

**San Bernardino Community College  
Facility Condition Assessment Report  
July 2021**



## Executive Summary

A Facility Condition Assessment (FCA) was carried out on June 2021 of all district assets by the Intelligent Systems & Engineering Services (ISES) to get comprehensive details about the renewal needs for each asset. The survey included the Valley college, the Crafton Hills College, and the assets managed by the District office.

The needs for each asset were divided into two groups; the nonrecurring needs and the recurring needs. The nonrecurring needs were subdivided depending on the priority (high, medium, or low). The recurring needs consists of the deferred maintenance and the projected renewal for 10 years (up to 2030).

The Current Replacement Value (CRV) was calculated for each asset by using a cost per gross square foot based on building size and use. The Facility Condition Needs Index (FCNI) was also provided by ISES for each asset which provides a lifecycle cost comparison. It is a ratio of total 10-year renewal needs to the current replacement value of the asset. Similarly, the Facility Condition Index (FCI) provides a relative measure for an objective comparison of building condition. It is derived by dividing the Deferred Renewal Needs by the current replacement value of the asset.

The total 10-year renewal needs for all assets were found to be \$102,968,614. This number is the sum of \$48,866,678 for the Valley College, \$32,488,650 for the Crafton Hills College, and \$21,613,286 for the district buildings.

After completing the analysis and determining the actual forecasted sums above, the team also looked at potential future savings that may occur due to the expected secondary impacts of Measure CC projects on the different types of needs for each campus. This resulted in estimates of possible reductions in the amounts of \$17,938,700 for the 10-Year Renewal costs and \$12,946,051 for Deferred Maintenance. Table 6 (page 13) shows further details about the results of those calculations.

ISES also provided a comparison of the data collected in this survey (on 2021) and a similar survey which they did on 2016. This comparison resulted a 35% increase in the facility Condition Index (FCI) at CHC and 5% decrease at SBVC. The facility Condition Needs Index (FCNI) increased 34% at CHC while increased 10% only at SBVC.

## Project

In June 2021, the San Bernardino Community College District (SBCCD) contracted with ISES Corporation to perform comprehensive Facility Condition Assessment (FCA) services for the buildings of the District, San Bernardino Valley College (SBVC), and Crafton Hills College (CHC). The overall FCA effort included 55 buildings encompassing 1,269,722 square feet of classroom, lab, office, library, and general support space. The assessment is an evaluation of the mechanical, electrical and plumbing systems, structural architectural components, vertical transportation systems, and utilities as they relate to each asset in the study. Exterior equipment considered a part of the building, such as a pad-mounted chiller or transformer or parking specifically designated for the building, is included in the survey.

## **FCA Inspections**

Extensive experience with asset surveys has led ISES to develop a standardized system of data collection that efficiently and effectively utilizes the time spent in each building. Each asset was inspected by a two-person team, which consists of experienced architectural and engineering inspectors. They inspected the various components in each building and determine what repairs or modifications may be necessary to restore the systems and buildings to an acceptable condition, or to a level defined by the College. The team typically starts on the roof, or the highest accessible level, and proceeds to the lowest level, inspecting each of the discrete building categories as the building is walked. ISES field assessors conducted staff interviews to ensure that all known system problems are cataloged and identified

## **Assessment Results**

The results for this assessment included the nonrecurring Needs and the recurring needs for each asset. The recurring needs consist of the deferred renewal and the projected renewal (from 2021 to 2030). The assessment results are presents in three groups, the district office buildings, the Valley college buildings, and Crafton Hills College buildings. The renewal needs are also presented based on the category of the type of work (Accessibility, exterior, interior, HVAC).

The planned program of Measure CC bond projects for both campuses (CHC and SBVC) is expected to provide beneficial impacts to the 10-year's needs. This impact is estimated and presented in this report for both campuses. The results show a significant deduction in the total required deferred maintenance cost.

A similar FCA assessment was carried out on 2016 by ISES. Data comparison between the 2016 and 2021 assessments is provided for each campus and for the district buildings. Noting that the assessment for the three district buildings (658 Brier Dr, 550 and 560 E hospitality lane) is not included in this comparison since they were added to the district properties after 2016.

The detailed results of the assessment and related calculations are shown in Tables 1 to 5. Table 1 presents the summary for all assets, while Tables 2,3, and 4 show the results in detail for each asset at the two campuses and district office. Table 5 presents the renewal needs not by asset but by category (like Accessibility, exterior, interior, HVAC). Tables 7,8, and 9 presents those comparisons for the two campuses and also for the district office buildings.

## **Definitions**

### **Facility Renewal Needs**

Facility renewal needs are recommendations intended to bring facilities up to like-new standards and condition. These efforts enhance user safety and mitigate College liability. Renewal needs replenish the lifecycle of existing assets and maximize the lifecycle of newly installed assets. They do not include cosmetic renovations or replacements of systems as a reaction to failure. Cosmetic

and reactive maintenance activities do not necessarily renew the life of a facility because the replacement components do not always realize their economic lifecycle. In other words, the replacement component can be renewed again shortly thereafter due to more comprehensive renovation work. Facilities maintenance and repair activities are also not considered to be facilities renewal efforts.

## **Recurring vs. Nonrecurring**

Facility renewal needs are divided into two main categories – recurring and nonrecurring. Recurring costs are cyclical and are associated with replacement (or renewal) of building components and systems. Examples include roofs, chillers, windows, finishes and air handling units. The tool for projecting the recurring renewal costs is the Lifecycle Component Inventory. Each component has an associated renewal cost, installation date and life expectancy. From this data, a detailed projection of recurring renewal needs is developed for each building. These needs are categorized by UNIFORMAT II classification codes (down to Level 4). The result is a detailed year-by-year projection of recurring renewal needs for a given asset.

Nonrecurring costs pertain to facility repairs and improvements that are one-time propositions and are not recurring. They typically consist of facility improvements to accommodate accessibility, address fire life/safety deficiencies, or alter a building for a new use. They also include nonrecurring deficiencies that could negatively affect the structure of the facility or the systems and components within. For these nonrecurring costs, recommendations are developed with estimated costs to rectify said deficiency. They each have a unique identifier and are categorized by system type, priority and classification. The costs are indexed to local conditions and markups applied as the situation dictates. Examples of such repair work are correction of building façade damage caused by a storm or seismic event or repairs to a roof section. Similarly, once a building has been rendered compliant with ADA, this cost does not recur. These needs are a significant component of overall need, but they are not recurring needs.

