# FUSION Assessment 2019

## Executive Summary

This section contains the Executive Summaries for each building assessed for the Rio Hondo Community College District. This information is also available on-line in FUSION. To reach this section you must use the Internet Explorer Browser as it is not accessible using Edge, Chrome, Firefox or any other browser at this time.

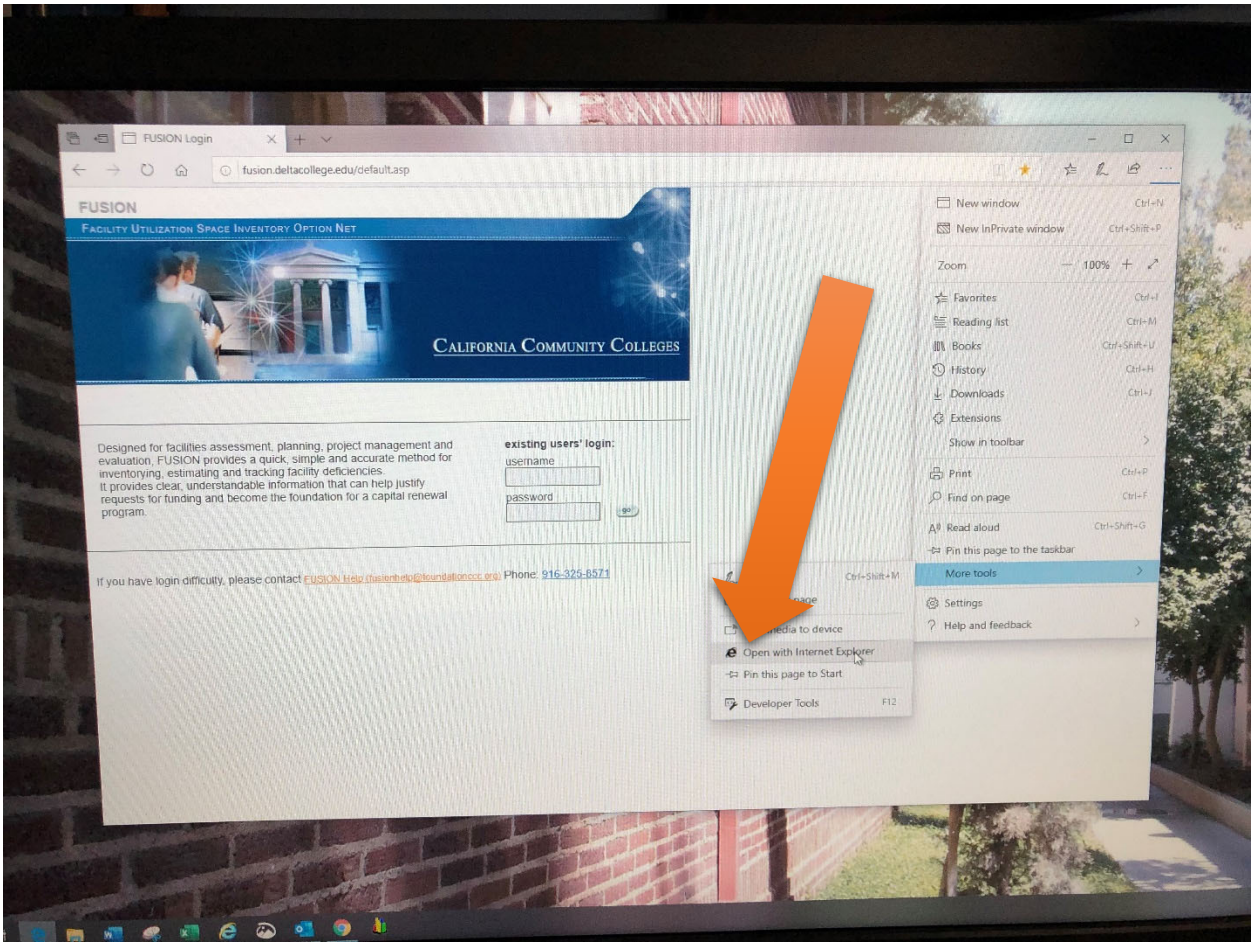
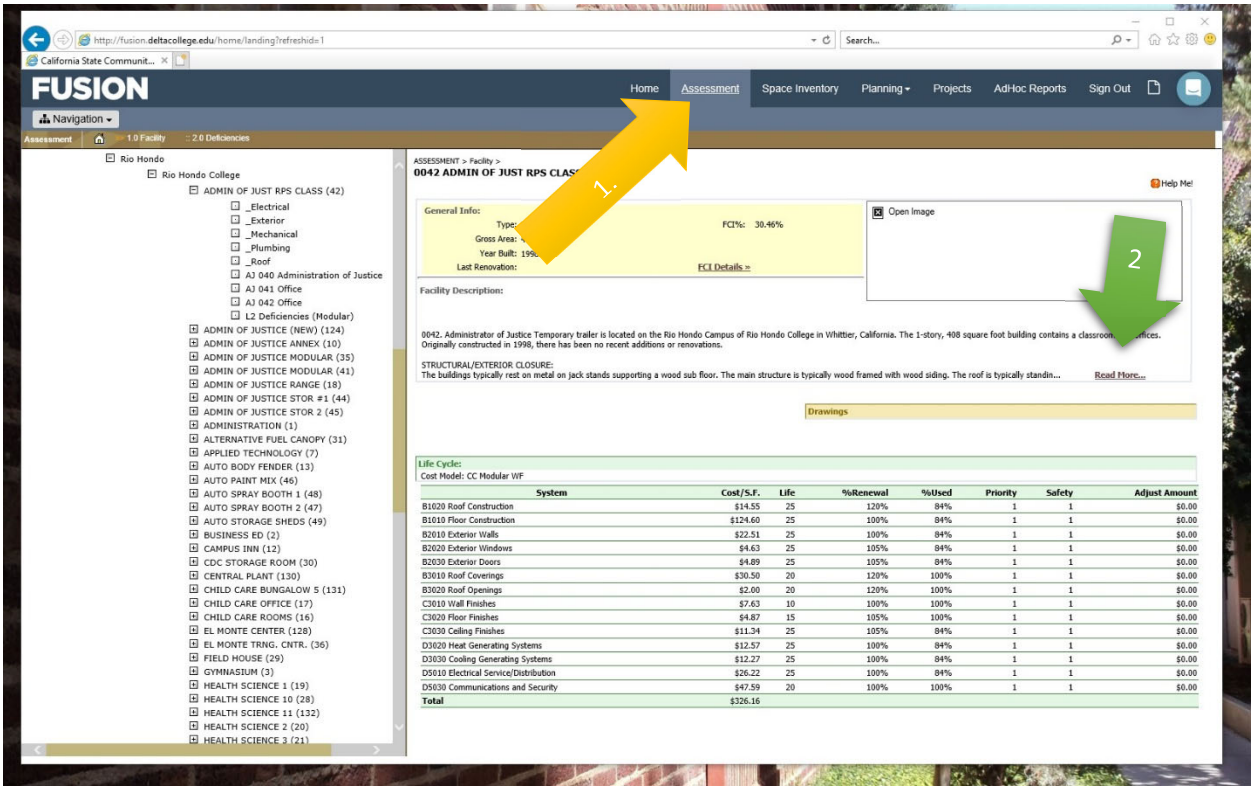


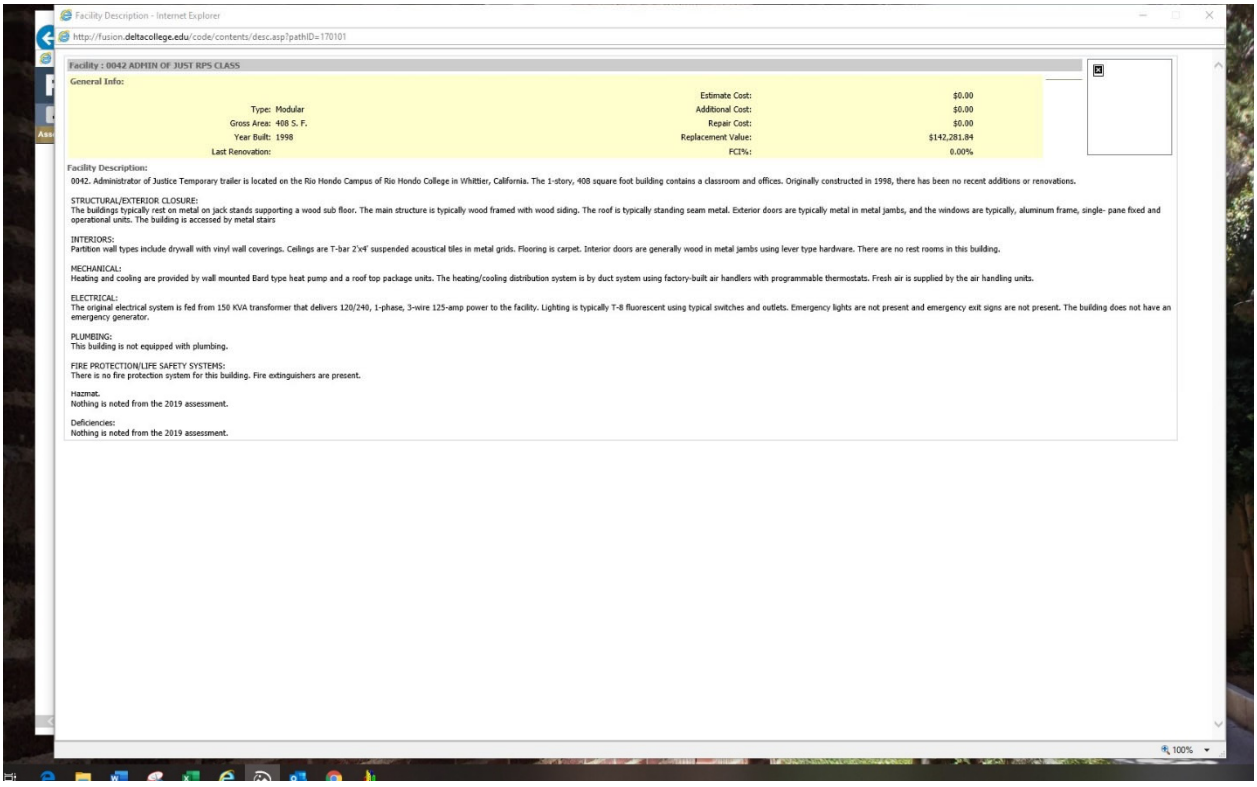

*Figure 1-Openning Internet Explorer from MS-Edge*

After starting an IE session, logon to FUSION.

