 - Maintenance And Operations

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7768358	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	35	10	9180	SF	$65.12	$597,802											$597,802											**$597,802**
B2020	7768353	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	7	EA	$1,924.00	$13,468																$13,468						**$13,468**
B2050	7768345	Exterior Door, Steel, Standard, Replace	40	20	20	13	EA	$1,776.00	$23,088																					$23,088	**$23,088**
B2050	7768371	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	15	15	12	EA	$13,024.00	$156,288																$156,288						**$156,288**
B3010	7768375	Roofing, Metal, Replace	40	35	5	12050	SF	$38.48	$463,684						$463,684																**$463,684**
C1030	7768356	Interior Door, Steel, Standard, Replace	40	20	20	12	EA	$1,776.00	$21,312																					$21,312	**$21,312**
C1070	7768362	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	1600	SF	$10.36	$16,576														$16,576								**$16,576**
C1090	7768376	Toilet Partitions, Metal, Replace	20	10	10	2	EA	$2,516.00	$5,032											$5,032											**$5,032**
C2010	7768363	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	380	SF	$47.36	$17,997																$17,997						**$17,997**
C2010	7768377	Wall Finishes, any surface, Prep & Paint	10	5	5	3200	SF	$4.44	$14,208						$14,208										$14,208						**$28,416**
C2030	7768367	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	190	SF	$35.52	$6,749						$6,749										$6,749						**$13,498**
C2030	7768357	Flooring, Vinyl Tile (VCT), Replace	15	8	7	1600	SF	$14.80	$23,680								$23,680														**$23,680**
D2010	7768344	Water Heater, Electric, Instant Hot, Replace	15	12	3	1	EA	$1,480.00	$1,480				$1,480																$1,480			**$2,960**
D2010	7768352	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	8	7	1	EA	$2,664.00	$2,664								$2,664														**$2,664**
D2010	7768366	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	11304	SF	$32.56	$368,058																					$368,058	**$368,058**
D2010	7935119	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	1	EA	$3,552.00	$3,552									$3,552													**$3,552**
D2010	7768369	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	2	EA	$4,440.00	$8,880									$8,880													**$8,880**
D2010	7768348	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	$3,848.00	$7,696																$7,696						**$7,696**
D2010	7768359	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	$4,440.00	$8,880																$8,880						**$8,880**
D2010	7768346	Urinal, Standard, Replace	30	15	15	1	EA	$3,256.00	$3,256																$3,256						**$3,256**
D2010	7768370	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	1	EA	$4,144.00	$4,144																					$4,144	**$4,144**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3020	7768360	Unit Heater, Natural Gas, 76 to 125 MBH, Replace	20	15	5	1	EA	$16,280.00	$16,280						$16,280																**$16,280**
D3030	7768374	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	28	0	1	EA	$11,840.00	$11,840	$11,840															$11,840						**$23,680**
D3030	7768347	Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	2	EA	$16,280.00	$32,560											$32,560											**$32,560**
D3050	7768361	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	34	0	1	EA	$32,560.00	$32,560	$32,560																				$32,560	**$65,120**
D3050	7768368	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	9	11	1	EA	$32,560.00	$32,560												$32,560										**$32,560**
D3050	7768378	HVAC System, Ductwork, Medium Density, Replace	30	15	15	11304	SF	$11.84	$133,839																$133,839						**$133,839**
D3060	7768379	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	13	12	2	EA	$4,144.00	$8,288													$8,288									**$8,288**
D5020	7768373	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	25	5	1	EA	$29,600.00	$29,600						$29,600																**$29,600**
D5040	7768372	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	11	EA	$1,776.00	$19,536											$19,536											**$19,536**
D5040	7768350	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	11304	SF	$13.32	$150,569											$150,569											**$150,569**
D7050	7768342	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$44,400.00	$44,400								$44,400														**$44,400**
D7050	7768349	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	11304	SF	$8.88	$100,380													$100,380									**$100,380**
E1030	7768364	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	$19,832.00	$19,832						$19,832															$19,832	**$39,664**
E1030	7768351	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	2	EA	$6,216.00	$12,432																$12,432						**$12,432**
Totals, Unescalated										**$44,400**	**$0**	**$0**	**$1,480**	**$0**	**$550,353**	**$0**	**$70,744**	**$12,432**	**$0**	**$805,499**	**$32,560**	**$108,668**	**$16,576**	**$0**	**$386,653**	**$0**	**$0**	**$1,480**	**$0**	**$468,994**	**$2,499,838**
Totals, Escalated (3.5% inflation, compounded annually)										**$44,400**	**$0**	**$0**	**$1,641**	**$0**	**$653,646**	**$0**	**$90,006**	**$16,371**	**$0**	**$1,136,236**	**$47,537**	**$164,204**	**$25,924**	**$0**	**$647,779**	**$0**	**$0**	**$2,749**	**$0**	**$933,200**	**$3,763,692**

DLR, Crafton Hills College, FCA / CH0002 - Child Development Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7861123	Exterior Walls, Stucco, Prep & Paint	10	1	9	9165	SF	$11.31	$103,630										$103,630										$103,630		**$207,261**
B2020	7757586	Glazing, any type, by SF, Replace	30	29	1	800	SF	$162.80	$130,240		$130,240																				**$130,240**
B3060	7757591	Roof Hatch, Metal, Replace	30	30	0	1	EA	$3,848.00	$3,848	$3,848																					**$3,848**
C1090	7757571	Toilet Partitions, Plastic/Laminate, Replace	20	1	19	3	EA	$2,220.00	$6,660																				$6,660		**$6,660**
C2010	7752918	Wall Finishes, any surface, Prep & Paint	10	1	9	18020	SF	$4.44	$80,009										$80,009										$80,009		**$160,018**
C2030	7752919	Flooring, Vinyl Tile (VCT), Replace	15	1	14	290	SF	$14.80	$4,292															$4,292							**$4,292**
C2030	7752922	Flooring, Vinyl Sheeting, Replace	15	1	14	410	SF	$20.72	$8,495															$8,495							**$8,495**
C2030	7752929	Flooring, Carpet, Commercial Tile, Replace	10	1	9	8310	SF	$19.24	$159,884										$159,884										$159,884		**$319,769**
C2050	7757587	Ceiling Finishes, any flat surface, Prep & Paint	10	1	9	410	SF	$5.92	$2,427										$2,427										$2,427		**$4,854**
D2010	7757590	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	1	14	1	EA	$2,664.00	$2,664															$2,664							**$2,664**
D2010	7757577	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	1	14	1	EA	$2,664.00	$2,664															$2,664							**$2,664**
D2010	7757568	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	1	14	4	EA	$4,440.00	$17,760															$17,760							**$17,760**
D3030	7757578	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	2	13	1	EA	$14,208.00	$14,208														$14,208								**$14,208**
D3030	7757596	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	2	18	1	EA	$16,280.00	$16,280																			$16,280			**$16,280**
D3050	7757579	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	2	EA	$32,560.00	$65,120																			$65,120			**$65,120**
D3050	7757584	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$44,400.00	$44,400																			$44,400			**$44,400**
D3050	7757588	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$44,400.00	$44,400																			$44,400			**$44,400**
D4030	7757592	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	5	EA	$444.00	$2,220										$2,220										$2,220		**$4,440**
D5020	7757589	Switchgear, 120/208 V, Replace	40	28	12	1	EA	$562,400.00	$562,400													$562,400									**$562,400**
D5040	7752920	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	9010	SF	$13.32	$120,013																				$120,013		**$120,013**
D5040	7752930	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	1	EA	$1,776.00	$1,776																				$1,776		**$1,776**
D7050	7752916	Fire Alarm Panel, Fully Addressable, Replace	15	1	14	1	EA	$44,400.00	$44,400															$44,400							**$44,400**
D7050	7752921	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	1	19	9010	SF	$8.88	$80,009																				$80,009		**$80,009**
Totals, Unescalated										**$3,848**	**$130,240**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$348,171**	**$0**	**$0**	**$562,400**	**$14,208**	**$80,275**	**$0**	**$0**	**$0**	**$170,200**	**$556,629**	**$0**	**$1,865,971**
Totals, Escalated (3.5% inflation, compounded annually)										**$3,848**	**$134,798**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$474,521**	**$0**	**$0**	**$849,825**	**$22,221**	**$129,941**	**$0**	**$0**	**$0**	**$316,145**	**$1,070,120**	**$0**	**$3,001,419**

DLR, Crafton Hills College, FCA / CH0004 - Clock Tower Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7760113	Exterior Walls, Concrete, Clean & Seal, Replace	20	7	13	12480	SF	$4.56	$56,889														$56,889								**$56,889**
B2020	7760131	Glazing, any type, by SF, Replace	30	29	1	1870	SF	$162.80	$304,436		$304,436																				**$304,436**
B2050	7760102	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	9	EA	$3,848.00	$34,632																$34,632						**$34,632**
B2050	7760119	Exterior Door, Steel, Standard, Replace	40	20	20	11	EA	$1,776.00	$19,536																					$19,536	**$19,536**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B3010	7760136	Roofing, Built-Up, Replace	25	7	18	6700	SF	$41.44	$277,648																			$277,648			**$277,648**
C1070	7760126	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	7	18	9610	SF	$10.36	$99,560																			$99,560			**$99,560**
C1090	7760100	Toilet Partitions, Metal, Replace	20	7	13	13	EA	$2,516.00	$32,708														$32,708								**$32,708**
C2010	7760124	Wall Finishes, any surface, Prep & Paint	10	7	3	14560	SF	$4.44	$64,646				$64,646										$64,646								**$129,293**
C2030	7760135	Flooring, Carpet, Commercial Tile, Replace	10	7	3	9610	SF	$19.24	$184,896				$184,896										$184,896								**$369,793**
C2050	7760095	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	360	SF	$5.92	$2,131				$2,131										$2,131								**$4,262**
D1010	7760108	Elevator Cab Finishes, Standard, Replace	15	7	8	1	EA	$26,640.00	$26,640									$26,640													**$26,640**
D1010	7760122	Elevator Controls, Automatic, 1 Car, Replace	20	7	13	1	EA	$14,800.00	$14,800														$14,800								**$14,800**
D2010	7760111	Water Heater, Electric, Instant Hot, Replace	15	7	8	4	EA	$1,480.00	$5,920									$5,920													**$5,920**
D2010	7760117	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	2	EA	$4,144.00	$8,288				$8,288																		**$8,288**
D2010	7941938	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	5	EA	$3,552.00	$17,760									$17,760													**$17,760**
D2010	7760110	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	5	EA	$4,440.00	$22,200									$22,200													**$22,200**
D3030	7760096	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	7	8	3	EA	$14,208.00	$42,624									$42,624													**$42,624**
D3060	7760103	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	7	18	2	EA	$4,144.00	$8,288																			$8,288			**$8,288**
D5020	7760123	Secondary Transformer, Dry, Stepdown, 15 KVA, Replace	30	16	14	1	EA	$17,760.00	$17,760															$17,760							**$17,760**
D5040	7760101	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	7	13	69	EA	$1,776.00	$122,544														$122,544								**$122,544**
D5040	7760114	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	9970	SF	$13.32	$132,800														$132,800								**$132,800**
D5040	7878555	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	7	13	69	EA	$1,776.00	$122,544														$122,544								**$122,544**
D7050	7760118	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$44,400.00	$44,400									$44,400													**$44,400**
D7050	7760097	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	7	13	9970	SF	$8.88	$88,534														$88,534								**$88,534**
D8010	7760115	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	7	8	9970	SF	$17.76	$177,067									$177,067													**$177,067**
Totals, Unescalated										**$0**	**$304,436**	**$0**	**$259,962**	**$0**	**$0**	**$0**	**$0**	**$336,611**	**$0**	**$0**	**$0**	**$0**	**$822,493**	**$17,760**	**$34,632**	**$0**	**$0**	**$385,496**	**$0**	**$19,536**	**$2,180,926**
Totals, Escalated (3.5% inflation, compounded annually)										**$0**	**$315,091**	**$0**	**$288,225**	**$0**	**$0**	**$0**	**$0**	**$443,253**	**$0**	**$0**	**$0**	**$0**	**$1,286,343**	**$28,748**	**$58,021**	**$0**	**$0**	**$716,054**	**$0**	**$38,873**	**$3,174,606**