## **Recurring Renewal Need Classifications**

- ***Deferred Renewal***  
Recurring repairs that are past due for completion but have not yet been accomplished as part of normal maintenance or capital repair efforts. Further deferral of such renewal could impair the proper functioning of the facility. Costs estimated for Deferred Renewal needs should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to affect the needed repairs.
- ***Projected Renewal***  
Projected Renewal needs that will be due within the scope of the assessment. These represent regular or normal facility maintenance, repair or renovation that should be planned in the near future. (These efforts do not pertain to components found in what is

considered to be program-use space within a building.)

## Prioritization of Nonrecurring Renewal Needs

Recurring renewal needs do not receive individual prioritization, as the entire data set of needs in this category is year-based. Each separate component has a distinct need year, rendering further prioritization unnecessary. Each nonrecurring renewal need, however, has a priority assigned to indicate the criticality of the recommended work. The prioritization utilized for this subset of the data is as follows.

- **Priority 1 – Immediate (High)**  
Items in this category require immediate action to:
  - a. correct a cited safety hazard
  - b. stop accelerated deterioration
  - c. and/or return a facility to normal operation
  
- **Priority 2 – Critical (Medium)**  
Items in this category include actions that must be addressed in the short-term:
  - a. repairs to prevent further deterioration
  - b. improvements to facilities associated with critical accessibility needs
  - c. potential safety hazards
  
- **Priority 3 – Noncritical (Low)**  
Items in this category include:
  - a. improvements to facilities associated with noncritical accessibility needs
  - b. actions to bring a facility into compliance with current building codes as grandfather clauses expire
  - c. actions to improve the usability of a facility following an occupancy or use change

## Calculations

### Current Replacement Value

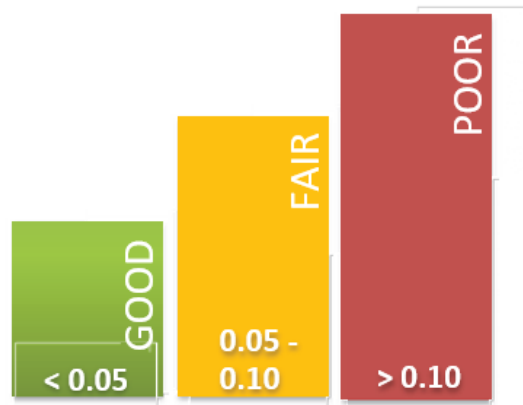
ISES traditionally calculates Current Replacement Value (CRV) using a cost per gross square foot based on building size and use (e.g. theater, research lab, classroom building, etc.). We utilize R.S. Means Section Square Foot costs as the starting point. This base number is adjusted for the size of the facility and modified with city cost indices to the local area, with appropriate modifiers for professional fees and demolition of existing structure added. Our standard methodology will prorate the base cost per GSF based on different use types in a building.

Traditional methods of calculating CRV do not take into account the historic significance of a structure. Replacement of a historic structure would only occur in the event of a catastrophic loss of said building. In such occurrences, the normal practice ISES observes is to construct modern facilities that meet the site/campus architectural standards rather than attempt to mimic the historical construction style that has been lost. Calculated CRVs are updated automatically in the AMS software when the annual inflation factor is added to the database.

### Facility Condition Index (FCI)

Similar to the FCNI, the FCI provides another relative measure for an objective comparison of building condition. This is a simple calculation derived by dividing the Deferred Renewal Needs by the CRV. This number is also an index, with the same cautions as with the FCNI, but restricted only to the Deferred Renewal/Corrective Action needs. This scale does not apply to multiple facilities

$$FCI = \frac{\text{Deferred Renewal}}{\text{Current Replacement Value}}$$



### Facility Condition Needs Index (FCNI)

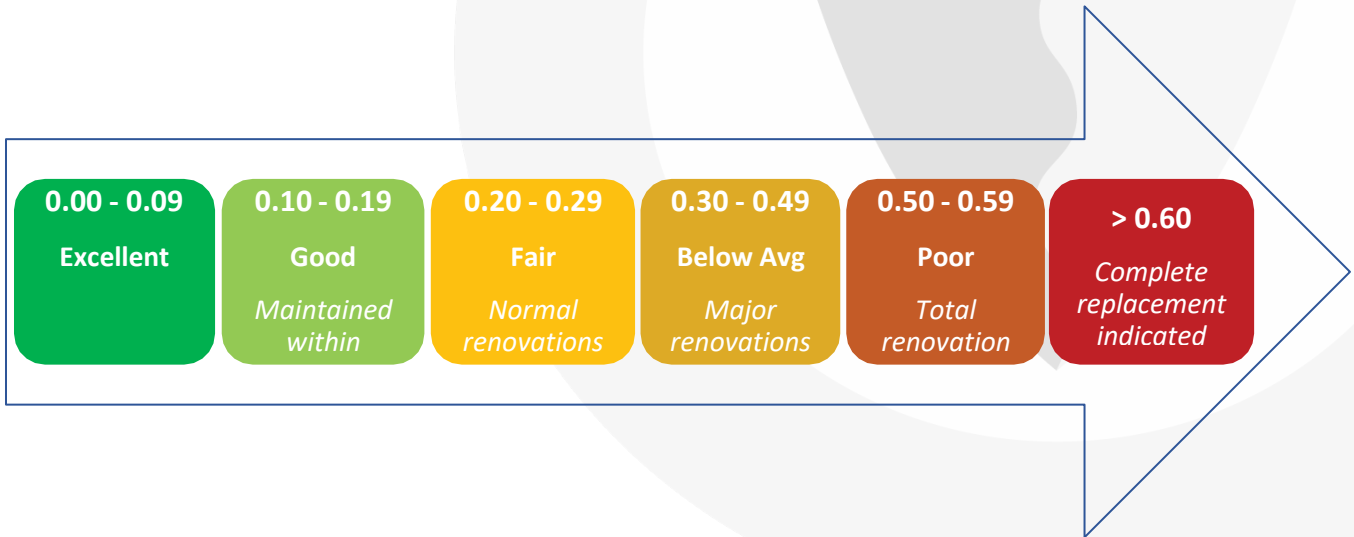
The FCNI provides a lifecycle cost comparison. It is a ratio of 10-year renewal needs (including deferred renewal) to the current replacement value of the asset.

$$FCNI = \frac{\text{10-Year Renewal Needs}}{\text{Current Replacement Value}}$$

The FCNI can be employed at multiple levels for analysis. It is most commonly used to compare buildings to other buildings. The index can be used as an evaluation tool when applying it to a single facility. The lower the FCNI, the better the facility condition. It should also be noted that this is an

index, not a percentage. It can, especially in the case of historic facilities, exceed 1.00.