Once in FUSION; 1. navigate to the ASSESSMENT tab; 2. Select a building; and 3. Click on “Read More”

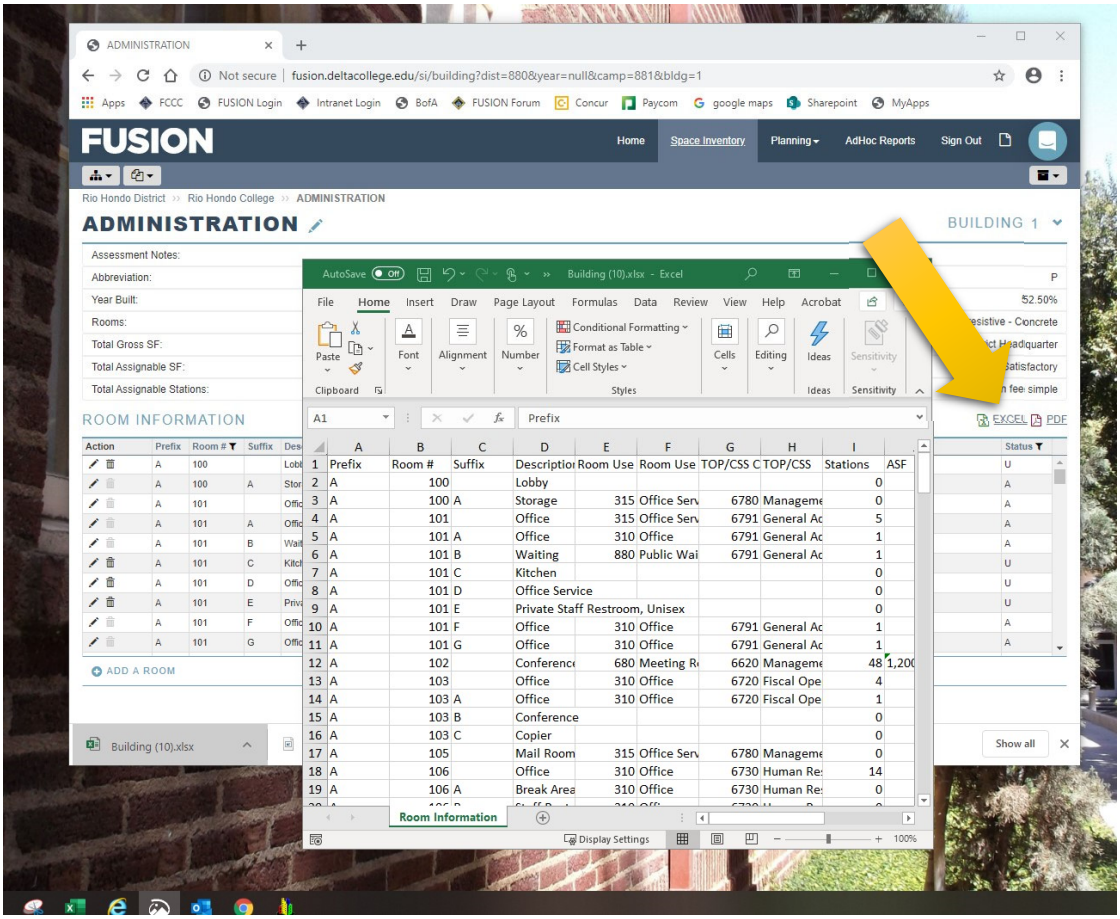



This will open the Executive Summary Pop-Up window.



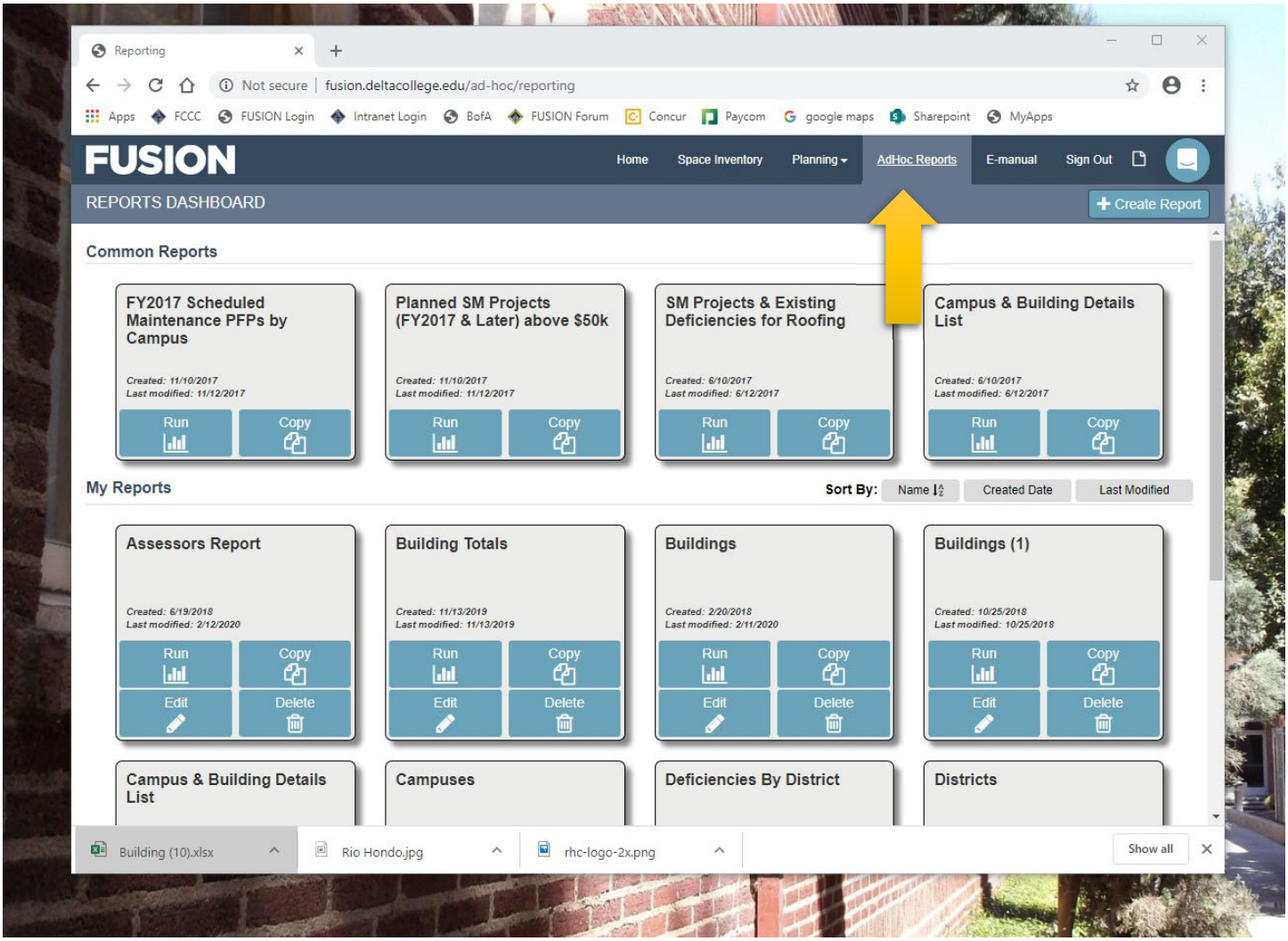
# Space Inventory – Room Information and Assessor Notes

Use any browser to open a session in the FUSION2 Space Inventory Module. Once at the building level, you can download and print an Excel spreadsheet with the Assessor's Space Inventory Notes. Assessment notes made at the Building Level can be seen either at the Campus Level or here at the Building Level.



# AdHoc Reports

You can also create custom reports with the AdHoc Report Utility. Follow the steps to create your own reports. Check this module frequently as additional functionality is being added as the FUSION2 updates are rolled out.



FUSION Assessment – 2019

Rio Hondo Community College District

# Executive Summary Report

RIO HONDO COLLEGE

Prepared by:

FOUNDATION *for* CALIFORNIA COMMUNITY COLLEGES

# Facility Executive Summary

**Facility: \Rio Hondo**

**Facility Description:**

**Current Repair Cost:** $96,024,931.90 **Replacement Cost:** $386,314,527.65 **FCI:** 24.86%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0001 ADMINISTRATION**

Barney McClung, 10-Oct-2019

**Facility Description:**

BUILDING 0001 / ADMINISTRATION BUILDING
The Administration building is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 2-story, 65,037 square foot building contains the offices of the campus administration, security and the Bookstore. The building was originally constructed in 1966. The building had undergone a renovation in 1996. Then the Bookstore was added and a remodel on some of the bathrooms in 2017 per staff with no major remodels to date, 2019. A major remodel consists of a full gut face to stud remodel.

STRUCTURAL:
The building is built on a concrete slab on grade using footings and foundation walls. The main structure is typically CMU with concrete structural beams with metal frame and pan deck.

ROOF:
The roof is single ply rolled composition material.

EXTERIOR CLOSURE:
The exterior main entry doors are auto operation aluminum doors in aluminum jambs. The service doors are wood in metal jambs using levers, knob and panic type hardware. The windows and in fills are a combination of aluminum framed single pane store front type and aluminum and or wood framed fixed single pane units that are original to construction.

INTERIORS:
Partition wall types include painted drywall and painted plaster and or CMU. Ceilings are 2'x4' T-bar type suspended and 12"x12" glue on acoustical tiles, and plaster depending on use. The flooring is a combination of carpet, and VCT vinyl tile. Interior doors are generally solid wood in metal jamb and or wood in aluminum jambs using a combination of panic, lever and knob type hardware. The rest rooms have a combination of Trazzo and tile flooring with a tile wainscot and or tile walls using painted gypsum ceilings. The toilet partitions are wood laminate type as well as synthetic.

MECHANICAL:
Heating and cooling sources are being provided from the central plant boilers and chillers. The heated and cooled water is routed to the building through a network of piping and pumps. The water is then delivered to dual ducted air handling units. The conditioned air is then routed through sheet metal ducting to each zone in the building. The required Out-Side Air (OSA) for the building is supplied by intake louvers in the main air handling units. Additional dedicated cooling for the server rooms is provided by DX spilt ductless split systems. A roof mounted exhaust system is installed for the bathroom exhaust. The building has been outfitted with a Building Automation System (BAS) that is being remotely monitored and controlled.

ELECTRICAL:
The mostly original electrical system is fed from a pad mounted transformer that delivers 120/208 and 277/480 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent CFLs and LED using motion sensors, switches and typical switches and outlets. Emergency lights and exit signs are present and typically illuminated using a main battery system. The building has a 25-kVA emergency generator.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Toilets and urinals are equipped with leaver style fixtures as well as auto flush devices. Sinks are lever handles as well as motion sensors. Domestic hot water is provided by location specific and dedicated electric water heaters. The building has drinking fountains in common areas in association with restrooms.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

# Facility Executive Summary

The fire alarm system consists of audible and strobe annunciators in corridors and other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The complex has a limited fire sprinkler system; there are sprinkler heads in janitor closets off the domestic water line. The building has fire hose reels and fire extinguishers in cabinets. The building has an ÆED device.

HAZMAT:
Due to the age of the building and original construction practices, materials used at the time we can assume there is the potential of asbestos materials and lead based paints may be present within the structure.

DEFICIENCIES:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $14,173,822.95 **Replacement Cost:** $26,071,382.19 **FCI:** 54.37%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0002 BUSINESS ED**

Barney McClung, 10-Oct-2019

**Facility Description:**

BUILDING 0002 / BUSINESS ED
The Business Ed Building is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 2-story, 43,005 square foot building contains offices, classrooms, and an art gallery. Originally constructed in 1966, there have been minor renovations, new carpet, paint and 2'x4' acoustical tiles in 2001 with no major remodels to date, 2019. A major remodel consists of a full gut face to stud remodel.

STRUCTURAL:
The building is built on a concrete slab on grade using footings and foundation walls. The main structure is typically CMU with concrete structural beams with metal frame and pan deck.

ROOF:
The roof is single ply rolled composition material.

EXTERIOR CLOSURE:
The exterior main entry doors are auto operation aluminum doors in aluminum jambs. The service doors are wood in metal jambs using levers, knob and panic type hardware. The windows and in fills are a combination of aluminum framed single pane store front type and aluminum and or wood framed fixed single pane units that are original to construction.

INTERIORS:
Partition wall types include painted drywall and painted plaster and or CMU. Ceilings are 2'x4' T-bar type suspended and 12"x12" glue on acoustical tiles, and plaster depending on use. The flooring is a combination of carpet, and VCT vinyl tile. Interior doors are generally solid wood in metal jamb and or wood in aluminum jambs using a combination of panic, lever and knob type hardware. The rest rooms have a combination of tile flooring with a tile wainscot and or tile walls using painted gypsum ceilings. The toilet partitions are wood laminate type as well as synthetic.

MECHANICAL:
Heating and cooling sources are being provided from the central plant boilers and chillers. The heated and cooled water is routed to the building through a network of piping and pumps. The water is then delivered to dual ducted air handling units. The conditioned air is then routed through sheet metal ducting to each zone in the building. The required Out-Side Air (OSA) for the building is supplied by intake louvers in the main air handling units. Additional dedicated cooling for the server rooms is provided by DX spilt ductless split systems, as well as a dedicated split system for the security office for 24x7 usage. A roof mounted exhaust system is installed for the bathroom exhaust. The building has been outfitted with a Building Automation System (BAS) that is being remotely monitored and controlled.