DLR, Crafton Hills College, FCA / CH0005 - West Complex

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7785955	Exterior Walls, Concrete, Clean & Seal, Replace	20	17	3	7680	SF	$4.56	$35,009				$35,009																		**$35,009**
B2050	7785970	Exterior Door, Steel, Standard, Replace	30	10	20	14	EA	$1,776.00	$24,864																					$24,864	**$24,864**
B3010	7941939	Roofing, Concrete Coating, Replace	10	7	3	900	SF	$4.74	$4,262				$4,262										$4,262								**$8,525**
B3010	7880237	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	3200	SF	$50.32	$161,024											$161,024											**$161,024**
C1030	7785962	Interior Door, Wood, Solid-Core, Replace	40	20	20	8	EA	$2,072.00	$16,576																					$16,576	**$16,576**
C1070	7880246	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	15	10	6800	SF	$10.36	$70,448											$70,448											**$70,448**
C2010	7880233	Wall Finishes, any surface, Prep & Paint	10	5	5	13600	SF	$4.44	$60,384						$60,384										$60,384						**$120,768**
C2030	7880236	Flooring, Vinyl Tile (VCT), Replace	15	12	3	3200	SF	$14.80	$47,360				$47,360															$47,360			**$94,720**
C2030	7785953	Flooring, Carpet, Commercial Tile, Replace	10	3	7	3200	SF	$19.24	$61,568								$61,568										$61,568				**$123,136**
D2010	7880243	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	37	3	6800	SF	$32.56	$221,408				$221,408																		**$221,408**
D2010	7880232	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	1	EA	$2,368.00	$2,368				$2,368																		**$2,368**
D3050	7892686	HVAC System, Ductwork, Medium Density, Replace	30	30	0	6800	SF	$11.84	$80,512	$80,512																					**$80,512**
D3050	7892684	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	30	0	1	EA	$145,040.00	$145,040	$145,040																					**$145,040**
D4010	7880238	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	6800	SF	$3.17	$21,537											$21,537											**$21,537**
D5020	7880239	Switchboard, 277/480 V, Replace	40	37	3	1	EA	$103,600.00	$103,600				$103,600																		**$103,600**
D5030	7880244	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	6800	SF	$7.40	$50,320				$50,320																		**$50,320**
D5040	7785967	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	15	EA	$1,776.00	$26,640											$26,640											**$26,640**
D5040	7880230	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	6800	SF	$13.32	$90,576													$90,576									**$90,576**
D7050	7880247	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$44,400.00	$44,400								$44,400														**$44,400**
D7050	7880231	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	6800	SF	$8.88	$60,384													$60,384									**$60,384**
D8010	7880241	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	8	7	6800	SF	$17.76	$120,768								$120,768														**$120,768**
Totals, Unescalated										**$225,552**	**$0**	**$0**	**$464,327**	**$0**	**$60,384**	**$0**	**$226,736**	**$0**	**$0**	**$279,649**	**$0**	**$150,960**	**$4,262**	**$0**	**$60,384**	**$0**	**$61,568**	**$47,360**	**$0**	**$41,440**	**$1,622,622**
Totals, Escalated (3.5% inflation, compounded annually)										**$225,552**	**$0**	**$0**	**$514,808**	**$0**	**$71,717**	**$0**	**$288,472**	**$0**	**$0**	**$394,472**	**$0**	**$228,111**	**$6,666**	**$0**	**$101,164**	**$0**	**$110,495**	**$87,971**	**$0**	**$82,457**	**$2,111,884**

Replacement Reserves Report

8/26/2024

DLR, Crafton Hills College, FCA / CH0006 - Crafton Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7787199	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	18000	SF	$8.88	$159,840						$159,840										$159,840						**$319,680**
B3010	7787144	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	9	11	31660	SF	$50.32	$1,593,131												$1,593,131										**$1,593,131**
C1070	7787159	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	40742	SF	$10.36	$422,087																	$422,087					**$422,087**
C1090	7787182	Toilet Partitions, Metal, Replace	20	9	11	17	EA	$2,516.00	$42,772												$42,772										**$42,772**
C2010	7787187	Wall Finishes, any surface, Prep & Paint	10	4	6	90204	SF	$4.44	$400,506							$400,506										$400,506					**$801,012**
C2030	7787154	Flooring, Vinyl Sheeting, Replace	15	9	6	930	SF	$20.72	$19,270							$19,270															**$19,270**
C2030	7787166	Flooring, Carpet, Commercial Standard, Replace	10	4	6	25512	SF	$22.20	$566,366							$566,366										$566,366					**$1,132,733**
C2050	7787172	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1440	SF	$5.92	$8,525							$8,525										$8,525					**$17,050**
D1010	7787185	Elevator Cab Finishes, Standard, Replace	15	9	6	1	EA	$26,640.00	$26,640							$26,640															**$26,640**
D1010	7942114	Elevator Controls, Automatic, 1 Car, Replace	20	9	11	1	EA	$14,800.00	$14,800												$14,800										**$14,800**
D2010	7787148	Water Heater, Electric, Instant Hot, Replace	15	9	6	4	EA	$1,480.00	$5,920							$5,920															**$5,920**
D2010	7787180	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	6	EA	$4,440.00	$26,640							$26,640															**$26,640**
D3030	7787165	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	9	6	1	EA	$18,056.00	$18,056							$18,056															**$18,056**
D3030	7787145	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	9	6	2	EA	$18,056.00	$36,112							$36,112															**$36,112**
D3050	7787164	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	9	11	1	EA	$142,080.00	$142,080												$142,080										**$142,080**
D3050	7787179	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	9	11	1	EA	$248,640.00	$248,640												$248,640										**$248,640**
D3050	7787146	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	9	11	1	EA	$174,048.00	$174,048												$174,048										**$174,048**
D3050	7787143	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	9	11	1	EA	$110,112.00	$110,112												$110,112										**$110,112**
D3060	7787169	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	9	16	2	EA	$4,144.00	$8,288																	$8,288					**$8,288**
D3060	7787190	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	9	16	2	EA	$7,104.00	$14,208																	$14,208					**$14,208**
D4010	7787191	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	9	16	46542	SF	$3.17	$147,408																	$147,408					**$147,408**
D4030	7787186	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	21	EA	$444.00	$9,324										$9,324										$9,324		**$18,648**
D5040	7787175	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	46542	SF	$13.32	$619,939												$619,939										**$619,939**
D5040	7787160	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	39	EA	$1,776.00	$69,264												$69,264										**$69,264**
D7050	7787183	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	$44,400.00	$44,400							$44,400															**$44,400**
D7050	7787171	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	46542	SF	$8.88	$413,293												$413,293										**$413,293**
D8010	7787174	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	9	6	46542	SF	$17.76	$826,586							$826,586															**$826,586**
E1040	7787167	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	1	EA	$4,440.00	$4,440										$4,440										$4,440		**$8,880**
Totals, Unescalated										**$0**	**$0**	**$0**	**$0**	**$0**	**$159,840**	**$1,979,020**	**$0**	**$0**	**$13,764**	**$0**	**$3,428,080**	**$0**	**$0**	**$0**	**$159,840**	**$1,567,388**	**$0**	**$0**	**$13,764**	**$0**	**$7,321,696**
Totals, Escalated (3.5% inflation, compounded annually)										**$0**	**$0**	**$0**	**$0**	**$0**	**$189,840**	**$2,432,721**	**$0**	**$0**	**$18,759**	**$0**	**$5,004,892**	**$0**	**$0**	**$0**	**$267,788**	**$2,717,829**	**$0**	**$0**	**$26,461**	**$0**	**$10,658,290**

DLR, Crafton Hills College, FCA / CH0007 - Student Support Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7685744	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	17	3	4400	SF	$5.51	$24,225				$24,225																		**$24,225**
B2020	7685748	Glazing, any type, by SF, Replace	30	29	1	700	SF	$162.80	$113,960		$113,960																				**$113,960**
B2050	7685745	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	25	5	4	EA	$3,848.00	$15,392						$15,392																**$15,392**
B3010	7685739	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	3	EA	$3,256.00	$9,768	$9,768																					**$9,768**
B3010	7685750	Roofing, Built-Up, Replace	25	22	3	2540	SF	$41.44	$105,258				$105,258																		**$105,258**
B3060	7685736	Roof Hatch, Metal, Replace	30	25	5	1	EA	$3,848.00	$3,848						$3,848																**$3,848**
C1030	7685756	Interior Door, Wood, Solid-Core, Replace	40	25	15	25	EA	$2,072.00	$51,800																$51,800						**$51,800**
C1030	7685766	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	25	15	1	EA	$3,848.00	$3,848																$3,848						**$3,848**
C1030	7685731	Door Hardware, School, per Door, Replace	30	25	5	30	EA	$1,184.00	$35,520						$35,520																**$35,520**
C1070	7685740	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	4575	SF	$10.36	$47,397				$47,397																		**$47,397**
C1090	7685757	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	3	EA	$2,220.00	$6,660				$6,660																		**$6,660**
C2010	7685734	Wall Finishes, Ceramic Tile, Replace	40	25	15	2500	SF	$53.28	$133,200																$133,200						**$133,200**
C2010	7685733	Wall Finishes, any surface, Prep & Paint	10	4	6	6000	SF	$4.44	$26,640							$26,640										$26,640					**$53,280**
C2030	7685754	Flooring, Ceramic Tile, Replace	40	25	15	1000	SF	$53.28	$53,280																$53,280						**$53,280**
C2030	7685742	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2000	SF	$14.80	$29,600						$29,600															$29,600	**$59,200**
C2030	7685737	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1000	SF	$22.20	$22,200				$22,200										$22,200								**$44,400**
C2050	7685761	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1000	SF	$5.92	$5,920							$5,920										$5,920					**$11,840**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D1010	7685770	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$14,800.00	$14,800				$14,800																		**$14,800**
D1010	7685730	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$26,640.00	$26,640						$26,640															$26,640	**$53,280**
D1010	7685769	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	25	5	1	EA	$162,800.00	$162,800						$162,800																**$162,800**
D2010	7764763	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	10	5	1	EA	$1,628.00	$1,628						$1,628															$1,628	**$3,256**
D2010	7685751	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	5575	SF	$32.56	$181,522																$181,522						**$181,522**
D2010	7685762	Urinal, Standard, Replace	30	25	5	1	EA	$3,256.00	$3,256						$3,256																**$3,256**
D2010	7685738	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	3	EA	$4,440.00	$13,320						$13,320																**$13,320**
D2010	7685747	Toilet, Residential Water Closet, Replace	30	25	5	4	EA	$2,072.00	$8,288						$8,288																**$8,288**
D2010	7685755	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	4	EA	$3,256.00	$13,024						$13,024																**$13,024**
D2010	7685732	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	$2,368.00	$2,368											$2,368											**$2,368**
D3050	7685767	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	5	EA	$4,943.20	$24,716					$24,716																	**$24,716**
D3050	7685763	HVAC System, Ductwork, Medium Density, Replace	30	25	5	5575	SF	$11.84	$66,008						$66,008																**$66,008**
D3060	7685735	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	4	EA	$7,104.00	$28,416				$28,416																		**$28,416**
D3060	7685743	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	4	EA	$4,144.00	$16,576				$16,576																		**$16,576**
D5020	7685741	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	$6,512.00	$6,512							$6,512															**$6,512**
D5030	7685759	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	5575	SF	$7.40	$41,255																$41,255						**$41,255**
D5040	7685768	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	29	EA	$1,776.00	$51,504				$51,504																		**$51,504**
D5040	7685749	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	11	EA	$651.20	$7,163						$7,163										$7,163						**$14,326**
D5040	7685765	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	5575	SF	$13.32	$74,259							$74,259															**$74,259**
D7050	7685746	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	5575	SF	$8.88	$49,506				$49,506																		**$49,506**
E2010	7685752	Casework, Countertop, Plastic Laminate, Replace	15	10	5	80	LF	$148.00	$11,840						$11,840															$11,840	**$23,680**
E2010	7685753	Casework, Cabinetry, Standard, Replace	20	10	10	100	LF	$888.00	$88,800											$88,800											**$88,800**
G2060	7685758	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	16	EA	$444.00	$7,104											$7,104											**$7,104**
G3030	7765033	Piping & Valves, any type Drain Pipes, Water Jet Cleaning, 2 to 6 IN, Clean	0	0	0	150	LF	$38.48	$5,772	$5,772																					**$5,772**
Totals, Unescalated										**$15,540**	**$113,960**	**$0**	**$366,541**	**$24,716**	**$398,327**	**$39,072**	**$74,259**	**$0**	**$0**	**$98,272**	**$0**	**$0**	**$22,200**	**$0**	**$472,068**	**$32,560**	**$0**	**$0**	**$0**	**$69,708**	**$1,727,224**
Totals, Escalated (3.5% inflation, compounded annually)										**$15,540**	**$117,949**	**$0**	**$406,391**	**$28,362**	**$473,088**	**$48,029**	**$94,478**	**$0**	**$0**	**$138,622**	**$0**	**$0**	**$34,720**	**$0**	**$790,879**	**$56,459**	**$0**	**$0**	**$0**	**$138,704**	**$2,343,221**