In terms of assessing where a facility falls within a range of conditions, the following standards can be applied.



The above ranges represent averages based upon our extensive FCA experience. The reader is cautioned, however, to examine each facility independently for mitigating factors (i.e., historic structures, temporary structures, facilities with abnormally low replacement costs, such as warehouses, etc.).

The FCNI can also be used for comparing groups of facilities to other groupings, including entire campuses. Comparisons in this vein form the basis of analysis for comparing the overall state of facilities to another comparable grouping. Note that the above ranges *do not* apply to multiple facilities. Variability among groups of buildings is reduced further as sample sets get larger.

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

Facility Condition Assessment

Detailed Cost Summary

( Table 1 ) :10-YEAR RENEWAL NEEDS (All Assets)

ASSET NAME	GSF	CRV	NONRECURRING NEEDS			RECURRING NEEDS											10-YEAR NEEDS	FCNI	FCI	
			HIGH	MEDIUM	LOW	DEFERRED	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030				
District office	270,941	\$122,153,069	\$0	\$4,689,301	\$1,445,162	\$4,679,339	\$87,216	\$1,503,855	\$551,991	\$1,219,394	\$503,744	\$897,651	\$2,083,081	\$2,064,219	\$1,493,102	\$395,229	\$21,613,286	0.18	0.04	
			\$6,134,463				\$10,799,484													
Crafton Hills College	353,834	\$153,679,153	\$11,736	\$453,646	\$1,724,569	\$15,486,271	\$501,783	\$657,102	\$719,747	\$141,933	\$1,021,413	\$1,266,645	\$2,380,658	\$1,432,594	\$2,394,205	\$4,296,348	\$32,488,650	0.21	0.10	
			\$2,189,951				\$14,812,428													
San Bernardino Valley College	644,947	\$278,606,301	\$1,681	\$446,540	\$1,604,509	\$21,219,956	\$1,200,026	\$1,537,061	\$1,801,749	\$1,896,299	\$2,974,941	\$4,955,744	\$319,891	\$3,675,112	\$2,177,319	\$5,055,850	\$48,866,678	0.18	0.08	
			\$2,052,730				\$25,593,991													
<b>Total</b>	<b>1,269,722</b>	<b>\$554,438,523</b>	<b>\$13,417</b>	<b>\$5,589,486</b>	<b>\$4,774,240</b>	<b>\$41,385,566</b>	<b>\$1,789,025</b>	<b>\$3,698,018</b>	<b>\$3,073,488</b>	<b>\$3,257,625</b>	<b>\$4,500,097</b>	<b>\$7,120,040</b>	<b>\$4,783,631</b>	<b>\$7,171,925</b>	<b>\$6,064,627</b>	<b>\$9,747,428</b>	<b>\$102,968,614</b>	<b>0.19</b>	<b>0.07</b>	
			\$10,377,144				\$51,205,903													



SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

Facility Condition Assessment

Detailed Cost Summary

( Table 2 ) :10-YEAR RENEWAL NEEDS - District Office

ASSET CODE	ASSET NAME	GSF	CRV	NONRECURRING NEEDS			RECURRING NEEDS											10-YEAR NEEDS	FCNI	FCI	
				HIGH	MEDIUM	LOW	DEFERRED	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030				
DO0002	DEL ROSA BUILDING - EDCT	26,800	\$14,340,614	\$0	\$11,693	\$551,144	\$317,273	\$18,412	\$0	\$6,460	\$0	\$3,170	\$105,674	\$447,491	\$632,895	\$59,972	\$5,607	\$2,159,790	0.15	0.02	
DO0036	ADMINISTRATIVE ANNEX - 8TH STREET	8,771	\$3,790,625	\$0	\$107,619	\$234,317	\$443,353	\$0	\$51,558	\$529,968	\$91,494	\$309,940	\$150,539	\$16,104	\$154,877	\$10,186	\$0	\$2,099,955	0.55	0.12	
DO0056	APPLIED TECHNOLOGY TRAINING CENTE	9,731	\$5,759,986	\$0	\$0	\$237,655	\$105,974	\$0	\$50,237	\$13,208	\$0	\$123,743	\$0	\$404,042	\$0	\$117,313	\$0	\$1,052,171	0.18	0.02	
DOONRP	NORTH RIVER PLACE	71,834	\$31,282,053	\$0	\$3,522,195	\$70,757	\$171,774	\$68,804	\$33,472	\$0	\$293,631	\$0	\$0	\$835,320	\$84,324	\$374,865	\$291,555	\$5,746,696	0.18	0.01	
DOOOPS	ONE PARKSIDE	71,106	\$30,965,424	\$0	\$999,708	\$120,638	\$2,717,345	\$0	\$709,372	\$2,356	\$0	\$66,891	\$0	\$380,125	\$952,189	\$0	\$78,251	\$6,026,874	0.19	0.09	
DOOTPS	TWO PARKSIDE	82,699	\$36,014,367	\$0	\$48,086	\$230,651	\$923,621	\$0	\$659,216	\$0	\$834,269	\$0	\$641,439	\$0	\$239,933	\$930,767	\$19,817	\$4,527,799	0.13	0.03	
	District office	270,941	\$122,153,069	\$0	\$4,689,301	\$1,445,162	\$4,679,339	\$87,216	\$1,503,855	\$551,991	\$1,219,394	\$503,744	\$897,651	\$2,083,081	\$2,064,219	\$1,493,102	\$395,229	\$21,613,286	0.18	0.04	
					\$6,134,463			\$10,799,484													