ELECTRICAL:
The mostly original electrical system is fed from an original 5200-volt, 200-amp oil switch to a 300 KVA pad mounted transformer that delivers 277/480 V power. The power is then stepped down to a 150, 112.5V, 75 KVA transformer providing 1200 amps of 120/208 V, 3-phase, 4-wire power to the facility. The 1200-amp 120/208 switch appears to have been up graded. Lighting is typically LED using motion switches, sensors and typical switches and outlets. Emergency lights are present and emergency exit signs are and typically illuminated. The building has a 480-volt 400-amp emergency generator using 30 KVA providing 120/208-volt power.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance. Toilets and urinals are equipped with leaver style fixtures as well as auto flush devices. Sinks are lever handles as well as motion sensors. Domestic hot water is provided by location specific and dedicated electric water heaters. The building has drinking fountains in common areas in association with restrooms.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

# Facility Executive Summary

The fire alarm system consists of audible and strobe annunciators in corridors and other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The complex has a limited fire sprinkler system; there are sprinkler heads in janitor closets off the domestic water line. The building has fire hose reels and fire extinguishers in cabinets. The building has an ÆED device.

HAZMAT:
Due to the age of the building and original construction practices, materials used at the time we can assume there is the potential of asbestos materials and lead based paints may be present within the structure.

DEFICIENCIES:
9x9 floor tiles.

**Current Repair Cost:** $10,657,470.23 **Replacement Cost:** $18,936,821.70 **FCI:** 56.28%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0003 GYMNASIUM**

Barney McClung, 10-Oct-2019

**Facility Description:**

BUILDING 0003 / GYMNASIUM G
The gymnasium, Old/new consists of four buildings and is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 5-building complex totals 59,958 square feet. The buildings include the 1966 Gym and Wrestling Center and the 2014 Locker Rooms, Fitness Center and Pool Equipment Buildiing. The buildings contains offices and training classrooms and gym. Originally constructed in 1966 with a major addition added in 2014. Minor renovations done in 2002 included new carpet, paint and 2'x4' acoustical ceiling tiles and lighting with no major remodel to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The buildings rest on concrete slab-on-grade foundations with perimeter footings. The structures are a mix of, cast in place, CMU with concrete structural beams, and metal frame and pan deck.

ROOF:
The roof on the Gym and Wresting buildings are built-up type, last replaced in 1997, per staff and coated single-ply rolled asphalt of 2013 vintage. The gym roof was treated with a poly coating that is blistering.

EXTERIOR CLOSURE:
Exterior doors are typically metal/wood in metal jambs using lever type hardware and auto operation aluminum frame set in aluminum jambs/infills. The original windows are steel frame, single-pane fixed tinted units and the newer windows and in-fills are aluminum framed dual pane fixed units.

INTERIORS:
Partition wall types include painted drywall, CMU, cast in place concrete with areas using aluminum framed fixed window walls. Ceilings are a combination of 2'x4' suspended acoustical tiles in metal grids, exposed to metal frame, and areas using painted gypsum. Flooring is carpet, wood, rubber matting, sheet vinyl, VCT and concrete. Interior doors are a combination of metal and/or wood in both metal and aluminum jambs using levers, knobs and panic hardware. The restrooms have tile floors with tile walls using painted hard lids and or exposed to metal frame. The shower areas have tile floors and walls using painted hard lids. Toilet partitions are vinyl type.

MECHANICAL:
Heating and cooling for the gymnasium (basketball court) is provided by the central plant boilers and chiller. The hot and cold water are delivered to two catwalk mounted air handling units that provide conditioned air to the space. The wrestling rooms air conditioning is provided by two split dx units. The main Gym and locker rooms air conditioning are provided by two roof top package units. These two units provide conditioned air to the building through a network of ducting to Variable Air Volume (VAV) terminal units with hot water re-heat. Additional heating is provided by gas fired ceiling suspended heaters in the locker room. The facility is also equipped with roof top mounted exhaust fans. These are for proper ventilation in the restroom's locker rooms as well as laundry services. The HVAC systems are being controlled and monitored by a Building Automation System (BAS). There are also dedicated ductless split air conditioning units for 24x7 service in data rooms.

ELECTRICAL:
The mostly original electrical system is fed at 2000 amps of 480/277 volt power to a 300 KVA pad mounted transformer. That delivers 1200 amps of 120/208 V., 3-phase, 4-wire power to the facility's mostly original local distribution. Lighting throughout the buildings is a combination of fluorescent T-8s, LED and metal halide using typical switches and outlets with motion sensors with a Lighting Control System (LCS). Emergency lights are present and emergency exit signs are present using a battery system.

PLUMBING:

# Facility Executive Summary

Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the building original copper piping. The upgrades consist of auto operation urinals. Domestic hot is provided by a 98-gallon 75,000 BTU gas fired water heater. There are approximately 20 showers. Additional hot water is provided by a 1.5 MBTU gas fired boiler using a circulation pump. Supply pumps, two 1 HP 88% EFF, and two 3 HP 91% EFF circulation pumps. Pool heat is provided by two 1.4 MBTU and one 399,000 MBTU boilers. The circulation pumps are a 30 HP 93% EFF circulation pump and a 5 HP 89% EFF circulation pump.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible and strobe annunciators in classrooms, corridors, other common spaces. The system is activated by pull stations and or smoke detectors and is centrally monitored by a Simplex 4100 U panel. The complex has a fire sprinkler system. The building has a ÆED device. Fire extinguishers and fire hose reels are present. The building has a security alarm system.

HAZMAT:
Due to the age of the building and original construction practices, materials used at the time we can assume there is the potential of asbestos materials and lead based paints may be present within the structure.

DEFICIENCIES:
Blistering roofing topcoat needs to be addressed.
Roofing on Gym and Wrestling Cntr needs to be replaced.

**Current Repair Cost:** $795,381.82 **Replacement Cost:** $37,270,492.38 **FCI:** 2.13%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0004 L BUILDING**

Barney McClung, 10-Oct-2019

**Facility Description:**

BUILDING 0004 / L BUILDING

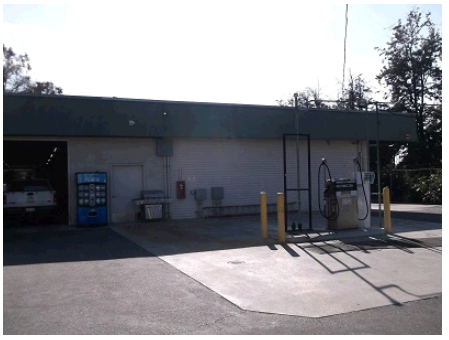
The L Building is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 5-story, 57,766 square foot building contains offices, classrooms, and library space. Originally constructed in 1966.

This building is currently undergoing a ground up restoration as of the 2019 assessment.

**Current Repair Cost:** $0.00 **Replacement Cost:** $29,353,215.24 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0005 MAINTENANCE**



Barney McClung, 10-Oct-2019

**Facility Description:**

BUILDING 0005 / MAINTENANCE
The Maintenance is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 9,636 square foot building contains a garage and offices. Originally constructed in 1966, there has been additions in 1998 and 2001, more office space added with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The buildings typically rest on a concrete slab-on-grade with perimeter footings. The main structure is typically corrugated metal and CMU with metal framing with the addition being of wood frame, T-111 siding.

ROOF:
The roof is built up, rolled asphalt.

EXTERIOR CLOSURE:
Exterior doors are wood and metal in both wood and metal jambs using panic type hardware. The windows are aluminum framed single pane units that are fixed and operational.

INTERIORS:
Partition wall types include drywall and CMUs with areas using plywood and or plaster. Ceilings are mostly T-Bar 2'x4' suspended acoustical tiles in metal grids with areas exposed to framing in the shop and painted gypsum in other areas and shop office. Flooring in high use areas is concrete. Most other flooring is carpet and VCT with asphalt in the shop. Interior doors are generally wood in metal jambs and wood in wood jambs using mostly lever handles. The rest rooms have tile floors with a tile wainscot and or plaster walls with painted gypsum/plaster ceilings.

MECHANICAL:
Heating and cooling for the building is provided by 3 roof top package gas electric units. There is also ceiling hung gas fired space heaters in the shop areas. The roof top package units were not available for inspection at the time of the visit. Window style cooling units are present for dedicated cooling requirements as well as restroom exhaust fans. The office outside air requirements are supplied by the roof top package units.

ELECTRICAL:
The mostly original electrical system is fed from overhead that delivers 225- and 100-amps of 120/208 volts, 3-phase, 4-wire power to the facility mostly original distribution. Lighting is typically T-8 fluorescent using motion sensors, timers and typical switches and outlets. Emergency lights are present and emergency exit signs were not noted.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the original piping. Domestic hot water is provided by a 40-gallon gas fired water heater. There is an eye wash station present.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system is mounted externally and, in the shop, with a pull station and audible strobe annunciation. The system is centrally monitored. The building does not have a fire sprinkler system. The building has fire extinguishers. The building has an ÆED device. The building/campus has a code notification system.

HAZMAT:
Due to the age of the building and original construction practices, materials used at the time we can assume there is the potential of asbestos materials and lead based paints may be present within the structure.

DEFICIENCIES:
Nothing noted at the time of the 2019 assessment.

**Current Repair Cost:** $2,620,106.22 **Replacement Cost:** $2,497,747.56 **FCI:** 104.90%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0006 SCIENCE**

Barney McClung, 10-Oct-2019

**Facility Description:**

SCIENCE 0006
The Science building is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 3-story, 135,288 square foot building contains offices, classrooms, and lab space. Originally constructed in 1966, there has been a major renovation in 2002 with no other major remodels to date, 2019. A major remodel consists of a gull gut face to stud remodel.

STRUCTURAL:
The buildings typically rest on concrete excavated grade using footings and foundation walls. The main structure is cast in place concrete CMU using metal framing and pan deck.

ROOF:
The roof is a single ply with cap sheet. A metal overlay with synthetic coating was applied over the cap sheet.

EXTERIOR CLOSURE:
Exterior doors are typically metal in metal jambs using lever and panic type hardware. The windows are typically, a combination of aluminum and metal frame, single- pane fixed and operational units using clear and wire glass.

INTERIORS:
Partition wall types include drywall with a painted finish and or wallpaper over concrete. Ceilings are 2'x4' suspended acoustical tiles in metal grids, concrete and plaster. Flooring in high use areas is carpet and or VCT with areas exposed to concrete. Interior doors are generally solid wood in metal jambs using lever and panic type hardware. The rest rooms are a combination of tile and concrete floors with tile wainscot and or plaster using painted hard lid ceilings. Toilet partitions are vinyl and or wood laminate.

MECHANICAL:
The heat and cool source for the building is sourced from the boilers and chillers at the central plant. The heated and cooled water is routed to the building through a network of underground piping and pumps. Once the water arrives at the building it is directed to 6 air handling units. The conditioned air is then routed through sheet metal ducting to Variable Air Volume (VAV) terminal units with re-heat hot water coils. There are also 4 small tonnage split system for dedicated conditioning of data rooms and electrical closets. The building has and array of 39 roof top mounted exhaust fans. These fans serve for the classroom / lab fume exhaust hoods as well as restroom ventilation. The mechanical system in the building are being controlled by a Building Automation System (BAS)

ELECTRICAL:
The mostly original electrical system is fed at 4160 volts to a 750 KVA transformer providing 480/277-volt power. Additional power is provided at 4160 volts to a 2000 vintage switch to a 2000 KVA transformer providing 480/277-volt power to a combination of, a 225 and two 150 KVA transformers providing 600, 800, and 1200-amps of 120/208 volt 3-phase 4-wire power to local distribution. Additional power is provided at 1200 amps of 480/277 volt to a 300 KVA transformer providing 1200 amps of 120/208 volt 3-phase 4-wire power. Lighting is typically CFL, and LED using typical switches and outlets with motion sensors and switches. The lighting is controlled by a Lighting Control System (LCS). The building has emergency lighting with an illuminator battery backup system. Additional backup power is provided by a Generac diesel generator.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the original copper piping. The upgrades consist of gang auto operation sinks. Domestic hot water is provided by instant hot on demand, and a 20-gallon electric water heater. The lab areas have an air, gas, vac and a deionized water system. The lab areas have an eye wash and shower wash station. The toilets and urinals are porcelain fixtures with lever action valves for flushing. There are water fountains present and operational located at all restroom locations.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

# Facility Executive Summary

The fire alarm system consists of audible/strobe annunciators in corridors and other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored by a Notifier panel. The complex has a fire sprinkler system for the basement area. The building has fire hose reels with fire extinguishers in cabinets. Fire blankets are present in the lab areas. The building has an ÆED device. The building has a video monitoring and security alarm system.