DLR, Crafton Hills College, FCA / CH0008 - Learning Resource Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7764415	Exterior Walls, Concrete, Clean & Seal, Replace	20	14	6	29240	SF	$4.56	$133,288							$133,288															**$133,288**
B2020	7764424	Glazing, any type, by SF, Replace	30	14	16	7500	SF	$162.80	$1,221,000																$1,221,000						**$1,221,000**
B2050	7764418	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	12	EA	$3,848.00	$46,176																$46,176						**$46,176**
B3010	7764471	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	29240	SF	$50.32	$1,471,357							$1,471,357															**$1,471,357**
C1070	7764405	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	50570	SF	$10.36	$523,905												$523,905										**$523,905**
C1070	7764468	Suspended Ceilings, Fiberglass Paneling, Replace	25	14	11	5080	SF	$44.40	$225,552												$225,552										**$225,552**
C1090	7764410	Toilet Partitions, Metal, Replace	20	14	6	24	EA	$2,516.00	$60,384							$60,384															**$60,384**
C2010	7764460	Wall Finishes, any surface, Prep & Paint	10	4	6	114960	SF	$4.44	$510,422							$510,422										$510,422					**$1,020,845**
C2030	7764454	Flooring, Vinyl Sheeting, Replace	15	12	3	1830	SF	$20.72	$37,918				$37,918															$37,918			**$75,835**
C2030	7764428	Flooring, Carpet, Commercial Standard, Replace	10	4	6	47690	SF	$22.20	$1,058,718							$1,058,718										$1,058,718					**$2,117,436**
C2050	7764416	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	7180	SF	$5.92	$42,506							$42,506										$42,506					**$85,011**
C2050	7764429	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1620	SF	$5.92	$9,590							$9,590										$9,590					**$19,181**
D1010	7942335	Elevator Controls, Automatic, 1 Car, Replace	20	19	1	1	EA	$14,800.00	$14,800		$14,800																				**$14,800**
D1010	7764437	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	35	34	1	1	EA	$414,400.00	$414,400		$414,400																				**$414,400**
D1010	7764446	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	$26,640.00	$26,640					$26,640																$26,640	**$53,280**
D1010	7764417	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	$26,640.00	$26,640					$26,640																$26,640	**$53,280**
D1010	7764432	Elevator Controls, Automatic, 2 Car Cluster, Replace	20	14	6	1	EA	$22,200.00	$22,200							$22,200															**$22,200**
D2010	7764445	Storage Tank, Domestic Water, 251 to 500 GAL, Replace	30	14	16	1	EA	$14,800.00	$14,800																$14,800						**$14,800**
D2010	7764406	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	14	11	1	EA	$66,600.00	$66,600												$66,600										**$66,600**
D2010	7764472	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$4,144.00	$4,144																$4,144						**$4,144**
D2010	7764443	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	5	EA	$3,552.00	$17,760				$17,760																		**$17,760**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	7764404	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	9	EA	$4,440.00	$39,960						$39,960															$39,960	**$79,920**
D2010	7764431	Toilet, Commercial Water Closet, Replace	30	14	16	24	EA	$3,848.00	$92,352																$92,352						**$92,352**
D2010	7764420	Urinal, Standard, Replace	30	14	16	6	EA	$3,256.00	$19,536																$19,536						**$19,536**
D2010	7764425	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	18	EA	$4,440.00	$79,920																$79,920						**$79,920**
D3030	7764430	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	2	EA	$10,064.00	$20,128				$20,128														$20,128				**$40,256**
D3030	7764413	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	3	EA	$11,840.00	$35,520				$35,520														$35,520				**$71,040**
D3030	7764427	Computer Room AC Unit, Air-Cooled, Condenser & CRAC Cabinet, 31 to 50 TON, Replace	20	14	6	2	EA	$444,000.00	$888,000							$888,000															**$888,000**
D3050	7764436	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	14	6	6	EA	$11,366.40	$68,198							$68,198															**$68,198**
D3050	7764442	Air Handler, Exterior AHU, 30001 to 40000 CFM, Replace	20	14	6	1	EA	$473,600.00	$473,600							$473,600															**$473,600**
D3050	7764459	HVAC System, Ductwork, Medium Density, Replace	30	14	16	59100	SF	$11.84	$699,744																$699,744						**$699,744**
D3050	7764423	Air Handler, Exterior AHU, 40001 to 50000 CFM, Replace	30	14	16	1	EA	$592,000.00	$592,000																$592,000						**$592,000**
D3060	7764414	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	14	11	1	EA	$7,104.00	$7,104												$7,104										**$7,104**
D3060	7764453	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	14	11	1	EA	$8,880.00	$8,880												$8,880										**$8,880**
D4010	7764467	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	59100	SF	$3.17	$187,182												$187,182										**$187,182**
D4010	7764409	Fire Suppression System, Server Rooms, Special/Chemical/Clean Agent, Replace	20	14	6	910	SF	$177.60	$161,616							$161,616															**$161,616**
D5010	7768340	Generator, Diesel, Replace	25	15	10	1	EA	$254,560.00	$254,560											$254,560											**$254,560**
D5010	7764444	Uninterruptible Power Supply, UPS, 30 KVA, Replace	15	3	12	2	EA	$74,000.00	$148,000													$148,000									**$148,000**
D5010	7764450	Automatic Transfer Switch, ATS, Replace	25	14	11	1	EA	$59,200.00	$59,200												$59,200										**$59,200**
D5010	7764451	Automatic Transfer Switch, ATS, Replace	25	14	11	1	EA	$35,520.00	$35,520												$35,520										**$35,520**
D5020	7764439	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$19,832.00	$19,832																$19,832						**$19,832**
D5020	7764408	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$29,600.00	$29,600																$29,600						**$29,600**
D5020	7764403	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$74,000.00	$74,000																$74,000						**$74,000**
D5020	7764422	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$74,000.00	$74,000																$74,000						**$74,000**
D5020	7764470	Distribution Panel, 277/480 V, Replace	30	14	16	1	EA	$15,688.00	$15,688																$15,688						**$15,688**
D5020	7764447	Distribution Panel, 277/480 V, 400 AMP, Replace	30	14	16	1	EA	$15,688.00	$15,688																$15,688						**$15,688**
D5020	7764449	Distribution Panel, 120/208 V, Replace	30	14	16	1	EA	$23,680.00	$23,680																$23,680						**$23,680**
D5020	7764469	Distribution Panel, 120/240 V, 400 AMP, Replace	30	14	16	1	EA	$16,280.00	$16,280																$16,280						**$16,280**
D5040	7764433	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	59100	SF	$13.32	$787,212							$787,212															**$787,212**
D7050	7764411	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$44,400.00	$44,400						$44,400															$44,400	**$88,800**
D7050	7764434	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	59100	SF	$8.88	$524,808							$524,808															**$524,808**
D8010	7764412	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	12	3	59100	SF	$17.76	$1,049,616				$1,049,616															$1,049,616			**$2,099,232**
E1030	7764435	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	14	16	1	EA	$6,216.00	$6,216																$6,216						**$6,216**
E1040	7764466	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	1	EA	$4,440.00	$4,440										$4,440										$4,440		**$8,880**
G4010	7768336	Site Transformer, Pad Mounted, Property-Owned, 2000 KVA, Replace	30	15	15	1	EA	$444,000.00	$444,000																$444,000						**$444,000**
Totals, Unescalated										**$0**	**$429,200**	**$0**	**$1,160,942**	**$53,280**	**$84,360**	**$6,211,899**	**$0**	**$0**	**$4,440**	**$254,560**	**$1,113,943**	**$148,000**	**$0**	**$0**	**$444,000**	**$4,665,892**	**$0**	**$1,143,182**	**$57,720**	**$84,360**	**$15,855,778**
Totals, Escalated (3.5% inflation, compounded annually)										**$0**	**$444,222**	**$0**	**$1,287,157**	**$61,140**	**$100,193**	**$7,636,010**	**$0**	**$0**	**$6,051**	**$359,082**	**$1,626,323**	**$223,638**	**$0**	**$0**	**$743,855**	**$8,090,592**	**$0**	**$2,123,447**	**$110,967**	**$167,859**	**$22,980,536**