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

Facility Condition Assessment

Detailed Cost Summary

( Table 3 ) :10-YEAR RENEWAL NEEDS - CHC

ASSET CODE	ASSET NAME	GSF	CRV	NONRECURRING NEEDS			RECURRING NEEDS											10-YEAR NEEDS	FCNI	FCI	
				HIGH	MEDIUM	LOW	DEFERRED	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030				
CH0001	MAINTENANCE AND OPERATIONS	11,304	\$4,328,751	\$0	\$10,476	\$97,010	\$651,789	\$0	\$0	\$0	\$0	\$2,581	\$15,889	\$33,999	\$17,907	\$0	\$927,799	\$1,757,448	0.41	0.15	
CH0002	CHILD DEVELOPMENT CENTER	9,010	\$3,373,464	\$0	\$12,256	\$174,712	\$646,771	\$23,449	\$0	\$11,463	\$0	\$0	\$179,128	\$31,001	\$0	\$0	\$44,734	\$1,123,514	0.33	0.19	
CH0003	CRAFTON HALL	8,560	\$4,188,567	\$0	\$39,863	\$88,399	\$1,759,655	\$0	\$0	\$87,670	\$841	\$0	\$66,484	\$0	\$0	\$47,235	\$545	\$2,090,693	0.50	0.42	
CH0004	CLOCK TOWER BUILDING	9,970	\$4,308,402	\$0	\$0	\$8,619	\$15,621	\$0	\$0	\$0	\$0	\$0	\$4,446	\$0	\$223,976	\$62,370	\$0	\$315,033	0.07	0.00	
CH0005	WEST COMPLEX	6,800	\$3,130,403	\$0	\$6,163	\$114,168	\$903,584	\$0	\$0	\$54,978	\$1,553	\$0	\$0	\$15,928	\$0	\$0	\$40,939	\$1,137,313	0.36	0.29	
CH0006	CRAFTON CENTER	46,542	\$19,572,649	\$0	\$0	\$17,239	\$0	\$0	\$0	\$0	\$35,224	\$27,022	\$838,511	\$0	\$0	\$0	\$208,260	\$1,126,254	0.06	0.00	
CH0007	STUDENT SUPPORT BUILDING	5,575	\$2,409,133	\$0	\$3,085	\$170,866	\$414,092	\$0	\$0	\$550	\$65,649	\$62,747	\$276,922	\$0	\$0	\$59,473	\$0	\$1,053,385	0.44	0.17	
CH0008	LEARNING RESOURCE CENTER	59,100	\$22,567,390	\$0	\$11,185	\$33,580	\$26,678	\$0	\$572,737	\$0	\$0	\$321,325	\$335,878	\$28,122	\$645,360	\$0	\$1,535,009	\$3,509,872	0.16	0.00	
CH0009	PERFORMING ARTS RTS (16)	29,851	\$12,838,156	\$0	\$319,281	\$65,959	\$6,403,906	\$0	\$0	\$270,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$353,001	\$7,412,499	0.58	0.50
CH0010	CENTRAL COMPLEX	30,621	\$12,432,301	\$0	\$0	\$25,858	\$35,253	\$423,400	\$0	\$22,593	\$0	\$63,147	\$52,189	\$9,946	\$481,291	\$1,459,751	\$54,373	\$2,627,801	0.21	0.00	
CH0011	CENTRAL COMPLEX 2	17,238	\$7,588,033	\$11,736	\$0	\$409,953	\$2,988,149	\$0	\$0	\$118,825	\$16,362	\$30,699	\$174,467	\$0	\$0	\$102,854	\$0	\$3,853,046	0.51	0.39	
CH0012	CANYON HALL	36,060	\$21,780,550	\$0	\$10,717	\$8,619	\$0	\$0	\$0	\$0	\$0	\$85,284	\$0	\$561,557	\$0	\$0	\$199,311	\$865,489	0.04	0.00	
CH0013	VISUAL ARTS	9,842	\$4,162,565	\$0	\$33,207	\$219,621	\$1,561,824	\$0	\$21,892	\$0	\$0	\$0	\$49,858	\$0	\$0	\$36,553	\$123,610	\$2,046,565	0.49	0.38	
CH0014	EAST COMPLEX	5,760	\$1,476,456	\$0	\$2,965	\$103,144	\$752	\$0	\$0	\$3,536	\$0	\$143,781	\$4,358	\$0	\$13,836	\$21,099	\$0	\$293,471	0.20	0.00	
CH0015	EAST COMPLEX 2	4,320	\$1,988,580	\$0	\$4,447	\$77,358	\$51,791	\$54,935	\$62,473	\$67,841	\$0	\$131,407	\$0	\$7,303	\$50,224	\$0	\$0	\$507,779	0.26	0.03	
CH0016	PUBLIC SAFETY AND ALLIED HEALTH	35,023	\$14,164,253	\$0	\$0	\$8,619	\$0	\$0	\$0	\$0	\$0	\$63,274	\$0	\$377,714	\$0	\$43,389	\$395,803	\$888,799	0.06	0.00	
CH0018	NORTH COMPLEX	10,334	\$6,327,506	\$0	\$0	\$92,227	\$0	\$0	\$0	\$81,940	\$0	\$0	\$80,003	\$27,522	\$0	\$375,467	\$0	\$657,159	0.10	0.00	
CH0019	KINESIOLOGY, HEALTH ED, AQUATICS CC	17,924	\$7,041,993	\$0	\$0	\$8,619	\$26,405	\$0	\$0	\$0	\$57,528	\$81,945	\$0	\$449,056	\$0	\$186,014	\$412,964	\$1,222,530	0.17	0.00	
	Crafton Hills College	353,834	\$153,679,153	\$11,736	\$453,646	\$1,724,569	\$15,486,271	\$501,783	\$657,102	\$719,747	\$141,933	\$1,021,413	\$1,266,645	\$2,380,658	\$1,432,594	\$2,394,205	\$4,296,348	\$32,488,650	0.21	0.10	
					\$2,189,951							\$14,812,428									