HAZMAT:
Due to the age of the building and original construction practices, materials used at the time we can assume there is the potential of asbestos materials and lead based paints may be present within the structure.

DEFICIENCIES:
1 First floor mechanical room has water damage to the interior wall.
2 Water fountains at first floor restroom damaged.
3 First floor men's restroom gang sink out of service
4 Roof needs a resurfacing
5 Roof top exterior door to stairwell damaged in need of replacement

**Current Repair Cost:** $32,444,958.55 **Replacement Cost:** $59,572,717.92 **FCI:** 54.46%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0007 APPLIED TECHNOLOGY**

Barney McClung, 10-Oct-2019

**Facility Description:**

VOCATIONAL TECH 0007
Vocational-Tech is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 45,065 square foot building contains offices, classrooms and shop area. Originally constructed in 1966, there was a cosmetic renovation in 2010 with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The buildings typically rest on concrete excavated grade using footings and foundation walls. The main structure is cast in place concrete CMU using metal framing and pan deck.

ROOF:
The roof is a single ply rolled asphalt.

EXTERIOR CLOSURE:
Exterior doors are typically metal in metal jambs using lever and panic type hardware. The windows are typically original type, metal frame, single pane fixed, tinted and clear units. Some windows have motorized shades. Large metal rollup doors are present.

INTERIORS:
Partition wall types include painted drywall and CMU. Most ceilings are T-bar 2'x4' suspended acoustical tiles and exposed to metal frame and pan deck. Flooring in high use areas is a combination of carpet, VCT and painted concrete and tile, depending on use. Interior doors are generally wood in metal jambs using lever and panic type hardware. The rest rooms have tile floors with tile walls using painted gypsum ceilings with vinyl type toilet partitions.

MECHANICAL:
The heating and cooling for this building use a couple different systems. The primary office and classroom spaces are utilizing hot and chilled water from the central plant to ceiling suspended air handling units. The shop / lab spaces are being conditioned by 2 roof top constant volume heat pump units ranging in size from 2-10tons. The shop areas are also outfitted with radiant gas heaters. There are also 38 roof top exhaust fans. The exhaust fans are facilitating the emissions exhaust from the lab / shop spaces as well as restroom exhaust. Two dedicated split system 1.5 - 4-ton units provide cooling for 24x7 requirements in data rooms. The mechanical systems in the spaces are being controlled by a Building Automation System (BAS).

ELECTRICAL:
The electrical system is fed at 12KV to a 1500 KVA pad mounted transformer that delivers 2500 amps of 480/277 volt power to a combination of 500, 150 and 15 KVA pad mounted transformers providing 1600 amps of, 120/208 volt, 3-phase, 4-wire power to the facility. Lighting is typically T-8 fluorescent and LED using a lighting control system with motion sensors and switches and typical switches and outlets. Emergency lights are present and emergency exit signs are present and typically illuminated. The building has an emergency generator providing 480 volts at 100 amps.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance and or remodel needs using the original/upgraded copper piping. The upgrades consist of double flush toilets with synthetic gang sinks within the rest rooms. The lab/shop areas have stainless steel gang sinks and eye/shower wash safety stations. Domestic hot water is provided by a combination of 6, 10 to 30-gallon electric hot water heaters using circulation pumps.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible and strobe annunciators in classrooms, and walkways, corridors, other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored by a Simplex 4100U panel. The complex has a fire sprinkler system and fire extinguishers. The building has and security alarm system. The building has an ÆED device.

# Facility Executive Summary

HAZMAT:
Due to the age of the building and original construction practices, materials used at the time we can assume there is the potential of asbestos materials and lead based paints may be present within the structure.

DEFICIENCIES:
1 roofing is showing signs of patch repairs needed

**Current Repair Cost:** $3,435.37 **Replacement Cost:** $20,409,487.85 **FCI:** 0.02%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0008 MUSIC**

Barney McClung, 10-Oct-2019

**Facility Description:**

MUSIC / THEATER 0008.
The Music Theatre building is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 2-story, 28,712 square foot building contains offices, theatre and classrooms. Originally constructed in 1966, there have been no recent additions or major renovations to date,2019. A major remodel consists of a full gut face to stud remodel.

STRUCTURAL:
The buildings typically rest on excavated slab on grade using cast in place concrete with footings and foundation walls. The main structure is typically CMU with concrete structural beams with metal frame and pan deck.

ROOF:
The roof appears to be single rolled asphalt ply with a full rap metal mansard. There has been a sprayed-on coating over the existing rolled out composition material.

EXTERIOR CLOSURE:
Exterior doors are typically wood in metal jambs using auto operation and panic type hardware. The windows are typically, metal frame, single pane fixed and operational units that appear original to construction.

INTERIORS:
Partition wall types include painted plaster, and drywall and CMU. Ceilings are mostly 12"x12" glued-on acoustical tiles and painted plaster. Flooring in high use areas is a combination of VCT and 9"x9" vinyl tile. Most other flooring is carpet and concrete. Interior doors are generally solid wood in a combination of metal and aluminum jambs using knob and panic type hardware. The rest rooms have tile floors with tile walls using painted hard lids with metal toilet partitions.

MECHANICAL:
Heating is provided by 1.7MBTUH hot water boiler located in the basement. Cooling is provided by the chillers in the central plant. The hot and cold water is pumped through a network of piping to multizone air handling equipment. Each of the air handling units provides the needed conditioned air for each zone. The buildings Out-Side Air (OSA) is provided by the primary air handling units. There are 8 roof top exhaust fans for dedicated spaces and restroom ventilation. The mechanical systems are being controlled and monitored by a Building Automation System (BAS).

ELECTRICAL:
The mostly original, electrical system is fed from Campus Inn pad mounted transformers that delivers 225-amp 277/480 and two section 120/208 V., 3-phase, 4-wire power to the facility local distribution. Lighting is a wide verity of T-8, CFL, and LED. There are incandescent and typical theater lighting. All the electrical is controlled by an array of switched and motion sensing switches. The theater has typical theater lighting using a dimmer system. Emergency lights are present and emergency exit signs are present and typically illuminated. The building does have a small emergency generator shared with the Campus Inn.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by an 80-gallon electric and one 100-gallon gas water heater.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible strobe annunciators in corridors and other common spaces. The system is activated by pull stations and or smoke detectors and is centrally monitored. The complex has a fire sprinkler system with fire extinguishers and fire hose reels in cabinets. The building has an ÆED device. The building has a fire curtain at the stage.

HAZMAT:
Due to the age of the building and original construction practices, materials used at the time we can assume there is the potential of asbestos materials and lead based paints may be present within the structure.

# Facility Executive Summary

DEFICIENCIES:
1 Water damage to wall in restroom.
2 The water fountain is broken.
3. Palm tree branches laying on the roof

**Current Repair Cost:** $7,969,465.81 **Replacement Cost:** $14,186,024.96 **FCI:** 56.18%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0010 ADMIN OF JUSTICE ANNEX**

AA Harwood, 29-Jan-2014

**Facility Description:**

ADMIN OF JUSTICE 0010
Admin of Justice is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 16,426 square foot building contains offices and training classrooms. Originally constructed in 1974, minor office renovations were done in 2002, new carpet, paint and 2'x4' acoustical ceiling tiles and lighting with no major remodel to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The buildings rest on concrete slab-on-grade with perimeter footings. The main structure is typically cast in place, CMU with concrete structural beams.

ROOF:
The roof is typically a metal mansard with built up system.

EXTERIOR CLOSURE:
Exterior doors are typically metal/wood in metal jambs using lever type hardware. The original windows are typically, steel frame, single- pane fixed tinted units.

INTERIORS:
Partition wall types include drywall and CMU. Ceilings are 2'x4' suspended acoustical tiles and exposed to metal frame and insulation. Flooring in high use areas is carpet. Most other flooring is VCT vinyl tile and concrete. Interior doors are generally solid wood in both metal and aluminum jambs. The rest rooms have VCT flooring with a combination of CMU and Painted gypsum and tile wainscot using a combination of painted hard lids. The shower areas have tile floors and walls using painted hard lids.

MECHANICAL:
Heating and cooling is provided by rooftop package units that were not available for assessment. The heating/cooling distribution system is a ducted system using the factory-built air handlers. Fresh air is supplied by the air handling units. Additional heating for the gym area uses electric ceiling hung forced air units. Exhaust fans are installed for bathroom ventilation.

ELECTRICAL:
The mostly original electrical system is fed from a pad mounted transformer that delivers 120/208 V., 3-phase, 4-wire 1000-amp power to the facility local distribution. Lighting is typically fluorescent T-8, and LED using typical switches and outlets with motion sensors. Emergency lights are present and emergency exit signs are present using a battery system.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the building original copper piping. Domestic hot water is provided by one gas fired hot water heater with a 150 thermal storage tank. The system is also equipped with a hot water circulation pump. The locker rooms house approximately 20 showers.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible and strobe annunciators in classrooms, corridors, other common spaces. The system is activated by pull stations and or smoke detectors and is centrally monitored. The complex does not have a fire sprinkler system.
The building has a security alarm system.

HAZMAT:
Due to the age of the building and original construction practices, materials used at the time we can assume there is the potential of asbestos materials and lead based paints may be present within the structure.

DEFICIENCIES:

-

## Facility Executive Summary

Nothing noted at the time of the 2019 assessment

**Current Repair Cost:** $3,897,725.66 **Replacement Cost:** $7,746,994.38 **FCI:** 50.31%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0011 OBSERVATORY**

Barney McClung, 10-Oct-2019

**Facility Description:**

OBSERVATORY 0011
The Observatory Building is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The single-story, 190 square foot building contains offices. Originally constructed in 1972, there have been no recent additions or major renovations to date,2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The buildings typically rest on a concrete slab-on-grade with perimeter circular concrete footings. The main structure is typically a full metal framed with metal walls and roof.

ROOF:
The roof is typically an exposed metal retractable/rotating dome roof.

EXTERIOR CLOSURES:
Exterior door is metal in metal jambs using lever type hardware.

INTERIORS:
The ceiling is exposed metal dome and flooring is concrete, carpet.

MECHANICAL:
There is no heating or cooling system for this building.

ELECTRICAL:
The original electrical system is fed from a remote overhead location to a 10 KVA transformer that delivers 120/240., 1-phase, 3-wire, 100-amp power to the facility original distribution. Lighting is typically T-8, fluorescent with a few incandescent. Emergency lights are not present.

PLUMBING:
There are no restroom facilities at this location.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
There is no fire protection system.  The building does not have a fire sprinkler system. The building has a security alarm system.

Hazmat.
Due to the age of the building and original construction practices, materials used at the time we can assume there is the potential of asbestos materials and lead based paints may be present within the structure.

DEFICENCIES:
Nothing noted from the assessment of 2019.

**Current Repair Cost:** $112,978.07 **Replacement Cost:** $178,045.20 **FCI:** 63.45%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0012 CAMPUS INN**

Barney McClung, 10-Oct-2019

**Facility Description:**

CAMPUS INN 0012
The Campus Inn is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 18,100 square foot building contains an office, student lounge, staff lounge, and kitchen. Originally constructed in 1965, there have been no recent additions or major renovations to date of the 2019 assessment. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The buildings typically rest on a concrete on excavated with perimeter footings. The main structure is typically CUM with concrete structural beams.

ROOF:
The roof is a built up with a reflective coating of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are aluminum framed store front type, set in aluminum jambs. The infill/windows are typically, aluminum frame, single- pane fixed and tinted units. The building is accessed by concrete ramps.

INTERIORS:
Partition wall types include and are a combination of painted drywall, plaster and cast in place concrete/CUM. Ceilings are 2'x4' T-bar type acoustical tiles in metal grids and 12"x12" glue on type and plaster. Flooring in high use areas is VCT and vinyl tile. Most other flooring is carpet. The commercial, type stainless steel kitchen has tile floor and appears to be abandoned. The rest rooms have tile floors with a title wainscot with painted hard lid ceilings. The toilet partitions are wood laminate. Interior doors are generally solid wood in metal/aluminum jambs using lever type handles.