DLR, Crafton Hills College, FCA / CH0010 - Central Complex

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7768333	Exterior Walls, Concrete, Clean & Seal, Replace	20	16	4	14040	SF	$4.56	$64,000					$64,000																	**$64,000**
B2020	7768275	Glazing, any type, by SF, Replace	30	16	14	3600	SF	$162.80	$586,080															$586,080							**$586,080**
B2050	7768312	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	1	EA	$9,472.00	$9,472																$9,472						**$9,472**
B3010	7768279	Roofing, Built-Up, Replace	25	8	17	28660	SF	$41.44	$1,187,670																		$1,187,670				**$1,187,670**
C1070	7768277	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	16	9	2500	SF	$10.36	$25,900										$25,900												**$25,900**
C1070	7768285	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	19711	SF	$10.36	$204,206																		$204,206				**$204,206**
C1090	7768294	Toilet Partitions, Metal, Replace	20	10	10	18	EA	$2,516.00	$45,288											$45,288											**$45,288**
C2010	7768324	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	16	14	600	SF	$82.88	$49,728															$49,728							**$49,728**
C2010	7768334	Wall Finishes, any surface, Prep & Paint	10	5	5	960	SF	$4.44	$4,262						$4,262										$4,262						**$8,525**
C2010	7768322	Wall Finishes, any surface, Prep & Paint	10	5	5	44500	SF	$4.44	$197,580						$197,580										$197,580						**$395,160**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
C2030	7768303	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	380	SF	$35.52	$13,498						$13,498										$13,498						**$26,995**
C2030	7768316	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	5230	SF	$35.52	$185,770						$185,770										$185,770						**$371,539**
C2030	7768264	Flooring, Vinyl Sheeting, Replace	15	10	5	4950	SF	$20.72	$102,564						$102,564															$102,564	**$205,128**
C2030	7768262	Flooring, Vinyl Tile (VCT), Replace	15	10	5	5560	SF	$14.80	$82,288						$82,288															$82,288	**$164,576**
C2030	7768244	Flooring, Carpet, Commercial Tile, Replace	10	5	5	13800	SF	$19.24	$265,512						$265,512										$265,512						**$531,024**
C2050	7768273	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	480	SF	$5.92	$2,842						$2,842										$2,842						**$5,683**
C2050	7768308	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	8230	SF	$5.92	$48,722						$48,722										$48,722						**$97,443**
D1010	7768299	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	$26,640.00	$26,640								$26,640														**$26,640**
D1010	7942359	Elevator Controls, Automatic, 1 Car, Replace	20	7	13	1	EA	$14,800.00	$14,800														$14,800								**$14,800**
D2010	7768238	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	13	2	1	EA	$1,628.00	$1,628			$1,628															$1,628				**$3,256**
D2010	7768252	Pump, Circulation, Domestic Water, 2 HP, Replace	15	12	3	1	EA	$13,616.00	$13,616				$13,616															$13,616			**$27,232**
D2010	7768287	Pump, Circulation, Domestic Water, Replace	15	10	5	1	EA	$9,176.00	$9,176						$9,176															$9,176	**$18,352**
D2010	7768330	Pump, Circulation, Domestic Water, Replace	15	8	7	1	EA	$13,616.00	$13,616								$13,616														**$13,616**
D2010	7768323	Water Heater, Electric, Instant Hot, Replace	15	8	7	2	EA	$1,480.00	$2,960								$2,960														**$2,960**
D2010	7768326	Toilet, Commercial Water Closet, Replace	30	30	0	1	EA	$3,848.00	$3,848	$3,848																					**$3,848**
D2010	7942360	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	6	EA	$3,552.00	$21,312									$21,312													**$21,312**
D2010	7768254	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	6	EA	$4,440.00	$26,640									$26,640													**$26,640**
D3020	7768258	Boiler, Gas, HVAC, 5001 to 10000 MBH, Replace	30	25	5	1	EA	$799,200.00	$799,200						$799,200																**$799,200**
D3020	7768295	Boiler, Gas, HVAC, 2501 to 5000 MBH, Replace	30	16	14	2	EA	$399,600.00	$799,200															$799,200							**$799,200**
D3020	7768313	Boiler Supplemental Components, Chemical Feed System, Replace	15	7	8	1	EA	$34,632.00	$34,632									$34,632													**$34,632**
D3030	7768328	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON, Replace	25	22	3	1	EA	$138,232.00	$138,232				$138,232																		**$138,232**
D3030	7768269	Chiller, Water-Cooled, 81 to 100 TON, Replace	25	21	4	1	EA	$325,600.00	$325,600					$325,600																	**$325,600**
D3030	7768251	Chiller, Water-Cooled, 301 to 400 TON, Replace	25	16	9	3	EA	$1,184,000.00	$3,552,000										$3,552,000												**$3,552,000**
D3030	7768332	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	2	EA	$18,056.00	$36,112			$36,112															$36,112				**$72,224**
D3030	7768242	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	13	2	4	EA	$14,208.00	$56,832			$56,832															$56,832				**$113,664**
D3030	7768289	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	8	7	1	EA	$10,360.00	$10,360								$10,360														**$10,360**
D3030	7768311	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	7	8	3	EA	$10,360.00	$31,080									$31,080													**$31,080**
D3050	7768250	Pump, Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP, Replace	15	10	5	1	EA	$15,096.00	$15,096						$15,096															$15,096	**$30,192**
D3050	7768266	Pump, Distribution, HVAC Chilled Water, 11 to 15 HP, Replace	25	16	9	1	EA	$22,496.00	$22,496										$22,496												**$22,496**
D3050	7768255	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP, Replace	25	16	9	2	EA	$18,056.00	$36,112										$36,112												**$36,112**
D3050	7768307	Pump, Distribution, HVAC Heating Water, Replace	25	12	13	1	EA	$19,240.00	$19,240														$19,240								**$19,240**
D3050	7768239	Pump, Distribution, HVAC Heating Water, Replace	25	8	17	2	EA	$207,200.00	$414,400																		$414,400				**$414,400**
D3050	7768260	Pump, Distribution, HVAC Chilled or Condenser Water, 76 to 100 HP, Replace	25	8	17	2	EA	$136,752.00	$273,504																		$273,504				**$273,504**
D3050	7768270	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	8	12	120	EA	$11,366.40	$1,363,968													$1,363,968									**$1,363,968**
D3050	7768263	HVAC System, Ductwork, Medium Density, Replace	30	16	14	30621	SF	$11.84	$362,553															$362,553							**$362,553**
D3050	7768248	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	7	18	1	EA	$65,120.00	$65,120																			$65,120			**$65,120**
D3060	7768261	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	8	17	1	EA	$4,144.00	$4,144																		$4,144				**$4,144**
D3060	7768257	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	8	17	1	EA	$7,104.00	$7,104																		$7,104				**$7,104**
D3060	7768296	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	8	17	4	EA	$4,144.00	$16,576																		$16,576				**$16,576**
D4010	7768282	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	30621	SF	$3.17	$96,983										$96,983												**$96,983**
D5010	7768256	Uninterruptible Power Supply, UPS, Replace	15	13	2	1	EA	$74,000.00	$74,000			$74,000															$74,000				**$148,000**
D5020	7768304	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	$20,720.00	$20,720											$20,720											**$20,720**
D5030	7768283	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	2	EA	$103,600.00	$207,200					$207,200																	**$207,200**
D5030	7768274	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	2	EA	$112,480.00	$224,960											$224,960											**$224,960**
D5030	7768271	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	2	EA	$15,688.00	$31,376													$31,376									**$31,376**
D5030	7768253	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$26,048.00	$26,048													$26,048									**$26,048**
D5030	7768325	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	3	EA	$20,720.00	$62,160																				$62,160		**$62,160**
D5030	7768290	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace	20	1	19	2	EA	$36,704.00	$73,408																				$73,408		**$73,408**
D5040	7768315	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	89	EA	$1,776.00	$158,064											$158,064											**$158,064**
D5040	7768276	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	30621	SF	$13.32	$407,872											$407,872											**$407,872**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D7050	7768297	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	30621	SF	$8.88	$271,914					$271,914																	**$271,914**
D7050	7768309	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$44,400.00	$44,400								$44,400														**$44,400**
D8010	7768327	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	7	8	30621	SF	$17.76	$543,829									$543,829													**$543,829**
E2010	7768306	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	7	13	158	EA	$1,036.00	$163,688														$163,688								**$163,688**
Totals, Unescalated										**$3,848**	**$0**	**$168,572**	**$151,848**	**$868,714**	**$1,726,509**	**$0**	**$97,976**	**$657,493**	**$3,733,491**	**$836,184**	**$20,720**	**$1,421,392**	**$197,728**	**$1,797,561**	**$727,657**	**$0**	**$2,276,176**	**$78,736**	**$135,568**	**$209,124**	**$15,109,297**
Totals, Escalated (3.5% inflation, compounded annually)										**$3,848**	**$0**	**$180,579**	**$168,357**	**$996,870**	**$2,050,551**	**$0**	**$124,653**	**$865,793**	**$5,088,365**	**$1,179,520**	**$30,251**	**$2,147,821**	**$309,238**	**$2,909,702**	**$1,219,079**	**$0**	**$4,084,998**	**$146,251**	**$260,630**	**$416,113**	**$22,182,615**

DLR, Crafton Hills College, FCA / CH0012 - Canyon Hall

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7691683	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	3	7	4000	SF	$11.31	$45,229								$45,229										$45,229				**$90,458**
B2010	7691670	Exterior Walls, Exposed Aggregate Concrete, Clean & Seal, Replace	20	9	11	4500	SF	$4.56	$20,513												$20,513										**$20,513**
B2010	7764545	Exterior Walls, Concrete, Clean & Seal, Replace	20	9	11	6720	SF	$4.56	$30,632												$30,632										**$30,632**
B2020	7691661	Screens & Shutters, Aluminum Window Screen, up to 15 SF, Replace	10	5	5	3	EA	$444.00	$1,332						$1,332									$1,332							**$2,664**
B3010	7691700	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	3	EA	$3,256.00	$9,768	$9,768																					**$9,768**
B3010	7691690	Roofing, Built-Up, Replace	25	9	16	14030	SF	$41.44	$581,403																$581,403						**$581,403**
B3010	7764539	Roofing, Built-Up, Replace	25	9	16	4520	SF	$41.44	$187,309																$187,309						**$187,309**
C1070	7691718	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	23060	SF	$10.36	$238,902																$238,902						**$238,902**
C1070	7764560	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	9000	SF	$10.36	$93,240																$93,240						**$93,240**
C1090	7691706	Toilet Partitions, Metal, Replace	20	9	11	18	EA	$2,516.00	$45,288												$45,288										**$45,288**
C2010	7764556	Wall Finishes, any surface, Prep & Paint	10	5	5	18000	SF	$4.44	$79,920						$79,920									$79,920							**$159,840**
C2010	7691657	Wall Finishes, any surface, Prep & Paint	10	5	5	45000	SF	$4.44	$199,800						$199,800									$199,800							**$399,600**
C2030	7691665	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	3	7	24060	SF	$4.44	$106,826								$106,826									$106,826						**$213,653**
C2030	7764552	Flooring, Carpet, Commercial Standard, Replace	10	5	5	9000	SF	$22.20	$199,800						$199,800									$199,800							**$399,600**
C2050	7691654	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4000	SF	$5.92	$23,680						$23,680									$23,680							**$47,360**
D1010	7691695	Elevator Cab Finishes, Standard, Replace	15	9	6	2	EA	$26,640.00	$53,280							$53,280															**$53,280**
D1010	7691712	Elevator Controls, Automatic, 1 Car, Replace	20	9	11	2	EA	$14,800.00	$29,600												$29,600										**$29,600**
D2010	7691666	Water Heater, Gas, Tankless, Replace	15	9	6	6	EA	$4,736.00	$28,416							$28,416															**$28,416**
D2010	7691688	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	3	EA	$4,440.00	$13,320							$13,320															**$13,320**
D2010	7691674	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	9	11	10	EA	$6,808.00	$68,080												$68,080										**$68,080**
D2060	7691679	Air Compressor, Tank-Style, Replace	20	9	11	1	EA	$31,376.00	$31,376												$31,376										**$31,376**
D3020	7691671	Boiler, Electric, HVAC, Replace	25	9	16	1	EA	$31,376.00	$31,376																$31,376						**$31,376**
D3030	7752522	Split System, Fan Coil Unit, DX, 1 to 1.5 TON, Replace	15	9	6	20	EA	$6,216.00	$124,320							$124,320															**$124,320**
D3030	7691656	Split System Ductless, Single Zone, Replace	15	9	6	3	EA	$14,208.00	$42,624							$42,624															**$42,624**
D3050	7764547	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	9	11	1	EA	$174,048.00	$174,048												$174,048										**$174,048**
D3050	7691717	Air Handler, Exterior AHU, Replace	20	9	11	1	EA	$248,640.00	$248,640												$248,640										**$248,640**
D3060	7691687	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	9	16	3	EA	$7,104.00	$21,312																$21,312						**$21,312**
D3060	7691707	Exhaust Fan, Centrifugal, 10 to 15 HP Motor, Replace	25	9	16	3	EA	$76,960.00	$230,880																$230,880						**$230,880**
D4010	7691663	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	9	16	36060	SF	$3.17	$114,209																$114,209						**$114,209**
D4010	7764550	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	9	16	9000	SF	$3.17	$28,505																$28,505						**$28,505**
D4030	7764546	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	8	EA	$444.00	$3,552									$3,552										$3,552			**$7,104**
D5030	7764543	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	9000	SF	$7.40	$66,600																					$66,600	**$66,600**
D5030	7691660	Motor, AHU or Pump, Replace	18	9	9	2	EA	$9,472.00	$18,944									$18,944													**$18,944**
D5040	7691705	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	27	EA	$651.20	$17,582						$17,582									$17,582							**$35,165**
D5040	7691703	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	36060	SF	$13.32	$480,319												$480,319										**$480,319**
D5040	7691682	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	20	EA	$1,776.00	$35,520												$35,520										**$35,520**
D5040	7764559	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	9000	SF	$13.32	$119,880												$119,880										**$119,880**
D5040	7764558	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	30	EA	$1,776.00	$53,280												$53,280										**$53,280**
D6060	7691681	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	36060	SF	$4.88	$176,117												$176,117										**$176,117**
D7050	7691684	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	$44,400.00	$44,400							$44,400															**$44,400**
D7050	7691677	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	36060	SF	$8.88	$320,213												$320,213										**$320,213**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D7050	7764555	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	9000	SF	$8.88	$79,920												$79,920										**$79,920**
D8010	7764541	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	9	6	9000	SF	$17.76	$159,840							$159,840															**$159,840**
E1030	7691655	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	9	6	1	EA	$13,320.00	$13,320							$13,320															**$13,320**
E1030	7691697	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	9	6	1	EA	$9,768.00	$9,768							$9,768															**$9,768**
E1040	7691678	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF, Replace	15	15	0	1	EA	$11,840.00	$11,840	$11,840															$11,840						**$23,680**
E1040	7691659	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF, Replace	15	9	6	12	EA	$14,800.00	$177,600							$177,600															**$177,600**
E1040	7691722	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF, Replace	15	9	6	11	EA	$11,840.00	$130,240							$130,240															**$130,240**
E1040	7691658	Healthcare Equipment, Autoclave, Steam Generator 414 LB & 12 HP, Replace	30	13	17	1	EA	$273,800.00	$273,800																		$273,800				**$273,800**
E1040	7691704	Healthcare Equipment, Vacuum Pump, Replace	15	9	6	1	EA	$16,576.00	$16,576							$16,576															**$16,576**
E1040	7691680	Healthcare Equipment, Ventilated Gas Cabinet, Replace	15	9	6	8	EA	$6,038.40	$48,307							$48,307															**$48,307**
E2010	7691698	Casework, Cabinetry, Standard, Replace	20	9	11	500	LF	$888.00	$444,000												$444,000										**$444,000**
G2060	7691693	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	9	11	44	EA	$444.00	$19,536												$19,536										**$19,536**
Totals, Unescalated										**$21,608**	**$0**	**$0**	**$0**	**$0**	**$522,114**	**$862,011**	**$152,055**	**$0**	**$22,496**	**$0**	**$2,376,962**	**$0**	**$0**	**$0**	**$533,954**	**$1,527,136**	**$425,855**	**$0**	**$3,552**	**$66,600**	**$6,514,344**
Totals, Escalated (3.5% inflation, compounded annually)										**$21,608**	**$0**	**$0**	**$0**	**$0**	**$620,108**	**$1,059,632**	**$193,457**	**$0**	**$30,660**	**$0**	**$3,470,293**	**$0**	**$0**	**$0**	**$894,560**	**$2,648,032**	**$764,272**	**$0**	**$6,829**	**$132,520**	**$9,841,970**