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

Facility Condition Assessment

Detailed Cost Summary

( Table 4) :10-YEAR RENEWAL NEEDS - SBVC

ASSET CODE	ASSET NAME	GSF	CRV	NONRECURRING NEEDS			RECURRING NEEDS											10-YEAR NEEDS	FCNI	FCI		
				HIGH	MEDIUM	LOW	DEFERRED	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030					
SV0004	AUDITORIUM	26,178	\$11,258,823	\$0	\$32,001	\$133,777	\$1,106,424	\$0	\$0	\$19,938	\$2,326	\$214,574	\$262,963	\$0	\$0	\$10,908	\$10,213	\$1,793,125	0.16	0.10		
SV0009	SHIPPING/RECEIVING OFFICE	6,000	\$2,297,211	\$0	\$63,408	\$4,544	\$594,457	\$0	\$15,031	\$0	\$0	\$0	\$1,609	\$0	\$0	\$0	\$82,318	\$761,368	0.33	0.26		
SV0010	CHILD DEVELOPMENT 1	2,356	\$1,084,166	\$0	\$10,050	\$4,455	\$517,654	\$0	\$138,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,912	\$679,781	0.63	0.48		
SV0011	CHILD DEVELOPMENT 2	2,437	\$1,121,473	\$0	\$63,417	\$58,554	\$502,289	\$0	\$138,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,775	\$808,745	0.72	0.45		
SV0012	CHILD DEVELOPMENT 3	1,757	\$808,320	\$0	\$11,572	\$31,462	\$310,937	\$0	\$35,862	\$0	\$0	\$1,887	\$0	\$0	\$0	\$0	\$15,422	\$407,143	0.50	0.38		
SV0013	CHILD DEVELOPMENT 4	2,158	\$932,677	\$0	\$5,757	\$0	\$160,480	\$0	\$35,862	\$0	\$0	\$0	\$0	\$0	\$52,212	\$0	\$0	\$254,311	0.27	0.17		
SV0018	OBSERVATORY	828	\$316,545	\$0	\$16,378	\$2,934	\$52,619	\$0	\$0	\$1,856	\$1,609	\$0	\$0	\$0	\$26,401	\$0	\$7,469	\$109,267	0.35	0.17		
SV0022	TECHNICAL	63,923	\$24,893,995	\$0	\$0	\$19,552	\$6,363,643	\$112,303	\$56,622	\$0	\$44,059	\$58,234	\$25,860	\$25,987	\$42,153	\$62,358	\$466,869	\$7,277,641	0.29	0.26		
SV0027	LIBERAL ARTS	39,359	\$15,917,686	\$0	\$26,308	\$808,510	\$7,788,009	\$0	\$0	\$0	\$36,166	\$29,167	\$0	\$26,242	\$0	\$0	\$202,578	\$8,916,981	0.56	0.49		
SV0029	WAREHOUSE	5,935	\$1,225,481	\$0	\$80,747	\$0	\$133,896	\$0	\$0	\$0	\$0	\$0	\$9,130	\$0	\$0	\$0	\$82,359	\$306,131	0.25	0.11		
SV0032	PLANETARIUM	6,875	\$2,632,975	\$0	\$65,892	\$167,824	\$955,489	\$0	\$0	\$10,186	\$9,446	\$0	\$0	\$0	\$2,523	\$0	\$1,823	\$1,213,183	0.46	0.36		
SV0033	LIBRARY	39,879	\$15,814,809	\$0	\$4,519	\$2,847	\$539,503	\$452,890	\$0	\$490,149	\$0	\$1,116,208	\$40,234	\$63,727	\$484,375	\$0	\$0	\$3,194,451	0.20	0.03		
SV0034	TELECOM BUILDING	624	\$722,401	\$0	\$0	\$0	\$8,199	\$0	\$4,967	\$66,804	\$68,390	\$1,838	\$120,215	\$0	\$1,197	\$102,844	\$0	\$374,453	0.52	0.01		
SV0037	HEALTH AND LIFE SCIENCES	40,200	\$24,281,254	\$0	\$0	\$0	\$664,300	\$0	\$647,531	\$0	\$707,455	\$0	\$828,108	\$0	\$60,784	\$434,834	\$44,734	\$3,387,747	0.14	0.03		
SV0038	BUTLER BUILDING/ATHLETICS	4,160	\$829,080	\$0	\$0	\$0	\$39,658	\$0	\$0	\$0	\$72,652	\$0	\$35,754	\$0	\$0	\$0	\$0	\$148,065	0.18	0.05		
SV0039	ADMINISTRATION/STUDENT SERVICES	33,305	\$13,903,104	\$668	\$0	\$0	\$675,504	\$0	\$0	\$384,037	\$0	\$685,196	\$265,644	\$0	\$1,378	\$9,705	\$1,154,044	\$3,176,175	0.23	0.05		
SV0040	CHILD DEVELOPMENT 6 (BUILDING A)	7,812	\$3,596,176	\$0	\$0	\$0	\$55,328	\$73,012	\$0	\$0	\$99,340	\$0	\$968,676	\$0	\$170,708	\$0	\$17,954	\$1,385,018	0.39	0.02		
SV0041	CHILD DEVELOPMENT 7 (BUILDING B)	4,776	\$2,198,856	\$0	\$0	\$0	\$49,293	\$30,541	\$0	\$0	\$56,713	\$0	\$199,626	\$0	\$83,870	\$0	\$10,966	\$431,009	0.20	0.02		
SV0042	CHILD DEVELOPMENT 8 MODULAR	1,920	\$884,065	\$0	\$0	\$0	\$18,659	\$8,335	\$0	\$0	\$22,799	\$0	\$81,186	\$0	\$35,862	\$0	\$0	\$166,841	0.19	0.02		
SV0043	CHILD DEVELOPMENT 9 MODULAR	1,920	\$884,065	\$0	\$0	\$0	\$18,659	\$8,335	\$0	\$0	\$22,799	\$0	\$81,186	\$0	\$35,862	\$0	\$0	\$166,841	0.19	0.02		
SV0044	ART CENTER AND GALLERY	22,488	\$9,899,941	\$0	\$0	\$76,498	\$209,303	\$23,521	\$0	\$0	\$273,848	\$0	\$810,222	\$0	\$0	\$0	\$46,485	\$1,439,877	0.15	0.02		
SV0045	CAMPUS CENTER	34,701	\$15,396,517	\$0	\$0	\$91,570	\$235,190	\$175,904	\$0	\$0	\$383,356	\$0	\$972,641	\$37,759	\$766,549	\$0	\$434,538	\$3,097,508	0.20	0.02		
SV0046	STUDENT HEALTH SERVICES	2,400	\$1,142,953	\$0	\$0	\$0	\$35,492	\$0	\$0	\$17,407	\$0	\$0	\$29,903	\$0	\$129,013	\$0	\$53,793	\$265,607	0.23	0.03		
SV0047	MAINTENANCE AND OPERATION	5,600	\$2,144,592	\$0	\$0	\$0	\$11,463	\$47,650	\$0	\$0	\$5,454	\$0	\$0	\$46,214	\$0	\$162,741	\$0	\$273,523	0.13	0.01		
SV0048	TRANSPORTATION	7,895	\$3,634,614	\$0	\$701	\$2,847	\$14,797	\$78,499	\$0	\$0	\$67,086	\$0	\$4,426	\$56,830	\$0	\$250,651	\$53,793	\$529,630	0.15	0.00		
SV0049	MEDIA AND COMMUNICATIONS	18,385	\$7,598,208	\$0	\$5,915	\$0	\$29,566	\$0	\$0	\$0	\$0	\$335,317	\$0	\$30,351	\$200,644	\$2,213	\$1,140,335	\$1,744,340	0.23	0.00		
SV0050	NORTH HALL	49,756	\$19,687,962	\$1,013	\$0	\$2,847	\$108,161	\$0	\$463,766	\$0	\$0	\$107,026	\$0	\$19,574	\$591,656	\$0	\$1,175,470	\$2,469,512	0.13	0.01		
SV0051	PHYSICAL SCIENCES	57,160	\$33,245,127	\$0	\$0	\$2,847	\$0	\$180,701	\$0	\$780,538	\$0	\$0	\$72,681	\$0	\$14,576	\$1,141,065	\$0	\$2,192,407	0.07	0.00		
SV0052	BUSINESS EDUCATION	43,651	\$17,654,161	\$0	\$0	\$0	\$2,326	\$0	\$0	\$30,834	\$0	\$425,493	\$54,829	\$0	\$355,555	\$0	\$0	\$869,038	0.05	0.00		
SV0056	CHILD DEVELOPMENT 10 MODULAR	1,920	\$884,065	\$0	\$0	\$0	\$18,659	\$8,335	\$0	\$0	\$22,799	\$0	\$88,059	\$0	\$35,862	\$0	\$0	\$173,715	0.20	0.02		
SV0GYM	GYM	108,589	\$41,715,000	\$0	\$59,874	\$193,439	\$0	\$0	\$0	\$0	\$0	\$0	\$2,794	\$13,206	\$583,932	\$0	\$0	\$853,246	0.02	0.00		
	San Bernardino Valley College	644,947	\$278,606,301	\$1,681	\$446,540	\$1,604,509	\$21,219,956	\$1,200,026	\$1,537,061	\$1,801,749	\$1,896,299	\$2,974,941	\$4,955,744	\$319,891	\$3,675,112	\$2,177,319	\$5,055,850	\$48,866,678	0.18	0.08		
					\$2,052,730				\$25,593,991													