MECHANICAL:
Heating is provided by 1.7MBTUH hot water boiler located in the basement. Cooling is provided by the chillers in the central plant. The hot and cold water is pumped through a network of piping to multizone air handling equipment. Each of the air handling units provides the needed conditioned air for each zone. The buildings Out-Side Air (OSA) is provided by the primary air handling units. There are 8 roof top exhaust fans for dedicated spaces and restroom ventilation. The mechanical systems are being controlled and monitored by a Building Automation System (BAS).

ELECTRICAL:
The mostly original electrical system is fed from pad mounted transformers that delivers 800 amps of 277/480 volt., 3-phase, 4-wire to an unknown transformer providing 1600 amps of 120/208 volt 3-phase 4-wire and 120/240 1-phase 3- wire 50 amp power to the facility mostly original distribution. Lighting is typically T-8 fluorescent with typical switches and outlets with areas using magnetic switching. Emergency lights are present and emergency exit signs are present and typically illuminated. The building has a small emergency generator.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by an 80-gallon electric and one 100-gallon gas water heater. The building has two sewer ejector pumps. The building has eye wash/shower safety station.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible strobe annunciators in corridors and other common spaces. The system is activated by pull stations and or smoke detectors and is centrally monitored. Fire sprinkler heads are limited to the janitor's closets. The building has fire extinguishers and fire hose reels in cabinets. The kitchen hood has a fire suppression system. The building has an ÆED device.

HAZMAT:

# Facility Executive Summary

Due to the age of the building and original construction practices, materials used at the time we can assume there is the potential of asbestos materials and lead based paints may be present within the structure.

DEFICIENCIES:
Noting noted from the 2019 assessment

**Current Repair Cost:** $6,290,610.35 **Replacement Cost:** $10,141,973.00 **FCI:** 62.03%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0013 AUTO BODY FENDER**

Barney McClung, 10-Oct-2019

**Facility Description:**

AUTO BODY AND FENDER 0013

The building is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 5,924 square foot building contains an office and open exterior workshop, storage and a tool room. Originally constructed in 1978, with a renovation in 2010 with no major renovations,2019. A major renovation consists of a full gut, face to stud remodel.

This space is no longer in service as of the 2019 assessment

**Current Repair Cost:** $0.00 **Replacement Cost:** $1,535,560.04 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0014 WAREHOUSE**

Barney McClung, 10-Oct-2019

**Facility Description:**

0014. Warehouse is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 4,135 square foot building contains an office and warehouse space. Originally constructed in 1977, there have been no recent additions or major renovations to date,2014. A major renovation consists of a full gut, face to stud remodel

STRUCTURAL/EXTERIOR CLOSURE:
The buildings typically rest on slab-above-grade with perimeter footings and loading dock. The main structure is typically metal framed with corrugated metal siding. The roof is typically metal and appears original to construction. Exterior doors are typically wood in metal jambs using knob type hardware. Large metal roll up doors are present. The original windows the are typically, aluminum frame, single- pane fixed and operational units.

INTERIORS:
Partition wall types include drywall and or metal framing. Ceiling is exposed to metal frame and insulation and painted gypsum in the office. The flooring in high use areas is concrete with carpet in the office. Interior doors are generally solid wood in wood jambs using knob handles. The rest rooms have concrete floors with painted gypsum walls and ceilings.

MECHANICAL/PLUMBING:
Heating is provided by ceiling hung space heaters and gas fired inferred ceiling hung units and a wall unit (HP) in the office. The main building does not have a cooling system. Heat distribution is by the unit heaters. Fresh air is supplied by infiltration. A wall mounted exhaust fan installed in the bathroom for ventilation. Plumbing fixtures are of original type with up grades as needed for maintenance needs using the buildings original copper piping. The building has drinking fountains.

ELECTRICAL:
The mostly original electrical system is fed from a 12 KV, at 4.8 KV, 3 phase 3 wire from a remote location that delivers 100 amps of 120/208 volts, 3-phase, 4-wire power to the facility. Lighting is typically T-8 fluorescent using typical switches and outlets. Emergency lights are not present. Emergency exit signs are not present. The building does not have a emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system is mounted externally with a pull station and audible annunciation that is centrally monitored. The building does not have a fire sprinkler system. Fire extinguishers are present.

Hazmat.
Flammables stored in metal cabinets.

**Current Repair Cost:** $1,006,311.12 **Replacement Cost:** $1,071,833.35 **FCI:** 93.89%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0015 MAINT GARAGE**

Barney McClung, 10-Oct-2019

**Facility Description:**

This building has been removed as of the 2011/2014 assessment..

**Current Repair Cost:** $0.00 **Replacement Cost:** $1,549,840.04 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0016 CHILD CARE ROOMS**

Barney McClung, 10-Oct-2019

**Facility Description:**

CHILD CARE ROOMS 0016

The Child Care Rooms 0016 is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 4,088 square foot building contains classrooms. Originally constructed in 1995, there have been no recent additions or major renovations to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The buildings typically rest on slab-on-grade with perimeter footings. The main structures are typically metal/wood framed with stucco finish.

ROOF:
The roofs are typically asphalt shingled with rolled asphalt in the mechanical areas that appears original to construction.

EXTERIOR CLOSURE:
Exterior doors are typically metal in metal jambs using lever and panic type hardware. The windows are typically, aluminum frame, single- pane fixed and operational units.

INTERIORS:
Partition wall types include painted drywall.  ceilings are painted drywall with some suspended ceilings and 2x4' tiles. Flooring in high use areas is VCT vinyl tile. The rest rooms are using tile flooring with painted gypsum walls and ceilings and the kid's area has tile floors and walls with painted drywall ceilings using wood toilet partitions. Interior doors are generally solid wood in metal jambs. using lever handles.

MECHANICAL:
The heating and cooling are provided by two rooftop gas electric package air conditioning units for 5 - 7 ton. The heating/cooling distribution system is a duct system using built up air handlers with zone stats.  Fresh air is supplied by the air handling units. Ceiling mounted exhaust fans are installed for bathrooms and general building ventilation.

ELECTRICAL:
The original electrical system is fed from a pad mounted transformer that delivers 120/208, 3-phase, 4-wire power to the facility's two 225-amp panels. Lighting is typically T-8 and compact fluorescent using manual switching with typical switches and outlets. Emergency lights are present and emergency exit signs are present and are typically illuminated.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the building original copper piping. The building has drinking fountains. Domestic hot water is provided by a 40-gallon 40,000 BTU gas fired water heater.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible and strobes annunciators in common spaces. The system is activated by pull stations and or smoke detectors and is centrally monitored. The complex has a fire sprinkler system and fire extinguishers.

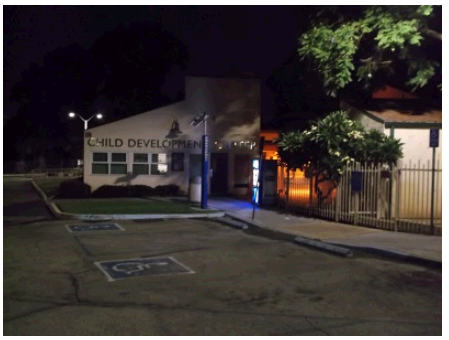
HAZMAT:
Nothing noted from the 2019 assessment

DEFICIENCIES:
Nothing noted from the 2019 assessment

**Current Repair Cost:** $812,440.55 **Replacement Cost:** $1,940,246.56 **FCI:** 41.87%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0017 CHILD CARE OFFICE**




Barney McClung, 10-Oct-2019

**Facility Description:**

CHILD CARTE CENTER 0017
The Child Care Office 0017 is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 7,100 square foot building contains an office and kitchen. Originally constructed in 1995, there have been no recent additions or major renovations to date, 2019. A major renovation consists of a full gut, face to stud remodel.

STRUCTURAL:
The building typically rests on a concrete slab-on-grade with perimeter footings. The main structures are typically wood and metal framing with a stucco finish. Exterior doors are typically metal in metal jambs using lever and panic type hardware. The windows are typically, aluminum frame, single- pane fixed and operational units.

ROOF:
The roofs are typically asphalt shingled and rolled asphalt in a mechanical area believed to be original to construction.

EXTERIOR CLOSURE:
Exterior doors are typically metal in metal jambs using lever and panic type hardware. The windows are typically, aluminum frame, single- pane fixed and operational units.

INTERIORS:
Partition wall types include painted drywall. Most ceilings T-bar 2'x4' acoustical tiles in metal grids. Flooring in high use areas is VCT vinyl tile, ceramic tile, and carpet depending on use. Interior doors are generally solid wood in metal jambs using lever handles. The rest rooms have tile floors with a tile wainscot with painted gypsum ceilings. This building has a commercial stainless-steel kitchen and a laundry room with FRP covered walls.

MECHANICAL:
Heating and cooling is provided by rooftop 5-7 ton gas fired package units, with programable thermostats. The heating/cooling distribution system is by duct system. Additional cooling and make up air are provided by an evaporative unit. Fresh air is supplied by the air handling units. Ceiling mounted exhaust fans are installed for bathroom, building and kitchen ventilation. The kitchen area has fan doors at the entries.

ELECTRICAL:
The mostly original electrical system is fed from a pad mounted transformer that delivers 120/208, 3-phase, 4-wire 800-amp power to the facility. Lighting is typically T-8 fluorescent using motion sensors with typical switches and outlets. Emergency lights are present and emergency exit signs are also present and are typically illuminated.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by an 50-gallon gas fired water heater using a 1/6 HP circulation pump.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible and strobes annunciators in classrooms, corridors, offices, other common spaces. The system is activated by pull stations and or smoke detectors and is centrally monitored. The complex has a fire sprinkler system. The kitchen area has a fire suppression system in the exhaust hood.

HAZMAT:
Nothing noted from the 2019 assessment.

DEFICIENCIES:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $1,400,763.23 **Replacement Cost:** $3,530,333.00 **FCI:** 39.68%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0018 ADMIN OF JUSTICE RANGE**

**Facility Description:**

ADMIN OF JUSTICE RANGE 0018

The Admin of Justice Range building 0018 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. The 192 square foot building was constructed in 1995 with some cosmetic remodels in 2000 with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building typically rests on a concrete slab-on-grade with perimeter footings. The main structure is typically CMU.

ROOF:
The roof is wood/concrete frame and open in the firing range area.

EXTERIOR CLOSURE:
Exterior doors are typically metal in metal jambs. There are no windows in this area of the building.

INTERIORS:
Walls are CMU with a heavy timber covering for bullet absorbing. Flooring in mostly concrete in the firing range and storage area. The flooring is carpet in the control booth/office. The ceiling in the office area is painted gypsum. There are no rest rooms in this area of the complex.

MECHANICAL/PLUMBING:
Heating and cooling were not noted. Ventilation is provided by roof mounted exhaust fans and infiltration.

ELECTRICAL:
The mostly original electrical system is fed from a remote location that delivers 120/208 volts, 3-phase, 4-wire 225-amp power to the facility using original distribution. Lighting is a combination of CFL, T-8 fluorescent and metal halide using typical switches and outlets. Emergency lights are not present and emergency exit signs are not present.

PLUMBING:
There are not any plumbing services noted for this building.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system is mounted externally with a pull station and audible annunciation that is centrally monitored. The building does not have a fire sprinkler system. Fire extinguishers are present.

HAZMAT:
There was nothing noted from the 2019 assessment.

DEFICENTCIES:
There was nothing noted form the 2019 assessment.

**Current Repair Cost:** $1,078,822.81 **Replacement Cost:** $9,816,329.25 **FCI:** 10.99%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0019 HEALTH SCIENCE 1**

Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 0019

The Health Science 1 Modular 0019 is located at the Rio Hondo Campus of Rio Hondo community College in Whittier, California. The building was constructed in 1993 and has 960 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding.

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURES:
Exterior doors are metal in a metal frame using lever handles with a covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Flooring is carpet over a wood sub floor. Wall finishes are vinyl coverings over gypsum. Ceilings are 2'x4' T-bar acoustic type in metal. grids. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling is provided by wall mounted bard units using programmable thermostats with ceiling supply's with wall returns.