DLR, Crafton Hills College, FCA / CH0013 - Visual Arts

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7684625	Exterior Walls, Stucco, Replace	10	7	3	5600	SF	$11.31	$63,320				$63,320										$63,320								**$126,641**
B2010	7684628	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	4	6	100	SF	$11.31	$1,131							$1,131										$1,131					**$2,261**
B2020	7684607	Glazing, any type, by SF, Replace	30	19	11	300	SF	$162.80	$48,840												$48,840										**$48,840**
B2070	7684612	Louvers, Aluminum, Replace	40	23	17	2	EA	$2,871.20	$5,742																		$5,742				**$5,742**
B3010	7684591	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	3	EA	$3,256.00	$9,768	$9,768																					**$9,768**
B3010	7684617	Roofing, Modified Bitumen, Replace	20	12	8	11200	SF	$29.60	$331,520								$331,520														**$331,520**
B3060	7684594	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	2	EA	$3,848.00	$7,696																$7,696						**$7,696**
B3060	7684613	Roof Hatch, Metal, Replace	30	12	18	1	EA	$3,848.00	$3,848																			$3,848			**$3,848**
C1030	7684622	Door Hardware, School, per Door, Replace	30	15	15	40	EA	$1,184.00	$47,360																$47,360						**$47,360**
C1070	7684598	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	10800	SF	$10.36	$111,888																$111,888						**$111,888**
C1090	7684615	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	6	EA	$2,220.00	$13,320									$13,320													**$13,320**
C2010	7684616	Wall Finishes, any surface, Prep & Paint	10	3	7	12000	SF	$4.44	$53,280							$53,280											$53,280				**$106,560**
C2010	7684630	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	10	15	2000	SF	$41.44	$82,880																$82,880						**$82,880**
C2030	7684606	Flooring, Vinyl Tile (VCT), Replace	15	6	9	9500	SF	$14.80	$140,600									$140,600													**$140,600**
C2030	7684626	Flooring, Carpet, Commercial Tile, Replace	10	3	7	1000	SF	$19.24	$19,240							$19,240											$19,240				**$38,480**
C2050	7684611	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	400	SF	$5.92	$2,368							$2,368											$2,368				**$4,736**
D2010	7684632	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	$3,848.00	$3,848				$3,848															$3,848			**$7,696**
D2010	7684593	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	11200	SF	$14.80	$165,760				$165,760																		**$165,760**
D2010	7684621	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	$4,144.00	$4,144					$4,144																	**$4,144**
D2010	7684623	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	2	EA	$3,552.00	$7,104									$7,104													**$7,104**
D2010	7684604	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	3	EA	$3,552.00	$10,656																			$10,656			**$10,656**
D2010	7684595	Toilet, Residential Water Closet, Replace	30	12	18	4	EA	$2,072.00	$8,288																			$8,288			**$8,288**
D2010	7684627	Urinal, Standard, Replace	30	12	18	2	EA	$3,256.00	$6,512																			$6,512			**$6,512**
D2010	7684609	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	4	EA	$4,440.00	$17,760																			$17,760			**$17,760**
D3050	7684620	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	1	EA	$91,760.00	$91,760			$91,760																			**$91,760**
D3050	7684610	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	1	EA	$118,400.00	$118,400			$118,400																			**$118,400**
D3050	7684603	HVAC System, Ductwork, Medium Density, Replace	30	20	10	11200	SF	$11.84	$132,608											$132,608											**$132,608**
D3060	7684600	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	2	EA	$7,104.00	$14,208									$14,208													**$14,208**
D5020	7684601	Distribution Panel, 120/208 V, Replace	30	29	1	1	EA	$6,512.00	$6,512		$6,512																				**$6,512**
D5030	7684608	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	11200	SF	$7.40	$82,880				$82,880																		**$82,880**
D5030	7684605	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	2	EA	$26,048.00	$52,096											$52,096											**$52,096**
D5040	7684589	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	21	EA	$1,776.00	$37,296							$37,296															**$37,296**
D5040	7684592	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	3	7	7	EA	$651.20	$4,558							$4,558											$4,558				**$9,117**
D5040	7684614	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	11200	SF	$13.32	$149,184											$149,184											**$149,184**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D7050	7684599	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	7	13	11200	SF	$8.88	$99,456														$99,456								**$99,456**
E2010	7684631	Casework, Countertop, Plastic Laminate, Replace	15	10	5	70	LF	$148.00	$10,360						$10,360															$10,360	**$20,720**
E2010	7684597	Casework, Cabinetry, Standard, Replace	20	10	10	70	LF	$888.00	$62,160											$62,160											**$62,160**
G2060	7684624	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	8	12	16	EA	$444.00	$7,104													$7,104									**$7,104**
Totals, Unescalated										**$9,768**	**$6,512**	**$210,160**	**$315,808**	**$4,144**	**$10,360**	**$1,131**	**$116,742**	**$345,728**	**$161,024**	**$396,048**	**$48,840**	**$7,104**	**$162,776**	**$0**	**$249,824**	**$1,131**	**$85,189**	**$50,912**	**$0**	**$10,360**	**$2,193,561**
Totals, Escalated (3.5% inflation, compounded annually)										**$9,768**	**$6,740**	**$225,129**	**$350,142**	**$4,755**	**$12,304**	**$1,390**	**$148,529**	**$455,258**	**$219,459**	**$558,665**	**$71,305**	**$10,735**	**$254,575**	**$0**	**$418,542**	**$1,961**	**$152,886**	**$94,568**	**$0**	**$20,614**	**$3,017,326**

DLR, Crafton Hills College, FCA / CH0014 - East Complex

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7662908	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	7	3	1440	SF	$11.31	$16,282				$16,282										$16,282								**$32,565**
B2010	7662924	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	1250	SF	$8.88	$11,100				$11,100										$11,100								**$22,200**
B2020	7662919	Glazing, any type, by SF, Replace	30	21	9	450	SF	$162.80	$73,260										$73,260												**$73,260**
B2050	7662909	Exterior Door, Steel, Standard, Replace	40	21	19	7	EA	$1,776.00	$12,432																				$12,432		**$12,432**
B3010	7662905	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	5760	SF	$50.32	$289,843														$289,843								**$289,843**
B3020	7662913	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	7	13	100	LF	$26.64	$2,664														$2,664								**$2,664**
B3060	7662930	Roof Hatch, Metal, Replace	30	21	9	1	EA	$3,848.00	$3,848										$3,848												**$3,848**
B3080	7662904	Soffit/Fascia, Metal, Replace	25	21	4	800	SF	$14.80	$11,840					$11,840																	**$11,840**
C1030	7662922	Interior Door, Wood, Solid-Core, Replace	40	21	19	5	EA	$2,072.00	$10,360																				$10,360		**$10,360**
C1030	7662926	Door Hardware, School, per Door, Replace	30	21	9	12	EA	$1,184.00	$14,208										$14,208												**$14,208**
C1070	7662916	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	5760	SF	$10.36	$59,674																$59,674						**$59,674**
C2010	7662906	Wall Finishes, any surface, Prep & Paint	10	5	5	8000	SF	$4.44	$35,520						$35,520										$35,520						**$71,040**
C2010	7662927	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	10	15	1000	SF	$41.44	$41,440																$41,440						**$41,440**
C2030	7662915	Flooring, Carpet, Commercial Standard, Replace	10	4	6	5760	SF	$22.20	$127,872							$127,872										$127,872					**$255,744**
D3050	7662912	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	22	0	1	EA	$26,640.00	$26,640	$26,640																				$26,640	**$53,280**
D3050	7662918	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	22	0	4	EA	$24,272.00	$97,088	$97,088																				$97,088	**$194,176**
D3050	7662907	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	22	0	1	EA	$32,560.00	$32,560	$32,560																				$32,560	**$65,120**
D3050	7662921	HVAC System, Ductwork, Medium Density, Replace	30	21	9	5760	SF	$11.84	$68,198										$68,198												**$68,198**
D5020	7662914	Distribution Panel, 120/240 V, Replace	30	21	9	1	EA	$16,280.00	$16,280										$16,280												**$16,280**
D5030	7662920	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	5760	SF	$7.40	$42,624																				$42,624		**$42,624**
D5040	7662931	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	7	EA	$651.20	$4,558						$4,558										$4,558						**$9,117**
D5040	7662932	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	$1,776.00	$10,656						$10,656																**$10,656**
D5040	7662910	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	7	13	5760	SF	$6.22	$35,804														$35,804								**$35,804**
D6060	7942420	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	7	13	5760	SF	$4.44	$25,574														$25,574								**$25,574**
D7050	7662923	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	$44,400.00	$44,400				$44,400															$44,400			**$88,800**
D7050	7662911	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	7	13	5760	SF	$5.92	$34,099														$34,099								**$34,099**
D8010	7942419	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	7	8	5760	SF	$17.76	$102,298								$102,298														**$102,298**
G2060	7662925	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	19	EA	$444.00	$8,436											$8,436											**$8,436**
Totals, Unescalated										**$156,288**	**$0**	**$0**	**$71,782**	**$11,840**	**$50,734**	**$127,872**	**$0**	**$102,298**	**$175,794**	**$8,436**	**$0**	**$0**	**$415,367**	**$0**	**$141,192**	**$127,872**	**$0**	**$44,400**	**$65,416**	**$156,288**	**$1,655,580**
Totals, Escalated (3.5% inflation, compounded annually)										**$156,288**	**$0**	**$0**	**$79,586**	**$13,587**	**$60,257**	**$157,187**	**$0**	**$134,706**	**$239,590**	**$11,900**	**$0**	**$0**	**$649,616**	**$0**	**$236,546**	**$221,728**	**$0**	**$82,473**	**$125,762**	**$310,980**	**$2,480,206**