( Table 5 ) : RENEWAL NEEDS MATRIX - BY CATEGORY

All dollars shown as Present Value

CATEGORY	NONRECURRING PROJECT NEEDS			RECURRING COMPONENT REPLACEMENT NEEDS											
	Immediate	Critical	Noncritical	Deferred Renewal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
ACCESSIBILITY	0	467,638	572,317	0	0	0	0	0	0	0	0	0	0	0	\$1,039,955
EXTERIOR	0	16,174	210,684	3,986,337	23,449	250,633	0	380,028	258,792	573,775	773,538	379,108	236,621	1,657,397	\$8,746,536
INTERIOR	0	1,180,808	216,796	8,389,275	474,685	1,363,031	796,423	607,115	675,114	1,088,151	1,908,421	2,292,386	533,532	2,001,390	\$21,527,125
PLUMBING	0	513,520	59,262	6,132,054	12,562	13,631	19,938	26,809	162,470	51,890	614,223	9,487	20,568	11,097	\$7,647,511
HVAC	0	1,084,829	99,122	9,276,762	795,627	1,315,307	1,310,622	826,822	1,766,346	2,019,107	226,730	1,911,933	2,941,692	797,344	\$24,372,243
FIRE/LIFE SAFETY	13,417	736,607	2,734,024	1,279,772	262,521	431,465	207,489	495,639	164,044	234,560	169,181	796,331	409,376	432,717	\$8,367,142
ELECTRICAL	0	1,479,833	816,376	8,992,604	150,117	183,823	598,888	921,213	1,473,330	2,074,749	594,924	1,183,608	783,856	3,381,597	\$22,634,919
SITE	0	0	56,982	58,083	0	0	0	0	0	67,604	146,292	19,650	31,292	693,989	\$1,073,892
VERT. TRANS.	0	0	0	3,218,523	70,064	140,128	140,128	0	0	346,987	350,321	579,423	1,107,690	369,230	\$6,322,494
HEALTH/EQUIP.	0	110,077	8,677	52,158	0	0	0	0	0	663,217	0	0	0	402,667	\$1,236,796
<b>SUBTOTAL</b>	<b>\$13,417</b>	<b>\$5,589,486</b>	<b>\$4,774,240</b>	<b>\$41,385,566</b>	<b>\$1,789,025</b>	<b>\$3,698,018</b>	<b>\$3,073,488</b>	<b>\$3,257,625</b>	<b>\$4,500,097</b>	<b>\$7,120,040</b>	<b>\$4,783,631</b>	<b>\$7,171,925</b>	<b>\$6,064,627</b>	<b>\$9,747,428</b>	<b>\$102,968,613</b>
<b>TOTAL NONRECURRING PROJECT NEEDS</b>			<b>\$10,377,144</b>	<b>TOTAL RECURRING COMPONENT REPLACEMENT NEEDS</b>										<b>\$92,591,469</b>	

<b>CURRENT REPLACEMENT VALUE</b>	<b>\$554,438,523</b>
<b>FACILITY CONDITION NEEDS INDEX</b>	<b>0.19</b>
<b>FACILITY CONDITION INDEX</b>	<b>0.07</b>

<b>GSF</b>	<b>TOTAL 10-YEAR FACILITY RENEWAL NEEDS</b>	<b>10-YEAR NEEDS/SF</b>
<b>1,269,722</b>	<b>\$102,968,613</b>	<b>\$81.10</b>