ELECTRICAL:
The building power is fed over head from a parking lot main switch providing 1200 amps of 120/208 3 phase 4 wire power to the buildings 125-amp 120/208-volt, 1 phase 3 wire distribution panel. Lighting is T-8 using typical switches and outlets with motion sensors.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible strobe annunciators in all common places. The system is activated by pull stations and smoke detectors is centrally monitored. The building has fire extinguishers. The building has exit signage. An ÆED is present.

Hazmat:
Nothing noted from the 2019 assessment.

Deficiencies:
1 exterior T111 siding water damage
2 paint peeling from building

**Current Repair Cost:** $348,401.95 **Replacement Cost:** $334,780.80 **FCI:** 104.07%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0020 HEALTH SCIENCE 2**


Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 2 0020

The Health Science 2 Modular 0020 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1993 and has 960 square feet with no major remodels to date,2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding. The roof is built up over metal standing seam of unknown vintage,

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Flooring is carpet over a wood sub floor. Wall finishes are vinyl coverings over gypsum. Ceilings are 2'x4' T-bar acoustic type in metal. grids. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by wall mounted bard unit using programmable thermostats with ceiling supply's with wall returns.

ELECTRICAL:
The original building power is fed over head from a parking lot main switch providing 1200 amps of 120/208 3 phase 4 wire power to the buildings 100-amp 120/208-volt 1 phase 3 wire distribution panel. Lighting is T-8 using typical switches and outlets with motion sensors.

PLUMBING:
There are no plumbing services at this building.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible annunciators in all common places. The system is activated by pull stations and is centrally monitored. The building has fire extinguishers. The building has exit signage.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $345,068.83 **Replacement Cost:** $334,780.80 **FCI:** 103.07%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0021 HEALTH SCIENCE 3**


Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 3 0021

The Health Science 3 Modular 0021 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1993 and has 960 square feet with no major remodels to date,2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding. The roof is built up over metal standing seam of unknown vintage,

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Flooring is carpet over a wood sub floor. Wall finishes are vinyl coverings over gypsum. Ceilings are 2'x4' T-bar acoustic type in metal. grids. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by wall mounted bard unit using programmable thermostats with ceiling supply's with wall returns.

ELECTRICAL:
The original building power is fed over head from a parking lot main switch providing 1200 amps of 120/208 3 phase 4 wire power to the buildings 100-amp 120/208-volt 1 phase 3 wire distribution panel. Lighting is T-8 using typical switches and outlets with motion sensors.

PLUMBING:
There are no plumbing services at this building.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible annunciators in all common places. The system is activated by pull stations and is centrally monitored. The building has fire extinguishers. The building has exit signage.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $345,068.83 **Replacement Cost:** $334,780.80 **FCI:** 103.07%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0022 HEALTH SCIENCE 4 RR**


Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 4 22

The Health Science 4 Modular is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1993 and has 960 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding. The roof is built up over metal standing seam of unknown vintage,

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Partition wall types include drywall. Ceilings are T-bar 2x4 suspended acoustical tiles and flooring is vinyl tile. The rest rooms have sheet vinyl floors with Marlite walls with painted gypsum ceilings using metal toilet partitions.

MECHANICAL:
Heating and cooling are not provided for this space. There is a roof top mounted exhaust fan.

**Current Repair Cost:** $34,976.91 **Replacement Cost:** $222,876.00 **FCI:** 15.69%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0023 HEALTH SCIENCE 5 RR**


Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 5 0109

The Health Science 5 Modular 0109 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1993 and has 960 square feet with no major remodels to date,2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding. The roof is built up over metal standing seam of unknown vintage,

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Partition wall types include drywall. Ceilings are T-bar 2x4 suspended acoustical tiles and flooring is vinyl tile. The rest rooms have sheet vinyl floors with Marlite walls with painted gypsum ceilings using metal toilet partitions.

MECHANICAL:
Heating and cooling are not provided for this space. There is a roof top mounted exhaust fan.

ELECTRICAL:
The original building power is fed over head from a parking lot main switch providing 1200 amps of 120/208 3 phase 4 wire power to the buildings 100-amp 120/208-volt 1 phase 3 wire distribution panel. Lighting is T-8 using typical switches and outlets with motion sensors.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by 10-gallon electric water heater using.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible annunciators in all common places. The system is activated by pull stations and is centrally monitored. The building has fire extinguishers. The building has exit signage.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $107,834.01 **Replacement Cost:** $104,619.00 **FCI:** 103.07%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0024 HEALTH SCIENCE 6**


Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 6 0024

The Health Science 6 Modular 0024 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1993 and has 1920 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding. The roof is built up over metal standing seam of unknown vintage,

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Flooring is carpet over a wood sub floor. Wall finishes are vinyl coverings over gypsum. Ceilings are 2'x4' T-bar acoustic type in metal. grids. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by one wall mounted package heat pump. Controlled by a programable thermostat.

ELECTRICAL:
The original building power is fed over head from a parking lot main switch providing 1200 amps of 120/208 3 phase 4 wire power to the buildings 100-amp 120/208-volt 1 phase 3 wire distribution panel. Lighting is T-8 using typical switches and outlets with motion sensors.

PLUMBING:
This building has two stainless sinks using the original copper piping. Domestic hot water is provided by a 10-gallon electric water heater.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible annunciators in all common places. The system is activated by pull stations and is centrally monitored. The building has fire extinguishers. The building has exit signage.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $691,447.90 **Replacement Cost:** $669,561.60 **FCI:** 103.27%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0025 HEALTH SCIENCE 7**


Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 7 0025

The Health Science 7 Modular 0025 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1993 and has 960 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding. The roof is built up over metal standing seam of unknown vintage,

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Flooring is carpet over a wood sub floor. Wall finishes are vinyl coverings over gypsum. Ceilings are 2'x4' T-bar acoustic type in metal. grids. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by one roof top mounted package heat pump. Controlled by a programable thermostat.

ELECTRICAL:
The original building power is fed over head from a parking lot main switch providing 1200 amps of 120/208 3 phase 4 wire power to the buildings 100-amp 120/208-volt 1 phase 3 wire distribution panel. Lighting is T-8 using typical switches and outlets with motion sensors.

PLUMBING:
This building has no plumbing services.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible annunciators in all common places. The system is activated by pull stations and is centrally monitored. The building has fire extinguishers. The building has exit signage.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $345,723.95 **Replacement Cost:** $334,780.80 **FCI:** 103.27%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0026 HEALTH SCIENCE 8**


Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 8 0026

The Health Science 8 Modular 0026 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1993 and has 960 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding. The roof is built up over metal standing seam of unknown vintage,

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Flooring is carpet over a wood sub floor. Wall finishes are vinyl coverings over gypsum. Ceilings are 2'x4' T-bar acoustic type in metal. grids. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by one roof top mounted package heat pump. Controlled by a programable thermostat.

ELECTRICAL:
The original building power is fed over head from a parking lot main switch providing 1200 amps of 120/208 3 phase 4 wire power to the buildings 100-amp 120/208-volt 1 phase 3 wire distribution panel. Lighting is T-8 using typical switches and outlets with motion sensors.

PLUMBING:
This building has no plumbing services.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible annunciators in all common places. The system is activated by pull stations and is centrally monitored. The building has fire extinguishers. The building has exit signage.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $345,068.83 **Replacement Cost:** $334,780.80 **FCI:** 103.07%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0027 HEALTH SCIENCE 9**

Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 9 0027

The Health Science 9 Modular 0027 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1993 and has 960 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding. The roof is built up over metal standing seam of unknown vintage,

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Flooring is carpet over a wood sub floor. Wall finishes are vinyl coverings over gypsum. Ceilings are 2'x4' T-bar acoustic type in metal. grids. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by one roof top mounted package heat pump. Controlled by a programable thermostat.

ELECTRICAL:
The original building power is fed over head from a parking lot main switch providing 1200 amps of 120/208 3 phase 4 wire power to the buildings 100-amp 120/208-volt 1 phase 3 wire distribution panel. Lighting is T-8 using typical switches and outlets with motion sensors.

PLUMBING:
This building has no plumbing services.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible annunciators in all common places. The system is activated by pull stations and is centrally monitored. The building has fire extinguishers. The building has exit signage.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $345,068.83 **Replacement Cost:** $334,780.80 **FCI:** 103.07%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0028 HEALTH SCIENCE 10**
**Address:** Fire Protection/Life Safety Systems:
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Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 10 0028

The Health Science 10 Modular 0028 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1993 and has 960 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding. The roof is built up over metal standing seam of unknown vintage,

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Flooring is carpet over a wood sub floor. Wall finishes are vinyl coverings over gypsum. Ceilings are 2'x4' T-bar acoustic type in metal. grids. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by one roof top mounted package heat pump. Controlled by a programable thermostat.

ELECTRICAL:
The original building power is fed over head from a parking lot main switch providing 1200 amps of 120/208 3 phase 4 wire power to the buildings 100-amp 120/208-volt 1 phase 3 wire distribution panel. Lighting is T-8 using typical switches and outlets with motion sensors.

PLUMBING:
This building has no plumbing services.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible annunciators in all common places. The system is activated by pull stations and is centrally monitored. The building has fire extinguishers. The building has exit signage.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $345,068.83 **Replacement Cost:** $334,780.80 **FCI:** 103.07%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0029 FIELD HOUSE**

Barney McClung, 10-Oct-2019

**Facility Description:**

FIELD HOUSE 0029

The Field House 0029 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1966 and has 1250 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The buildings typically rest on a concrete slab-on-grade with perimeter footings. The main structure is metal framing with metal siding.

ROOF:
The roof is metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang.

INTERIORS:
Flooring is bare concrete.

MECHANICAL:
Heating and cooling are not provided in this space.

ELECTRICAL:
The mostly original electrical system is fed, via a 5200-volt, 200-amp oil transformer to a 30 KVA transformer providing 120/240 1-phase 3-wire, 50 amp power to the facility. Lighting is typically fluorescent T-8 using typical switches and outlets. Emergency lights are not present and emergency exit signs are not present.

PLUMBING:
This building has no plumbing services.

Fire Protection/Life Safety Systems:
There are no fire protection systems present. Fire extinguishers are present.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $162,414.79 **Replacement Cost:** $121,062.50 **FCI:** 134.16%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0030 CDC STORAGE ROOM**

Barney McClung, 10-Oct-2019

**Facility Description:**

CDC STORAGE 0030

The CDC Storage 0030 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1966 and has 354 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The buildings typically rest on a concrete slab-on-grade with perimeter footings. The main structure is metal framing with metal siding.

ROOF:
The roof is metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal roll up style.

INTERIORS:
Flooring is bare concrete.

MECHANICAL:
Heating and cooling are not provided in this space.

ELECTRICAL:
The original electrical system is fed from a remote location that delivers 120/240 volts, 1-phase, 3-wire power to the facility. Lighting is typically incandescent using typical switches and outlets.

PLUMBING:
This building has no plumbing services.

Fire Protection/Life Safety Systems:
There are no fire protection systems present. Fire extinguishers are present.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $37,256.76 **Replacement Cost:** $27,335.88 **FCI:** 136.29%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0031 ALTERNATIVE FUEL CANOPY**

Barney McClung, 10-Oct-2019

**Facility Description:**

ALTERNATIVE FULE SHELTER 0031

Alternative Fuel Shelter 0031 is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 2,975 square foot building contains an exterior auto repair shop. Originally constructed in 2000, on the back of building seven, there have been no recent additions or major renovations to date,2019.

AT THE TIME OF THE 2019 ASSESSMENT THIS STRUCTURE IS NOT IN USE.

STRUCTURAL/EXTERIOR CLOSURE:
The buildings typically rest on slab-on-grade with perimeter footings. The main structure is a metal frame and pandeck. The roof is standing seam metal.

INTERIORS:
Ceiling is exposed deck and flooring in high use areas is concrete.

MECHANICAL/PLUMBING:
Heating, cooling, plumbing is not present.

ELECTRICAL:
The original electrical system is fed from a remote location that delivers 120/208 V power to the facility. Lighting is typically T-8 using typical switches and outlets.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The building has fire sprinklers and extinguishers.

Hazmat.
None noted.