DLR, Crafton Hills College, FCA / CH0015 - East Complex 2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7682318	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	5	5	4000	SF	$11.31	$45,229						$45,229										$45,229						**$90,458**
B2020	7682338	Glazing, any type, by SF, Replace	30	21	9	100	SF	$162.80	$16,280										$16,280												**$16,280**
B2050	7682328	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	21	9	1	EA	$3,848.00	$3,848										$3,848												**$3,848**
B2050	7682324	Exterior Door, Steel, Standard, Replace	40	21	19	6	EA	$1,776.00	$10,656																				$10,656		**$10,656**
B2050	7682336	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	21	9	1	EA	$13,024.00	$13,024										$13,024												**$13,024**
B3010	7682346	Roofing, Modified Bitumen, Replace	20	5	15	5500	SF	$29.60	$162,800																$162,800						**$162,800**
B3020	7682344	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	100	LF	$26.64	$2,664											$2,664											**$2,664**
B3060	7682319	Roof Hatch, Metal, Replace	30	21	9	1	EA	$3,848.00	$3,848										$3,848												**$3,848**
C1030	7682332	Interior Door, Steel, Standard, Replace	40	21	19	6	EA	$1,776.00	$10,656																				$10,656		**$10,656**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
C1030	7682314	Interior Door, Wood, Solid-Core, Replace	40	21	19	1	EA	$2,072.00	$2,072																				$2,072		**$2,072**
C1030	7682350	Door Hardware, Office, per Door, Replace	30	21	9	14	EA	$1,036.00	$14,504										$14,504												**$14,504**
C1070	7682316	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5500	SF	$10.36	$56,980											$56,980											**$56,980**
C1090	7682320	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	5	EA	$2,220.00	$11,100																$11,100						**$11,100**
C2010	7682308	Wall Finishes, Ceramic Tile, Replace	40	21	19	500	SF	$53.28	$26,640																				$26,640		**$26,640**
C2010	7682333	Wall Finishes, any surface, Prep & Paint	10	5	5	8000	SF	$4.44	$35,520						$35,520										$35,520						**$71,040**
C2030	7682321	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	200	SF	$35.52	$7,104						$7,104										$7,104						**$14,208**
C2030	7682348	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	5000	SF	$4.44	$22,200						$22,200										$22,200						**$44,400**
C2030	7682312	Flooring, Carpet, Commercial Tile, Replace	10	5	5	300	SF	$19.24	$5,772						$5,772										$5,772						**$11,544**
C2050	7682330	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	100	SF	$5.92	$592						$592										$592						**$1,184**
D2010	7682327	Water Heater, Electric, Residential, Replace	15	5	10	1	EA	$1,628.00	$1,628											$1,628											**$1,628**
D2010	7682329	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	21	19	5500	SF	$14.80	$81,400																				$81,400		**$81,400**
D2010	7682352	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	$4,440.00	$4,440										$4,440												**$4,440**
D2010	7682322	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	1	EA	$3,256.00	$3,256										$3,256												**$3,256**
D2010	7682317	Sink/Lavatory, Service Sink, Laundry, Replace	30	21	9	1	EA	$2,664.00	$2,664										$2,664												**$2,664**
D2010	7682347	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	21	14	1	EA	$4,144.00	$4,144															$4,144							**$4,144**
D2010	7682342	Emergency Plumbing Fixtures, Eye Wash, Replace	20	5	15	1	EA	$4,440.00	$4,440																$4,440						**$4,440**
D2010	7682323	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	4	EA	$4,440.00	$17,760																		$17,760				**$17,760**
D2010	7682339	Toilet, Residential Water Closet, Replace	30	12	18	4	EA	$2,072.00	$8,288																		$8,288				**$8,288**
D2010	7682309	Urinal, Standard, Replace	30	12	18	1	EA	$3,256.00	$3,256																		$3,256				**$3,256**
D3030	7682351	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	$18,056.00	$18,056											$18,056											**$18,056**
D3050	7682311	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$22,200.00	$22,200				$22,200																		**$22,200**
D3050	7682315	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	4	EA	$32,560.00	$130,240				$130,240																		**$130,240**
D3050	7682313	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$26,640.00	$26,640				$26,640																		**$26,640**
D3050	7682343	HVAC System, Ductwork, Medium Density, Replace	30	21	9	5500	SF	$11.84	$65,120										$65,120												**$65,120**
D3060	7682340	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	5	20	1	EA	$7,104.00	$7,104																					$7,104	**$7,104**
D3060	7682325	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	5	20	1	EA	$4,144.00	$4,144																					$4,144	**$4,144**
D5030	7682306	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	5500	SF	$7.40	$40,700																			$40,700			**$40,700**
D5040	7682337	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	2	EA	$651.20	$1,302						$1,302										$1,302						**$2,605**
D5040	7682307	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	5500	SF	$13.32	$73,260											$73,260											**$73,260**
D5040	7682331	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	10	EA	$1,776.00	$17,760																$17,760						**$17,760**
D7030	7682345	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	5500	SF	$5.92	$32,560											$32,560											**$32,560**
D7050	7682305	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$44,400.00	$44,400											$44,400											**$44,400**
D7050	7682310	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	5500	SF	$8.88	$48,840													$48,840									**$48,840**
E2010	7682335	Casework, Countertop, Plastic Laminate, Replace	15	5	10	10	LF	$148.00	$1,480											$1,480											**$1,480**
E2010	7682349	Casework, Cabinetry, Standard, Replace	20	5	15	20	LF	$888.00	$17,760																$17,760						**$17,760**
Totals, Unescalated										**$0**	**$0**	**$0**	**$179,080**	**$0**	**$117,719**	**$0**	**$0**	**$0**	**$126,984**	**$231,028**	**$0**	**$48,840**	**$0**	**$4,144**	**$331,579**	**$0**	**$0**	**$29,304**	**$172,124**	**$11,248**	**$1,252,050**
Totals, Escalated (3.5% inflation, compounded annually)										**$0**	**$0**	**$0**	**$198,549**	**$0**	**$139,813**	**$0**	**$0**	**$0**	**$173,066**	**$325,888**	**$0**	**$73,801**	**$0**	**$6,708**	**$555,511**	**$0**	**$0**	**$54,432**	**$330,909**	**$22,381**	**$1,881,058**

DLR, Crafton Hills College, FCA / CH0016 - Public Safety And Allied Health

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	7694647	Stair/Ramp Rails, Metal, Refinish	10	3	7	3000	LF	$4.44	$13,320								$13,320										$13,320				**$26,640**
B2010	7694655	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	3	7	5000	SF	$11.31	$56,536								$56,536										$56,536				**$113,072**
B2010	7694645	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	9	11	6000	SF	$5.51	$33,034												$33,034										**$33,034**
B3010	7770937	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	$3,256.00	$6,512	$6,512																					**$6,512**
B3010	7694640	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	9	11	26000	SF	$50.32	$1,308,320												$1,308,320										**$1,308,320**
C1010	7694633	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	9	16	150	SF	$87.02	$13,054																	$13,054					**$13,054**
C1070	7694686	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	30000	SF	$10.36	$310,800																	$310,800					**$310,800**
C1090	7694674	Toilet Partitions, Metal, Replace	20	9	11	24	EA	$2,516.00	$60,384												$60,384										**$60,384**
C1090	7694644	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	9	11	30	LF	$1,480.00	$44,400												$44,400										**$44,400**
C2010	7694693	Wall Finishes, any surface, Prep & Paint	10	3	7	43000	SF	$4.44	$190,920								$190,920										$190,920				**$381,840**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
C2030	7694681	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	4000	SF	$4.44	$17,760							$17,760										$17,760					**$35,520**
C2030	7694642	Flooring, Vinyl Sheeting, Replace	15	9	6	13000	SF	$20.72	$269,360							$269,360															**$269,360**
C2030	7694670	Flooring, Carpet, Commercial Standard, Replace	10	5	5	13000	SF	$22.20	$288,600						$288,600										$288,600						**$577,200**
C2050	7694671	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	3000	SF	$5.92	$17,760								$17,760										$17,760				**$35,520**
D1010	7694677	Elevator Cab Finishes, Standard, Replace	15	9	6	1	EA	$26,640.00	$26,640							$26,640															**$26,640**
D1010	7694679	Elevator Controls, Automatic, 1 Car, Replace	20	9	11	1	EA	$14,800.00	$14,800												$14,800										**$14,800**
D2010	7694672	Water Heater, Gas, Tankless, Replace	15	9	6	2	EA	$5,920.00	$11,840							$11,840															**$11,840**
D2010	7694698	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	2	EA	$4,440.00	$8,880							$8,880															**$8,880**
D2010	7694634	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	$3,552.00	$3,552							$3,552															**$3,552**
D2060	7694639	Air Compressor, Tank-Style, Replace	20	9	11	2	EA	$31,376.00	$62,752												$62,752										**$62,752**
D3020	7694692	Unit Heater, Hydronic, Replace	20	9	11	1	EA	$6,216.00	$6,216												$6,216										**$6,216**
D3020	7694636	Unit Heater, Natural Gas, Replace	20	9	11	3	EA	$14,800.00	$44,400												$44,400										**$44,400**
D3030	7694685	Split System Ductless, Single Zone, Replace	15	10	5	3	EA	$18,056.00	$54,168						$54,168														$54,168		**$108,336**
D3030	7694702	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$14,208.00	$14,208						$14,208														$14,208		**$28,416**
D3050	7694649	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	41	EA	$4,943.20	$202,671												$202,671										**$202,671**
D3050	7694699	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	10	20	1	EA	$145,040.00	$145,040																				$145,040		**$145,040**
D3050	7694664	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	10	20	1	EA	$118,400.00	$118,400																				$118,400		**$118,400**
D3060	7694668	Axial Flow Fan, In-Line, up to 1 HP Motor, Replace	20	9	11	4	EA	$6,216.00	$24,864												$24,864										**$24,864**
D3060	7694659	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	4	EA	$4,144.00	$16,576																	$16,576					**$16,576**
D3060	7694646	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	9	16	1	EA	$8,880.00	$8,880																	$8,880					**$8,880**
D3060	7694683	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	9	16	1	EA	$7,104.00	$7,104																	$7,104					**$7,104**
D4010	7694682	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	9	16	35023	SF	$3.17	$110,925																	$110,925					**$110,925**
D5030	7694676	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	2	EA	$29,600.00	$59,200												$59,200										**$59,200**
D5040	7694651	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	3	7	29	EA	$651.20	$18,885								$18,885										$18,885				**$37,770**
D5040	7694660	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	20	EA	$1,776.00	$35,520												$35,520										**$35,520**
D5040	7694689	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	35023	SF	$13.32	$466,506												$466,506										**$466,506**
D6060	7694663	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	35023	SF	$4.88	$171,052												$171,052										**$171,052**
D7050	7943719	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	$44,400.00	$44,400							$44,400															**$44,400**
D7050	7694657	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	35023	SF	$8.88	$311,004												$311,004										**$311,004**
D8010	7943715	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	9	6	35023	SF	$17.76	$622,008							$622,008															**$622,008**
E1030	7694673	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	$19,832.00	$19,832							$19,832															**$19,832**
E2010	7694697	Casework, Countertop, Plastic Laminate, Replace	15	9	6	180	LF	$148.00	$26,640							$26,640															**$26,640**
E2010	7694661	Casework, Cabinetry, Standard, Replace	20	9	11	200	LF	$888.00	$177,600												$177,600										**$177,600**
G2060	7694684	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	9	11	35	EA	$444.00	$15,540												$15,540										**$15,540**
Totals, Unescalated										**$6,512**	**$0**	**$0**	**$0**	**$0**	**$356,976**	**$1,050,912**	**$297,421**	**$0**	**$0**	**$0**	**$3,038,264**	**$0**	**$0**	**$0**	**$288,600**	**$485,098**	**$297,421**	**$0**	**$0**	**$331,816**	**$6,153,020**
Totals, Escalated (3.5% inflation, compounded annually)										**$6,512**	**$0**	**$0**	**$0**	**$0**	**$423,976**	**$1,291,840**	**$378,402**	**$0**	**$0**	**$0**	**$4,435,773**	**$0**	**$0**	**$0**	**$483,506**	**$841,154**	**$533,774**	**$0**	**$0**	**$660,244**	**$9,055,180**