**SAN BERNARDINO COMMUNITY COLLEGE DISTRICT**

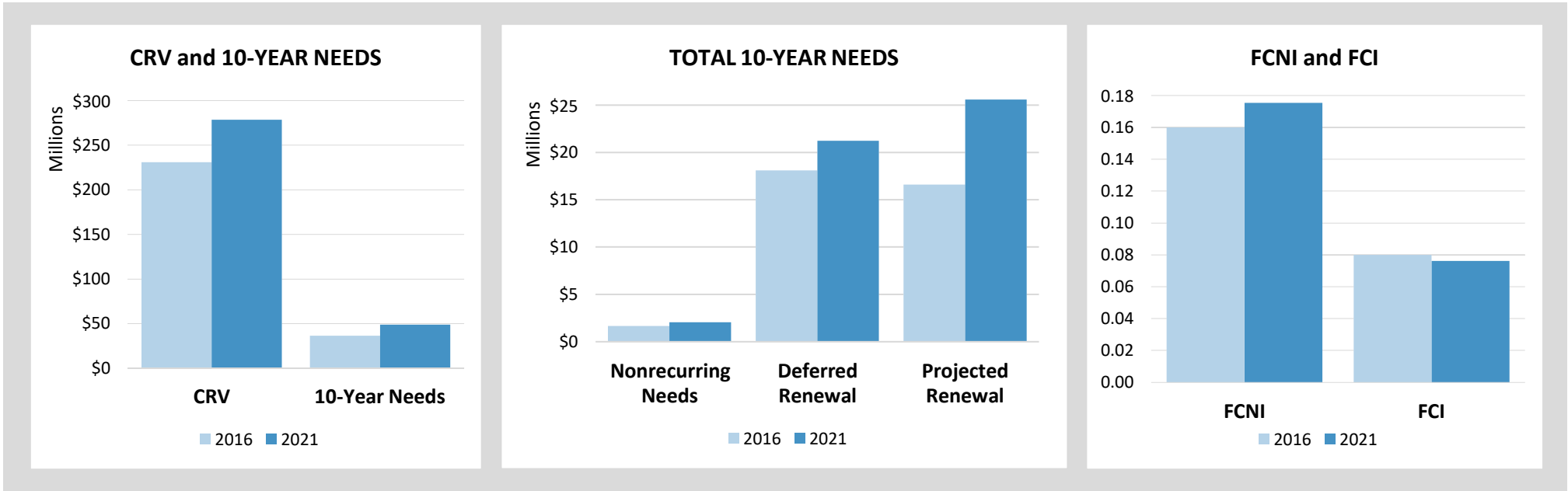
Facility Condition Assessment

Detailed Cost Summary

**( Table 6 ): 10-YEAR RENEWAL NEEDS BY ASSET AND YEAR (Measure CC Secondary Impacts)**

Campus	Item	NONRECURRING NEEDS	RECURRING NEEDS		10-YEAR NEEDS
			DEFERRED	Projected Renewal	
CHC	10 Year Renewal needs as assessed by ISES, completed June 30, 2021	2,189,951	15,486,271	14,812,428	32,488,650
Beneficial impacts of Measure CC Projects	Reduction due to building renovations	-318,773	-2,945,244		
	Recurring needs to be reassessed after the building renovations			-1,401,099	
	Reduction due to building demolition/ replacement	-293,010	-3,686,037	-1,022,308	
	Revised 10 Year Renewal needs	1,578,168	8,854,990	12,389,021	22,822,179
SBVC	10 Year Renewal needs as submitted by ISES	2,052,730	21,219,956	25,593,991	48,866,677
Beneficial impacts of Measure CC Projects	Reduction due to building renovations	0	0		
	Recurring needs to be reassessed after the building renovations			-214,409	
	Reduction due to building demolition/ replacement	-510,667	-6,314,771	-1,232,383	
	Revised 10 Year Renewal needs	1,542,063	14,905,185	24,147,199	40,594,447
District Office		6,134,463	4,679,339	10,799,484	21,613,286
<b>Total 10 Year Renewal needs as assessed by ISES, completed June 30, 2021</b>		<b>102,968,613</b>			
<b>Estimated Total after applying Measure CC secondary impacts</b>		<b>85,029,913</b>			
<b>Total Deferred maintenance as assessed by ISES, completed June 30, 2021</b>		<b>41,385,566</b>			
<b>Estimated Total after applying Measure CC secondary impacts</b>		<b>28,439,515</b>			

**( Table 7 ): DATA COMPARISON (2016 & 2021) - SBVC**



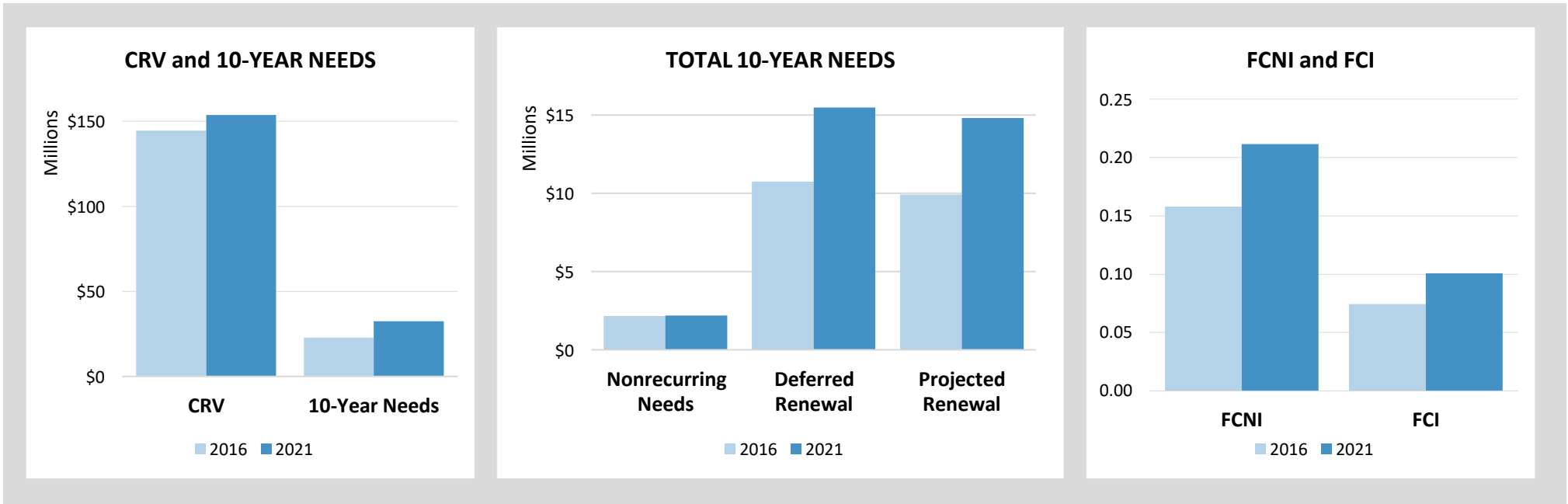
AMS DATA	2016	2021	DIFFERENCE
<b>Current Replacement Value</b>	<b>\$230,856,000</b>	<b>\$278,606,301</b>	<b>21% ↑ \$47.8M</b>
<b>10-Year Needs</b>	<b>\$36,352,030</b>	<b>\$48,866,678</b>	<b>34% ↑ \$12.5M</b>
<i>Nonrecurring Needs</i>	<i>\$1,656,675</i>	<i>\$2,052,731</i>	<i>24% ↑ \$396K</i>
<i>Deferred Renewal</i>	<i>\$18,095,590</i>	<i>\$21,219,956</i>	<i>17% ↓ \$3.1M</i>
<i>Projected Renewal</i>	<i>\$16,599,765</i>	<i>\$25,593,991</i>	<i>54% ↑ \$9M</i>
<b>Facility Condition Needs Index</b>	<b>0.16</b>	<b>0.18</b>	<b>10% ↑ 0.02</b>
<b>Facility Condition Index</b>	<b>0.080</b>	<b>0.076</b>	<b>-5% ↓ 0.00</b>

In 2016 ISES recommended that 1.9% of the District's CRV (\$7.4M) be reinvested annually over the next 10 years. This equated to an annual reinvestment of approximately \$4.4M for SBVC.