**Current Repair Cost:** $0.00 **Replacement Cost:** $731,280.75 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0035 ADMIN OF JUSTICE MODULAR**

Barney McClung, 10-Oct-2019

**Facility Description:**

ADMIN OF JUSTICE 0035

The Admin of Justice 0035 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1966 and has 1440 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on concrete footings supporting a wood sub-floor with wood framing and using T-111 siding.

ROOF:
The roof is metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Access is by a concrete ramp and rail to accommodate ADA. Exterior doors are metal in metal jambs using knob type hardware. There is a covered overhang over the front entrance. The windows are aluminum framed dual pane fixed and operational units.

INTERIORS:
Interiors use vinyl wall coverings. Flooring is mostly carpet. Ceilings are T-bar type 2'x4' acoustical tiles in metal grids.

MECHANICAL:
Heating and cooling are provided by wall mounted package heat pump constant volume ducted system. Being controlled by a standalone programable thermostat.

ELECTRICAL:
Power to the building is provided from the main building providing 125 amps of 120/240 volt 1-phase, 3-wire power for T-8 lighting using typical switches and outlets. The building has emergency lighting.

PLUMBING:
This building has no plumbing services.

Fire Protection/Life Safety Systems:
The buildings fire control system has strobe and sirens that are activated by pull stations and is centrally monitored. Exit sings are present. Fire extinguishers are present.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $79,475.93 **Replacement Cost:** $260,936.00 **FCI:** 30.46%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0037 REGIONAL PUBLIC SAFETY**

Barney McClung, 10-Oct-2019

**Facility Description:**

REGIONAL PUBLIC SAFETY 0037

The Regional Public Safety building 0037 is part of the Rio Hondo Campus and is in Santa Fe Springs, California. The 1-story, 11,760 square foot building contains a classrooms and offices. Originally constructed in 1962, with a cosmetic renovation in 2008 with no major remodels to date, 2019. A major remodel consists of a full gut face to stud remodel.

STRUCTURAL:
The main buildings typically rest on slab-on-grade with perimeter footings. The main structure is typically CMU using metal frame and pan deck.

ROOF:
The roof is typically rolled asphalt with unknown age.

EXTERIOR CLOSURE:
Exterior main entries are aluminum store front type using panic type hardware. The service doors are metal in metal jambs. The windows/infills are typically, aluminum frame, single pane fixed and operational units. The building is accessed by concrete stairs and ramps.

INTERIORS:
Partition wall types include painted drywall and CMU with areas using wood paneling. Ceilings are a combination of 12"x12" acoustic glue on type and T-bar 2'x4' suspended acoustical tiles in metal grids with painted gypsum in some areas. The flooring is in high use areas is concrete, VCT, carpet and athletic mat, depending on use. Interior doors are generally wood in metal jambs using lever and panic type hardware. Rest rooms have a combination of sheet vinyl and tile floors with a tile wainscot with painted hard lids. The locker room area uses an Epoxy type floor covering.

MECHANICAL:
Heating and cooling is provided by 4 each 5-10 ton rooftop Carrier gas fired package units. The mechanical equipment is controlled by programable thermostats. The heating/cooling distribution system is by duct system using factory-built air handlers. Additional heating at the patio is provided by gas fired inferred ceiling hung units. Fresh air is supplied by the air handling units. Roof mounted exhaust fans are installed for bathroom/building general ventilation.

ELECTRICAL:
The mostly original electrical distribution system is fed from an overhead mounted transformer bank that delivers 800 amps of 240 volts to a 2012 switch and a 120/240-volt 2012 switch providing 400 amps of 1-phase, 3-wire power to the facility. Lighting is typically a combination of T-8 and CFL fluorescent with a few incandescent using motion sensors with typical switches and outlets. Emergency lights are present and emergency exit signs are present.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by two American Standard 80-gallon gas fired 399,000 BTU water heaters using two 1/6 HP circulation pumps with expansion tanks.

FIRE PROTECTION/LIFE SAFETY.
The fire alarm system consists of audible and strobes annunciators in classrooms, corridors, offices, other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored. The complex does not have a fire sprinkler system. The building has fire extinguishers. The building has an ÆED device.

Hazmat.
Nothing noted from the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

# Facility Executive Summary

**Current Repair Cost:** $2,193,587.92 **Replacement Cost:** $6,011,359.20 **FCI:** 36.49%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0038 RPS APPARATUS GARAGE**

Barney McClung, 10-Oct-2019

**Facility Description:**

RPS TRNG. AUTO SHED 0038

The Regional Public Safety training auto shed building 0038 is part of the Rio Hondo Campus and is in Santa Fe Springs, California. The 1-story, 1,500 square foot building contains an auto shop. Originally constructed in 1962, there have been no recent additions or major renovations to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:
The buildings typically rest on a concrete slab-on-grade. The main structure is metal framed with corrugated metal siding. The roof is corrugated metal and is original to construction. Exterior doors are typically metal in metal jambs, and windows are typically, aluminum frame, single- pane fixed and operational units.

INTERIORS:
Partition wall types include plywood. Ceilings are exposed to framing. Flooring is in high use areas is concrete. Interior doors are generally metal.

MECHANICAL/PLUMBING:
There is no heating/cooling system for this building. Fresh air is supplied by infiltration using roof turbans. There are no restroom facilities at this location.

ELECTRICAL:
The original electrical system is fed from overhead that delivers 100-amp 240-volt, 50-amp 120/240 V., 1-phase, 3-wire power to the facility. Lighting is typically T-12 fluorescent, incandescent using typical switches and outlets. Emergency lights were not noted. Emergency exit signage is present. The building does not have an emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
There is no fire protection system. The building does not have a fire sprinkler system. Fire extinguishers were present.

Hazmat.
Nothing noted from the 2019 assessment

Deficiencies:
Nothing noted form the 2019 assessment.

**Current Repair Cost:** $132,756.09 **Replacement Cost:** $115,830.00 **FCI:** 114.61%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0039 RPS MODULAR CLASSROOM**

Barney McClung, 10-Oct-2019

**Facility Description:**

RPS TRNG. TEMP CLASS 0039

The Regional Public Safety Temp. Class 0039 is part of the Rio Hondo Campus and is in Santa Fe Springs, California. The 1-story, 1,416 square foot building contains a classroom and offices. Originally constructed in 1998, there have been no recent additions or major renovations to date,2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:
The buildings typically rest on metal frame on jack stands supporting a wood floor. The main structure is typically wood framing using wood siding. The roof is standing seam metal, believed to be original to construction. Exterior doors are typically metal in metal jambs, and the windows are typically, aluminum frame, single pane fixed and operational units.

INTERIORS:
Partition wall types include drywall with vinyl wall coverings. The interior wall finishes are generally original to construction. Ceilings are T-bar 2'x4' suspended acoustical tiles in metal grids. Flooring is in high use areas is carpet. Interior doors are generally wood in metal jambs. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by wall mounted Bard heat pump package units using a programmable thermostat. The heating/cooling distribution system is by metal duct using ceiling supply's with wall returns. Fresh air is supplied by the air handling units.

ELECTRICAL:
The mostly original electrical system is fed from an overhead remote location that delivers 120/240, 1-phase, 3-wire 200-amp power to the facility. Lighting is typically T-8 fluorescent using typical switches and outlets. Emergency lights are not present and emergency exit signs are not present. The building does not have an emergency generator.

PLUMBING:
This building is not equipped with plumbing.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
There is no fire protection system for this building other than a smoke detector.

Hazmat.
Nothing noted from the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $142,110.07 **Replacement Cost:** $461,856.72 **FCI:** 30.77%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0041 ADMIN OF JUSTICE MODULAR**

Barney McClung, 10-Oct-2019

**Facility Description:**

ADMIN. OF JUSTICE TEMP TRAILER 0041

The Administrator of Justice Temporary 0041 trailer is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 2,160 square foot building contains a classroom. Originally constructed/placed here in 1998, there has been no recent additions or major renovations to date,2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:
The buildings typically rest on metal on jack stands supporting a wood sub floor. The main structure is typically wood framed with wood siding. The roof is typically standing seam metal. Exterior doors are typically metal in metal jambs, and the windows are typically, aluminum frame, single- pane fixed and operational units. The building is accessed by metal stairs

INTERIORS:
Partition wall types include drywall with vinyl wall coverings. Ceilings are T-bar 2'x4' suspended acoustical tiles in metal grids. Flooring is carpet. Interior doors are generally wood in metal jambs using lever type hardware. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by wall mounted Bard type heat pump and a roof top package units. The heating/cooling distribution system is by duct system using factory-built air handlers with programmable thermostats. Fresh air is supplied by the air handling units.

ELECTRICAL:
The original electrical system is fed from 150 KVA transformer that delivers 120/240, 1-phase, 3-wire 125-amp power to the facility. Lighting is typically T-8 fluorescent using typical switches and outlets. Emergency lights are not present and emergency exit signs are not present. The building does not have an emergency generator.

PLUMBING:
This building is not equipped with plumbing.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
There is no fire protection system for this building. Fire extinguishers are present.

Hazmat.
Nothing is noted from the 2019 assessment.

Deficiencies:
Nothing is noted from the 2019 assessment.

**Current Repair Cost:** $214,585.01 **Replacement Cost:** $704,527.20 **FCI:** 30.46%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0042 ADMIN OF JUST RPS CLASS**

Barney McClung, 10-Oct-2019

**Facility Description:**

0042. Administrator of Justice Temporary trailer is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 408 square foot building contains a classroom and offices. Originally constructed in 1998, there has been no recent additions or renovations.

STRUCTURAL/EXTERIOR CLOSURE:
The buildings typically rest on metal on jack stands supporting a wood sub floor. The main structure is typically wood framed with wood siding. The roof is typically standing seam metal. Exterior doors are typically metal in metal jambs, and the windows are typically, aluminum frame, single- pane fixed and operational units. The building is accessed by metal stairs

INTERIORS:
Partition wall types include drywall with vinyl wall coverings. Ceilings are T-bar 2'x4' suspended acoustical tiles in metal grids. Flooring is carpet. Interior doors are generally wood in metal jambs using lever type hardware. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by wall mounted Bard type heat pump and a roof top package units. The heating/cooling distribution system is by duct system using factory-built air handlers with programmable thermostats. Fresh air is supplied by the air handling units.

ELECTRICAL:
The original electrical system is fed from 150 KVA transformer that delivers 120/240, 1-phase, 3-wire 125-amp power to the facility. Lighting is typically T-8 fluorescent using typical switches and outlets. Emergency lights are not present and emergency exit signs are not present. The building does not have an emergency generator.

PLUMBING:
This building is not equipped with plumbing.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
There is no fire protection system for this building. Fire extinguishers are present.

Hazmat.
Nothing is noted from the 2019 assessment.

Deficiencies:
Nothing is noted from the 2019 assessment.

**Current Repair Cost:** $40,532.72 **Replacement Cost:** $133,077.36 **FCI:** 30.46%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0045 ADMIN OF JUSTICE STOR 2**

Barney McClung, 10-Oct-2019

**Facility Description:**

0045. The Administrator or Justice Storage #2 building 0045 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed/placed here in 1985 and has 320 square feet and is original to construction.

STRUCTURAL/EXTERIOR CLOSURE:
The building is a full metal shipping container resting on the asphalt. The roof has had a wood framed gable roof system added using asphalt shingles of unknown vintage.

INTERIORS:
Interiors are exposed to metal framing. Ceilings are metal frame. There are no rest rooms in this building.

MECHANICAL/PLUMBING:
Heating and cooling is not provided. There is no plumbing.

ELECTRICAL:
None.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
None.

Hazmat.
None noted.

**Current Repair Cost:** $0.00 **Replacement Cost:** $11,008.00 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0046 AUTO PAINT MIX**

Barney McClung, 10-Oct-2019

**Facility Description:**

0046. The Auto Paint Mix building 0046 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1990 and has 72 square feet and is original to construction.

STRUCTURAL/EXTERIOR CLOSURE:
The buildings typically rest on a metal frame supporting a sheet metal sub floor. The main structure is typically metal framed with metal siding. The roof is typically metal

INTERIORS:
Interiors are exposed to metal framing. . Ceilings are metal frame. There are no rest rooms in this building.

MECHANICAL/PLUMBING:
Heating and cooling is not provided. There is no plumbing.