DLR, Crafton Hills College, FCA / CH0018 - North Complex

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	7690971	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	3	7	6000	SF	$11.31	$67,843								$67,843										$67,843				**$135,686**
B2020	7690972	Glazing, any type, by SF, Replace	30	13	17	100	SF	$162.80	$16,280																		$16,280				**$16,280**
B3020	7690990	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	1	LF	$26.64	$27								$27														**$27**
C1030	7766925	Door Hardware, School, per Door, Replace	30	13	17	20	EA	$1,184.00	$23,680																	$23,680					**$23,680**
C1070	7766948	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	9700	SF	$10.36	$100,492												$100,492										**$100,492**
C1090	7690968	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	12	EA	$2,220.00	$26,640								$26,640														**$26,640**
C2010	7766942	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	13	12	12000	SF	$41.44	$497,280												$497,280										**$497,280**
C2030	7690978	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	3	7	9700	SF	$35.52	$344,544								$344,544										$344,544				**$689,088**
C2030	7690961	Flooring, Vinyl Sheeting, Replace	15	13	2	600	SF	$20.72	$12,432			$12,432															$12,432				**$24,864**
C2050	7690955	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	600	SF	$5.92	$3,552								$3,552										$3,552				**$7,104**
D2010	7766923	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$1,924.00	$1,924			$1,924															$1,924				**$3,848**
D2010	7690970	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	13	2	1	EA	$4,440.00	$4,440			$4,440															$4,440				**$8,880**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	7766928	Toilet, Residential Water Closet, Replace	30	13	17	8	EA	$2,072.00	$16,576																		$16,576				**$16,576**
D2010	7766954	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	4	EA	$4,440.00	$17,760																		$17,760				**$17,760**
D2010	7766935	Urinal, Standard, Replace	30	13	17	2	EA	$3,256.00	$6,512																		$6,512				**$6,512**
D3030	7690996	Split System Ductless, Single Zone, Replace	15	13	2	2	EA	$14,208.00	$28,416			$28,416															$28,416				**$56,832**
D3030	7766927	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$15,392.00	$15,392			$15,392															$15,392				**$30,784**
D3030	7766941	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	8	EA	$18,648.00	$149,184							$149,184															**$149,184**
D3050	7690995	HVAC System, Ductwork, Medium Density, Replace	30	13	17	10334	SF	$11.84	$122,355																		$122,355				**$122,355**
D4010	7690979	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	13	12	10334	SF	$3.17	$32,730													$32,730									**$32,730**
D5020	7766919	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$74,000.00	$74,000																		$74,000				**$74,000**
D5020	7690963	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	13	17	1	EA	$17,760.00	$17,760																		$17,760				**$17,760**
D5020	7766932	Distribution Panel, 120/240 V, Replace	30	13	17	1	EA	$29,600.00	$29,600																		$29,600				**$29,600**
D5040	7766955	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	9	EA	$651.20	$5,861						$5,861										$5,861						**$11,722**
D5040	7766922	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	10334	SF	$13.32	$137,649								$137,649														**$137,649**
D5040	7690964	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	16	EA	$1,776.00	$28,416								$28,416														**$28,416**
D7050	7766944	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	10334	SF	$8.88	$91,766								$91,766														**$91,766**
D7050	7690981	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$44,400.00	$44,400								$44,400														**$44,400**
E1030	7690985	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	13	2	1	EA	$13,320.00	$13,320			$13,320															$13,320				**$26,640**
E1040	7766938	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF, Replace	15	12	3	2	EA	$11,840.00	$23,680				$23,680															$23,680			**$47,360**
E1040	7690960	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	13	17	9	EA	$7,252.00	$65,268																		$65,268				**$65,268**
E2010	7690977	Casework, Cabinetry, Standard, Replace	20	13	7	200	LF	$888.00	$177,600								$177,600														**$177,600**
G2060	7766945	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	13	7	18	EA	$444.00	$7,992								$7,992														**$7,992**
Totals, Unescalated										**$0**	**$0**	**$75,924**	**$23,680**	**$0**	**$5,861**	**$149,184**	**$930,429**	**$0**	**$0**	**$0**	**$0**	**$630,502**	**$0**	**$0**	**$5,861**	**$0**	**$881,654**	**$23,680**	**$0**	**$0**	**$2,726,774**
Totals, Escalated (3.5% inflation, compounded annually)										**$0**	**$0**	**$81,332**	**$26,254**	**$0**	**$6,961**	**$183,385**	**$1,183,765**	**$0**	**$0**	**$0**	**$0**	**$952,732**	**$0**	**$0**	**$9,819**	**$0**	**$1,582,282**	**$43,985**	**$0**	**$0**	**$4,070,515**

DLR, Crafton Hills College, FCA / CH0019 - Kinesiology, Health Ed, Aquatics Complex

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	7695957	Stair/Ramp Rails, Metal, Refinish	10	3	7	1000	LF	$4.44	$4,440								$4,440										$4,440				**$8,880**
B2010	7695983	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	15	5	13500	SF	$5.51	$74,326						$74,326																**$74,326**
B2020	7772248	Glazing, any type by SF, Replace	30	15	15	500	SF	$162.80	$81,400																$81,400						**$81,400**
B2050	7695966	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	14	EA	$3,848.00	$53,872																$53,872						**$53,872**
B2050	7695961	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	15	15	1	EA	$13,024.00	$13,024																$13,024						**$13,024**
B3010	7695971	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	17924	SF	$50.32	$901,936						$901,936																**$901,936**
B3060	7695975	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	4	EA	$3,848.00	$15,392																$15,392						**$15,392**
B3060	7695946	Roof Hatch, Metal, Replace	30	15	15	3	EA	$3,848.00	$11,544																$11,544						**$11,544**
C1030	7695973	Door Hardware, School, per Door, Replace	30	15	15	47	EA	$1,184.00	$55,648																$55,648						**$55,648**
C1070	7696004	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5000	SF	$10.36	$51,800											$51,800											**$51,800**
C1090	7695948	Toilet Partitions, Metal, Replace	20	15	5	42	EA	$2,516.00	$105,672						$105,672																**$105,672**
C1090	7695968	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	66	LF	$1,480.00	$97,680						$97,680																**$97,680**
C2010	7695937	Wall Finishes, any surface, Prep & Paint	10	5	5	17000	SF	$4.44	$75,480						$75,480										$75,480						**$150,960**
C2030	7695941	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	14900	SF	$4.44	$66,156				$66,156										$66,156								**$132,312**
C2030	7696005	Flooring, Vinyl Sheeting, Replace	15	8	7	3000	SF	$20.72	$62,160								$62,160														**$62,160**
C2050	7695999	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	3	7	12900	SF	$7.40	$95,460								$95,460										$95,460				**$190,920**
D1010	7695943	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	$14,800.00	$14,800						$14,800																**$14,800**
D1010	7695996	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	$26,640.00	$26,640								$26,640														**$26,640**
D1010	7695942	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	15	15	1	EA	$177,600.00	$177,600																$177,600						**$177,600**
D2010	7695970	Storage Tank, Domestic Water, Replace	30	15	15	1	EA	$8,880.00	$8,880																$8,880						**$8,880**
D2010	7695963	Pump, Circulation, Domestic Water, Replace	15	7	8	2	EA	$9,176.00	$18,352									$18,352													**$18,352**
D2010	7695951	Pump, Circulation, Domestic Water, Replace	15	4	11	1	EA	$7,696.00	$7,696												$7,696										**$7,696**
D2010	7695978	Piping & Valves, Gate Valve, Domestic Water, Replace	30	15	15	2	EA	$2,436.08	$4,872																$4,872						**$4,872**
D2010	7695977	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	15	5	1	EA	$6,808.00	$6,808						$6,808																**$6,808**
D2010	7695949	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	4	EA	$4,440.00	$17,760										$17,760												**$17,760**

Replacement Reserves Report

8/26/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	7695984	Toilet, Residential Water Closet, Replace	30	15	15	33	EA	$2,072.00	$68,376																$68,376						**$68,376**
D2010	7695938	Urinal, Standard, Replace	30	15	15	11	EA	$3,256.00	$35,816																$35,816						**$35,816**
D2010	7695974	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	$3,552.00	$7,104																$7,104						**$7,104**
D2010	7695947	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	17	EA	$4,440.00	$75,480																$75,480						**$75,480**
D2010	7695989	Shower, Valve & Showerhead, Replace	30	15	15	15	EA	$2,368.00	$35,520																$35,520						**$35,520**
D2010	7695954	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	5	EA	$4,440.00	$22,200																$22,200						**$22,200**
D2010	7695965	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	2	EA	$2,368.00	$4,736																					$4,736	**$4,736**
D3020	7695985	Boiler, Gas, HVAC, Replace	30	15	15	1	EA	$46,768.00	$46,768																$46,768						**$46,768**
D3030	7695945	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$21,016.00	$21,016			$21,016															$21,016				**$42,032**
D3030	7695987	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	2	EA	$10,064.00	$20,128			$20,128															$20,128				**$40,256**
D3030	7695934	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	$11,840.00	$11,840						$11,840															$11,840	**$23,680**
D3030	7696000	Split System Ductless, Single Zone, Replace	15	6	9	3	EA	$10,360.00	$31,080										$31,080												**$31,080**
D3050	7695935	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	3	EA	$88,800.00	$266,400						$266,400																**$266,400**
D3050	7695960	Air Handler, Exterior AHU, Replace	20	15	5	2	EA	$78,144.00	$156,288						$156,288																**$156,288**
D3050	7695939	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	$32,560.00	$32,560						$32,560																**$32,560**
D3050	7695991	HVAC System, Ductwork, Medium Density, Replace	30	15	15	17924	SF	$11.84	$212,220																$212,220						**$212,220**
D3060	7695940	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	3	EA	$7,104.00	$21,312											$21,312											**$21,312**
D3060	7695952	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	4	EA	$4,144.00	$16,576											$16,576											**$16,576**
D4010	7695997	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	17924	SF	$3.17	$56,769											$56,769											**$56,769**
D5030	7695964	Motor, AHU or Pump, Replace	18	13	5	1	EA	$12,432.00	$12,432						$12,432																**$12,432**
D5040	7695969	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	17924	SF	$13.32	$238,748						$238,748																**$238,748**
D5040	7695936	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	16	EA	$1,776.00	$28,416						$28,416																**$28,416**
D5040	7695976	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	15	EA	$651.20	$9,768						$9,768										$9,768						**$19,536**
D7050	7696008	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	17924	SF	$8.88	$159,165						$159,165																**$159,165**
D7050	7695980	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$44,400.00	$44,400											$44,400											**$44,400**
D8010	7943120	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	12	3	17924	SF	$17.76	$318,330				$318,330															$318,330			**$636,660**
E1030	7695988	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	$19,832.00	$19,832									$19,832													**$19,832**
E2010	7695950	Casework, Countertop, Plastic Laminate, Replace	15	5	10	20	LF	$148.00	$2,960											$2,960											**$2,960**
E2010	7696001	Casework, Cabinetry, Standard, Replace	20	5	15	30	LF	$888.00	$26,640																$26,640						**$26,640**
E2010	7695990	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	15	10	150	EA	$355.20	$53,280											$53,280											**$53,280**
F1050	7695979	Pool Equipment, Indoor Pool Dehumidifier & Control, 4500 CFM (150 LB), Replace	15	10	5	1	EA	$296,000.00	$296,000						$296,000															$296,000	**$592,000**
F1050	7695981	Pool Equipment, Supplemental Components, pH Digital Controller, Install	20	15	5	1	EA	$5,920.00	$5,920						$5,920																**$5,920**
F1050	7695933	Pool Equipment, Pool Lift, Accessible Transfer Device, Replace	20	15	5	1	EA	$35,520.00	$35,520						$35,520																**$35,520**
F1050	7695982	Pool Equipment, Circulation Pump, Replace	25	15	10	1	EA	$65,120.00	$65,120											$65,120											**$65,120**
F1050	7695967	Pool Equipment, Filtration System, Replace	15	5	10	5	EA	$17,760.00	$88,800											$88,800											**$88,800**
F1050	7695959	Pool Equipment, Gas Heater, Replace	20	7	13	2	EA	$55,352.00	$110,704														$110,704								**$110,704**
G2050	7695962	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	15	10	1	EA	$23,680.00	$23,680											$23,680											**$23,680**
G2050	7695986	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	15	5	4000	SF	$76.96	$307,840						$307,840																**$307,840**
G2060	7695992	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	15	10	16	EA	$2,368.00	$37,888											$37,888											**$37,888**
G2060	7696009	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	1	EA	$444.00	$444						$444																**$444**
Totals, Unescalated										**$0**	**$0**	**$41,144**	**$384,486**	**$0**	**$2,838,042**	**$0**	**$188,700**	**$38,184**	**$48,840**	**$462,585**	**$7,696**	**$0**	**$176,860**	**$0**	**$1,037,604**	**$0**	**$141,044**	**$318,330**	**$0**	**$312,576**	**$5,996,092**
Totals, Escalated (3.5% inflation, compounded annually)										**$0**	**$0**	**$44,074**	**$426,287**	**$0**	**$3,370,704**	**$0**	**$240,079**	**$50,281**	**$66,564**	**$652,522**	**$11,236**	**$0**	**$276,601**	**$0**	**$1,738,349**	**$0**	**$253,128**	**$591,295**	**$0**	**$621,960**	**$8,343,081**