Since the 2016 inspections, the two gyms have been replaced with a new Gym, SV037 and SV049 were remodeled, and the north halves of SV033 and SV050 have new roofs. Deferred Renewal needs grew by \$3.1M and Total Needs rose \$12.5M. These increases suggest that not enough improvements were made to keep up with inflation and projected needs that moved into Deferred Renewal since 2016.

Although the FCNI increased 10%, this campus remains in *Good* condition on the FCNI condition scale. The FCI decreased by 5% and maintains its *Fair* condition on the FCI condition scale. The decrease is a result of the gym demolitions and new construction, which increased the overall CRV.

**( Table 8 ): DATA COMPARISON (2016 & 2021) - CHC**



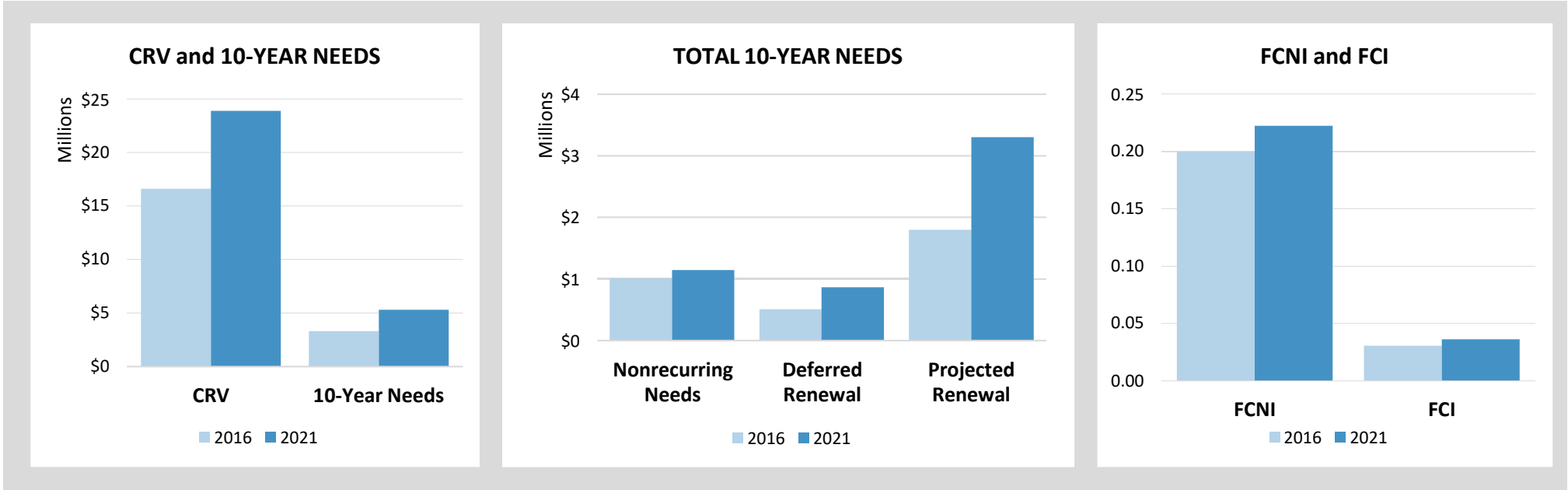
AMS DATA	2016	2021	RESULTS
<b>Current Replacement Value</b>	\$144,524,000	\$153,679,153	6%  \$9.2M
<b>10-Year Needs</b>	\$22,825,534	\$32,488,650	42%  \$10.5M
<i>Nonrecurring Needs</i>	\$2,154,371	\$2,189,951	2% \$36K
<i>Deferred Renewal</i>	\$10,755,723	\$15,486,271	44%  \$5.5M
<i>Projected Renewal</i>	\$9,926,740	\$14,812,428	49% \$4.9M
<b>Facility Condition Needs Index</b>	0.16	0.21	34%  0.05
<b>Facility Condition Index</b>	0.07	0.10	35% 0.03

In 2016 ISES recommended that 1.9% of the District's CRV (\$7.4M) be reinvested annually over the next 10 years. This equated to an annual reinvestment of approximately \$2.7M for Crafton Hills.

Since the 2016 inspections, the Gym has been demolished and renovations of the Clock Tower, Central Complex and the East Complex completed. (Most of this work was accounted for in 2016.) However, Deferred Renewal needs grew by \$5.5M and Total Needs rose \$10.5M. These increases suggest that not enough improvements were made to keep up with inflation and projected needs that moved into Deferred Renewal since 2016.

The campus FCNI increased 37%, moving this campus from *Good* to *Fair* on the FCNI condition scale. Similarly, the campus FCI increased 43%, resulting in a move from *Fair* to *Poor* on the FCI condition scale.

( Table 9 ): DATA COMPARISON (2016 & 2021) – District office



AMS DATA	2016	2021	DIFFERENCE	
<b>Current Replacement Value</b>	<b>\$16,606,000</b>	<b>\$23,891,226</b>	<b>44%</b>	<b>\$7.3M</b>
<b>10-Year Needs</b>	<b>\$3,315,374</b>	<b>\$5,311,916</b>	<b>60%</b>	<b>\$2M</b>
<i>Nonrecurring Needs</i>	<i>\$1,009,609</i>	<i>\$1,142,427</i>	<b>13%</b>	<b>\$133K</b>
<i>Deferred Renewal</i>	<i>\$508,790</i>	<i>\$866,600</i>	<b>70%</b>	<b>\$358K</b>
<i>Projected Renewal</i>	<i>\$1,796,975</i>	<i>\$3,302,889</i>	<b>84%</b>	<b>\$1.5M</b>
<b>Facility Condition Needs Index</b>	<b>0.20</b>	<b>0.22</b>	<b>11%</b>	<b>0.02</b>
<b>Facility Condition Index</b>	<b>0.03</b>	<b>0.04</b>	<b>18%</b>	<b>0.01</b>

In 2016 ISES recommended that 1.9% of the District's CRV (\$7.4M) be reinvested annually over the next 10 years. This equated to an annual reinvestment of approximately \$316K for the three District Office facilities that were inspected.

Since the 2016 inspections, Deferred Renewal needs increased by \$358K and Total Needs rose \$2M. These increases suggest that not enough improvements were made to keep up with inflation and projected needs that moved into Deferred Renewal since 2016.

The FCNI increased 11%, moving these buildings from the *Good* to *Fair* range on the FCNI condition scale. Although the FCI increased 18%, these facilities remain in *Good* condition on the FCI condition scale. The 8th street Annex should be renovated or sold.