DLR, Crafton Hills College, FCA / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	7768338	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$31,080.00	$31,080				$31,080																		**$31,080**
D2010	7801076	Backflow Preventer, Domestic Water, 3 IN, Replace	30	27	3	1	EA	$15,392.00	$15,392				$15,392																		**$15,392**
D2010	7801126	Backflow Preventer, Domestic Water, 10 IN, Replace	30	27	3	1	EA	$53,280.00	$53,280				$53,280																		**$53,280**
D2010	7801165	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	$19,536.00	$19,536									$19,536													**$19,536**
D2010	7801192	Backflow Preventer, Domestic Water, Replace	30	16	14	1	EA	$15,392.00	$15,392															$15,392							**$15,392**

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	7801079	Backflow Preventer, Domestic Water, Replace	30	16	14	1	EA	$53,280.00	$53,280															$53,280							**$53,280**
D2010	7801163	Backflow Preventer, Domestic Water, 10 IN, Replace	30	16	14	1	EA	$53,280.00	$53,280															$53,280							**$53,280**
D2010	7879263	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$31,080.00	$31,080																$31,080						**$31,080**
D2010	7801093	Backflow Preventer, Domestic Water, 2 IN, Replace	30	15	15	1	EA	$9,472.00	$9,472																$9,472						**$9,472**
D2010	7801119	Backflow Preventer, Domestic Water, Replace	30	13	17	1	EA	$15,392.00	$15,392																		$15,392				**$15,392**
D2010	7801108	Backflow Preventer, Domestic Water, 3 IN, Replace	30	10	20	1	EA	$15,392.00	$15,392																					$15,392	**$15,392**
D2010	7801138	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$15,392.00	$15,392																					$15,392	**$15,392**
D3010	7801155	Storage Tank, LNG, Fuel, 101 to 275 GAL, Replace	25	19	6	1	EA	$15,392.00	$15,392							$15,392															**$15,392**
D3010	7801133	Storage Tank, Fuel, Exterior, Replace	25	15	10	1	EA	$35,520.00	$35,520											$35,520											**$35,520**
D4010	7768337	Backflow Preventer, Fire Suppression, Replace	30	27	3	1	EA	$31,080.00	$31,080				$31,080																		**$31,080**
D4010	7801102	Backflow Preventer, Fire Suppression, Replace	30	27	3	1	EA	$42,624.00	$42,624				$42,624																		**$42,624**
D4010	7801130	Backflow Preventer, Fire Suppression, Replace	30	27	3	1	EA	$53,280.00	$53,280				$53,280																		**$53,280**
D4010	7801182	Backflow Preventer, Fire Suppression, Replace	30	27	3	1	EA	$31,080.00	$31,080				$31,080																		**$31,080**
D4010	7801186	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	$19,536.00	$19,536																$19,536						**$19,536**
D4010	7879266	Backflow Preventer, Fire Suppression, 6 IN, Replace	30	15	15	1	EA	$31,080.00	$31,080																$31,080						**$31,080**
D4010	7801089	Backflow Preventer, Fire Suppression, 10 IN, Replace	30	15	15	1	EA	$53,280.00	$53,280																$53,280						**$53,280**
D5010	7801188	Solar Heating Panels, Pool Solar Heating Panel, Replace	20	18	2	150	EA	$888.00	$133,200			$133,200																			**$133,200**
D5010	7801148	Solar Power, Inverter, Replace	15	8	7	17	EA	$17,760.00	$301,920								$301,920														**$301,920**
D5010	7801073	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	12	8	9000	EA	$5,328.00	$47,952,000									$47,952,000													**$47,952,000**
D5020	7801180	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	19	11	1	EA	$19,832.00	$19,832												$19,832										**$19,832**
D5020	7801097	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	13	17	1	EA	$19,832.00	$19,832																		$19,832				**$19,832**
D5020	7801206	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	13	17	1	EA	$22,496.00	$22,496																		$22,496				**$22,496**
D5020	7801173	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace	30	11	19	1	EA	$59,200.00	$59,200																				$59,200		**$59,200**
E1090	7801172	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press, Replace	15	8	7	1	EA	$24,864.00	$24,864								$24,864														**$24,864**
F1020	7768343	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	15	10	1640	SF	$296.00	$485,440											$485,440											**$485,440**
F1020	7757563	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	10	15	960	SF	$296.00	$284,160																$284,160						**$284,160**
G2020	7801211	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	352394	SF	$1.33	$469,389		$469,389					$469,389					$469,389					$469,389					**$1,877,555**
G2020	7801204	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	352394	SF	$10.36	$3,650,802			$3,650,802																			**$3,650,802**
G2020	7892648	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	21385	SF	$1.33	$28,485			$28,485					$28,485					$28,485					$28,485				**$113,939**
G2020	7892654	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	53550	SF	$1.33	$71,329			$71,329					$71,329					$71,329					$71,329				**$285,314**
G2020	7892653	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	49970	SF	$1.33	$66,560				$66,560					$66,560					$66,560					$66,560			**$266,240**
G2020	7801124	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	48770	SF	$1.33	$64,962					$64,962					$64,962					$64,962					$64,962		**$259,847**
G2020	7892658	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	50320	SF	$1.33	$67,026					$67,026					$67,026					$67,026					$67,026		**$268,105**
G2020	7892650	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	51710	SF	$1.33	$68,878					$68,878					$68,878					$68,878					$68,878		**$275,511**
G2020	7892646	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	38400	SF	$1.33	$51,149					$51,149					$51,149					$51,149					$51,149		**$204,595**
G2020	7892651	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	33310	SF	$1.33	$44,369					$44,369					$44,369					$44,369					$44,369		**$177,476**
G2020	7892649	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	32610	SF	$1.33	$43,437					$43,437					$43,437					$43,437					$43,437		**$173,746**
G2020	7892647	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	34960	SF	$1.33	$46,567					$46,567					$46,567					$46,567					$46,567		**$186,267**
G2020	7892655	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	80740	SF	$1.33	$107,546					$107,546					$107,546					$107,546					$107,546		**$430,183**
G2020	7892652	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	50820	SF	$1.33	$67,692					$67,692					$67,692					$67,692					$67,692		**$270,769**
G2020	7892657	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	79250	SF	$1.33	$105,561						$105,561					$105,561					$105,561					$105,561	**$422,244**
G2020	7801198	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	49970	SF	$10.36	$517,689											$517,689											**$517,689**
G2020	7801150	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	21385	SF	$10.36	$221,549											$221,549											**$221,549**
G2020	7801162	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	53550	SF	$10.36	$554,778											$554,778											**$554,778**
G2020	7801123	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	33310	SF	$10.36	$345,092														$345,092								**$345,092**
G2020	7801078	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	38400	SF	$10.36	$397,824																$397,824						**$397,824**
G2020	7801142	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	48770	SF	$10.36	$505,257																					$505,257	**$505,257**
G2020	7801207	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	50320	SF	$10.36	$521,315																					$521,315	**$521,315**
G2020	7801081	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	51710	SF	$10.36	$535,716																					$535,716	**$535,716**
G2020	7892656	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	25650	SF	$10.36	$265,734																					$265,734	**$265,734**

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2020	7801128	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	25650	SF	$10.36	$265,734																					$265,734	**$265,734**
G2020	7801154	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	34960	SF	$10.36	$362,186																					$362,186	**$362,186**
G2020	7801113	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	79250	SF	$10.36	$821,030																					$821,030	**$821,030**
G2020	7801184	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	80740	SF	$10.36	$836,466																					$836,466	**$836,466**
G2020	7801095	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	50820	SF	$10.36	$526,495																					$526,495	**$526,495**
G2020	7801136	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	32610	SF	$10.36	$337,840																					$337,840	**$337,840**
G2030	7801091	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	1	EA	$2,960.00	$2,960	$2,960																					**$2,960**
G2050	7801087	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	5	5	36600	SF	$4.44	$162,504						$162,504										$162,504						**$325,008**
G2050	7757583	Play Structure, Multipurpose, Small, Replace	20	1	19	1	EA	$29,600.00	$29,600																				$29,600		**$29,600**
G2050	7757572	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	0	20	960	SF	$76.96	$73,882																					$73,882	**$73,882**
G2060	7695953	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	6	EA	$1,776.00	$10,656						$10,656																**$10,656**
G2060	7801146	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	26	EA	$1,776.00	$46,176											$46,176											**$46,176**
G2060	7801169	Fences & Gates, Vehicle Gate, Chain Link Swinging Electric, Replace	20	5	15	8	EA	$29,600.00	$236,800																$236,800						**$236,800**
G2060	7801071	Picnic Table, Precast Concrete, Replace	25	10	15	39	EA	$3,552.00	$138,528																$138,528						**$138,528**
G2060	7801121	Park Bench, Precast Concrete, Replace	25	10	15	78	EA	$2,960.00	$230,880																$230,880						**$230,880**
G2060	7801196	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	10	15	55	EA	$4,144.00	$227,920																$227,920						**$227,920**
G2060	7801194	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	1170	LF	$62.16	$72,727																					$72,727	**$72,727**
G2060	7801176	Signage, Property, Pylon Standard, Replace/Install	20	20	0	1	EA	$28,120.00	$28,120	$28,120																				$28,120	**$56,240**
G2060	7801083	Signage, Property, Pylon Standard, Replace/Install	20	10	10	34	EA	$28,120.00	$956,080											$956,080											**$956,080**
G2060	7801178	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$8,880.00	$8,880											$8,880											**$8,880**
G2060	7801190	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	8	12	1	EA	$74,000.00	$74,000													$74,000									**$74,000**
G2060	7801115	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	$8,880.00	$8,880													$8,880									**$8,880**
G2060	7801117	Flagpole, Metal, Replace	30	15	15	3	EA	$7,400.00	$22,200																$22,200						**$22,200**
G2060	7801203	Retaining Wall, Treated Timber, Replace	25	24	1	100	SF	$59.20	$5,920		$5,920																				**$5,920**
G2080	7768335	Irrigation System, Drip System, Replace/Install	20	15	5	182000	SF	$8.88	$1,616,160						$1,616,160																**$1,616,160**
G2080	7801200	Irrigation System, Control Panel, Replace	15	7	8	18	EA	$14,800.00	$266,400									$266,400													**$266,400**
G3010	7935161	Storage Tank, Site Water, Above-Ground, 2000000 GAL, Replace	40	37	3	1	EA	$2,960,000.00	$2,960,000				$2,960,000																		**$2,960,000**
G3060	7801099	Pump, Natural Gas Fuel Dispenser, Replace	15	12	3	1	EA	$33,152.00	$33,152				$33,152																$33,152		**$66,304**
G4050	7764456	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	14	6	3	EA	$2,664.00	$7,992							$7,992															**$7,992**
G4050	7801135	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	52	EA	$20,128.00	$1,046,656											$1,046,656											**$1,046,656**
G4050	7801144	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	84	EA	$11,840.00	$994,560											$994,560											**$994,560**
G4050	7801107	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	201	EA	$11,840.00	$2,379,840											$2,379,840											**$2,379,840**
G4050	7801152	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	10	10	53	EA	$2,072.00	$109,816											$109,816											**$109,816**
G4050	7801132	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	14	EA	$12,432.00	$174,048											$174,048											**$174,048**
Totals, Unescalated										**$31,080**	**$475,309**	**$3,883,815**	**$3,317,528**	**$561,624**	**$1,894,881**	**$492,773**	**$426,597**	**$48,304,496**	**$561,624**	**$7,636,593**	**$489,221**	**$182,693**	**$411,652**	**$683,576**	**$1,950,825**	**$469,389**	**$157,533**	**$99,712**	**$650,424**	**$5,288,847**	**$77,970,194**
Totals, Escalated (3.5% inflation, compounded annually)										**$31,080**	**$491,945**	**$4,160,440**	**$3,678,203**	**$644,477**	**$2,250,524**	**$605,744**	**$542,751**	**$63,607,797**	**$765,437**	**$10,772,168**	**$714,248**	**$276,062**	**$643,805**	**$1,106,502**	**$3,268,312**	**$813,914**	**$282,721**	**$185,214**	**$1,250,442**	**$10,523,688**	**$106,615,473**