ELECTRICAL:
None.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
None.

Hazmat.
Auto body chemicals.

**Current Repair Cost:** $0.00 **Replacement Cost:** $23,591.52 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0047 AUTO SPRAY BOOTH 2**

Barney McClung, 10-Oct-2019

**Facility Description:**

0047. The Auto Spray Booth # 2 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 2010 and has 612 square feet and is original to construction.

STRUCTURAL:
The building rest on a concrete slab on grade. The building is metal framed with metal metal siding. The main entry's are metal in metal jambs using the original type hardware. The windows are single pane fixed units set in the metal siding.

INTERIORS;
Flooring is concrete. The walls and ceilings are sheet metal.

MECHANICAL:
There are large metal vents extruding from the roof. The north wall has a filtering system.

ELECTRICAL:
Electrical is fed underground from a 500 KVA transformer providing 120/208 3 phase 4 wire. Lighting is a combination of T-8 and T-12 using typical switches and outlets.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible bell annunciators on the exterior of the building. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system and fire extinguishers.

Hazmat.
None noted.

**Current Repair Cost:** $0.00 **Replacement Cost:** $200,527.92 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0048 AUTO SPRAY BOOTH 1**

Barney McClung, 10-Oct-2019

**Facility Description:**

0048. The Auto Spray Booth #2 is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1980 and has 812 square feet and is original to construction.

STRUCTURAL:
The building rest on a concrete slab on grade. The building is metal framed with metal metal siding. The main entry's are metal in metal jambs using the original type hardware. The windows are single pane fixed units set in the metal siding.

INTERIORS;
Flooring is concrete. The walls and ceilings are sheet metal.

MECHANICAL:
There are large metal vents extruding from the roof. The north wall has a filtering system.

ELECTRICAL:
Electrical is fed underground from a 500 KVA transformer providing 120/208 3 phase 4 wire. Lighting is a combination of T-8 using typical switches and outlets.

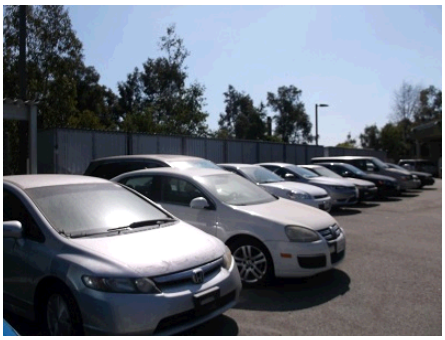
Fire Protection/Life Safety Systems:
The fire alarm system consists of audible bell annunciators on the exterior of the building. The system is activated by pull stations and is centrally monitored. The building has a fire sprinkler system and fire extinguishers.

Hazmat.
None noted

**Current Repair Cost:** $0.00 **Replacement Cost:** $266,059.92 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0049 AUTO STORAGE SHEDS**



Barney McClung, 10-Oct-2019

**Facility Description:**

0049 - AUTO STORAGE SHEDS

The AUTO STORAGE SHED is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 1990 and has 420 square feet broken into 12 individual storage units. There have been no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The buildings typically rest on a concrete slab-on-grade with perimeter footings. The main structure is metal framing with metal siding.

ROOF:
The roof is metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in metal jambs with padlock and hasp hardware.

INTERIORS:
Flooring is bare concrete.

MECHANICAL:
Heating and cooling are not provided in this space.

ELECTRICAL:
This building has no electrical service.

PLUMBING:
This building has no plumbing services.

Fire Protection/Life Safety Systems:
There are no fire protection systems present. Fire extinguishers are not present.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $7,031.23 **Replacement Cost:** $32,432.40 **FCI:** 21.68%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0110 MAINTENANCE MODULAR**

Barney McClung, 10-Oct-2019

**Facility Description:**

MAINTENANCE MODULAR 0110
The Maintenance modular 0110 building is located on the Rio Hondo Campus of Rio Hondo College in, California. The 1-story, 600 square foot building contains a classroom. Originally constructed and or placed here in 1993 with no major remodels to date 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:
The buildings typically rest on a metal frame on jack stands supporting a wood sub floor. The main structure is wood frame with T-111 wood siding. The roof is metal standing seam that appears original to construction. Exterior doors are metal in metal jambs using a combination of lever and knob type hardware. The windows are typically, aluminum frame, fixed and operational units.

INTERIORS:
Partition wall types include drywall with a hard board cover. Ceilings are T-bar 2'x4' suspended acoustical tiles in metal grids. The flooring is mostly carpet. Interior doors were not noted. There are no rest rooms.

MECHANICAL/PLUMBING:
Heating and cooling are provided by wall mounted Bard type package units. The heating/cooling distribution system is by a duct system using ceiling supply's with wall returns. Additional cooling is provided by a window type A/C unit. Fresh air is supplied by the air handling units and infiltration.

ELECTRICAL:
The mostly electrical system is fed from an overhead from a remote location that delivers 120/240, 1-phase, 3-wire 100-amp power to the facility local distribution. Lighting is T-8 fluorescent using typical switches and outlets. Emergency lights and emergency exit signs were not noted. The building does not have an emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
There is no fire protection system for this building. The building has fire extinguishers.

HAZMAT:
Nothing noted from the 2019 assessment.
Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $53,726.96 **Replacement Cost:** $163,704.00 **FCI:** 32.82%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0112 VOC-TECH MODULAR**

Barney McClung, 10-Oct-2019

**Facility Description:**

VOCATIONAL TECH MODULAR 0112

The Vocational Tech modular 0112 is located on the Rio Hondo Campus of Rio Hondo College in California. The 1-story, 1,610 square foot building contains classrooms. Originally placed here and or constructed in 1980 with no major remodels to date 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:
The buildings typically rest on a metal frame on jack stands supporting a wood sub floor. The main structure is wood frame with T-111 wood siding. The roof appears to have a cap sheet. Exterior doors are typically metal in metal jambs using lever type hardware. The windows are typically, aluminum frame, single- pane fixed and operational units.

INTERIORS:
Partition wall types include drywall. Ceilings are T-bar 2x4 suspended acoustical tiles and flooring is vinyl tile. Interior doors are generally wood in metal jambs. There are no rest rooms.

MECHANICAL/PLUMBING:
Heating and cooling are provided by wall mounted Bard type package units. The heating/cooling distribution system is by duct system using ceiling supply's with wall returns. Fresh air is supplied by the air handling units. There is no noted plumbing in this building.

ELECTRICAL:
The mostly original electrical system is fed from a pad mounted 50 KVA transformer that delivers 120/240, 1-phase, 3-wire 100- and 200-amp power to the facility local distribution. Lighting is fluorescent T-8 using typical switches and outlets. Emergency lights and emergency exit signs were not noted. The building does not have an emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible and strobes annunciators in classrooms, corridors, offices, other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored.

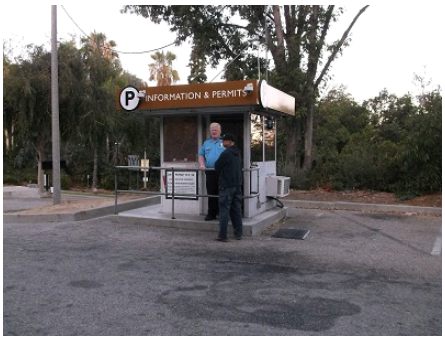
HAZMAT:
Nothing noted from the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $809,927.72 **Replacement Cost:** $476,208.20 **FCI:** 170.08%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0113 PARKING BOOTH**




Barney McClung, 10-Oct-2019

**Facility Description:**

0113. The Parking Booth 0113 is located on the Rio Hondo Campus of Rio Hondo College in California. The 1-story, 36 square foot building contains a classroom. Originally constructed in 1985. Its portable, so it is moved as needed and is original to construction

STRUCTURAL/EXTERIOR CLOSURE:
The booth sits upon a concrete slab with steel railing. The booth has metal walls, with single pane surround windows with a flat roof. The walls are painted. Exterior door is a metal slider in a metal jamb.

INTERIORS;
Flooring is concrete. The walls and ceilings are painted sheet metal.

MECHANICAL:
Heating cooling is provided by a wall mount A/C heat pump. Wall electric heater is not in use..

ELECTRICAL:
Electrical is fed over head providing 120/208 1 phase 3 wire 50 amp power. Lighting is a combination of T-8 using typical switches and outlets.

Fire Protection/Life Safety Systems:
There is no fire alarm system only a fire extinguishers.

Hazmant.
None noted at the 2019 assessment..

**Current Repair Cost:** $6,958.54 **Replacement Cost:** $8,502.48 **FCI:** 81.84%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0122 LEARNING RESOURCE CENTER**


Barney McClung, 10-Oct-2019

**Facility Description:**

LEARNING RESOURCE CENTER 0122

The Learning Resource center 0122 is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 2-story, 94,047 square foot building contains offices, classrooms, and library space. Originally constructed in 2009, there have been no major renovations to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building rest on a concrete on excavated grade using footings and foundation walls. The main structure is typically CIP/CMU with concrete structural beams using metal frame and pan deck.

ROOFING:
The roof is wood framed with a rolled asphalt roof system.

EXTERIOR CLOSURE:
Exterior main entries are aluminum store front type with auto openers and the service doors are typically metal in metal jambs suing lever handles. The windows are typically, aluminum frame, dual- fixed pane fixed units with interior motorized shades on the west side of the building.

INTERIORS:
Partition wall types include painted drywall and wood paneling. Ceilings are T- bar 2'x4', and 2'x8' suspended acoustical tiles in metal grids and or painted gypsum and exposed to wood framing. The flooring in high use areas is carpet. Most other flooring is concrete and wood. Interior doors are generally solid wood in metal jambs using lever handles. The rest rooms have epoxy flooring with a tile wainscot with painted gypsum ceilings. The toilet partitions are vinyl type.

MECHANICAL:
Heating and cooling are provided by hot and cold water sourced from the central plant. The heating/cooling distribution system uses Energy lab air handlers. The air is distributed through a network of sheet metal ducting to Variable Air Volume (VAV) terminal units with hot water coils. Fresh air is supplied by the air handlers with VFDs. Additional dedicated 24x7 cooling for the data rooms is provided by five ductless split system. A roof mounted exhaust system is installed for bathroom building ventilation. All mechanical systems are controlled and monitored by the Building Automation System (BAS).

ELECTRICAL:
The original electrical system is fed from a 5200 volt, 200 amp original oil switch providing 1600 amps of 480/277 volt 3-phase 4-wire power to a combination of 225, 150 and 75 KVA pad mounted transformers that delivers 800 and 500 amps and 120/208 V., 3-phase, 4-wire amp power to the facility local distribution. LCS lighting is typically LED, T-8 and CFL fluorescent with using a combination of motion sensors and switches. Emergency lights are present and emergency exit signs are present and typically illuminated. Emergency lighting is provided by a battery Illuminator system.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by a 30, gallon electric water heater with an expansion tank.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible strobe annunciators in corridors and other common spaces. The system is activated by pull stations and or smoke detectors and is centrally monitored by a Simplex 4100U panel. The complex has a fire sprinkler system. The building has fire extinguishers in cabinets. The building has a CO detection system. This building has an ÆED device.

Hazmat;
None noted during the 2014 assessment.

# Facility Executive Summary

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $0.00 **Replacement Cost:** $47,925,410.73 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0123 SOUTH WHITTIER EDUCATION**

Barney McClung, 10-Oct-2019

**Facility Description:**

SOUTH WHITTER EDUCATION CENTER 0123

The South Whitter Education center 0123 is located at 14307 Telegraph are as part of the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 3,480 square foot building contains classrooms. Originally constructed in 2010, there have been no recent major renovations 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:
The building rest on a concrete on grade using footings and foundation. The main structure is typically CMU using metal frame and pan deck.

ROOFING:
The roof is metal framed with a 100 Mill Single ply roofing system.

EXTERIOR CLOSURE:
Exterior main entries are aluminum framed store front type doors with auto openers. The service doors are typically metal in metal jambs using lever handles. The windows/infills are typically, aluminum frame, dual- fixed pane fixed units.

INTERIORS:
Partition wall types include painted CMU. Ceilings are painted metal frame and exposed pan deck. The flooring in high use areas is concrete, carpet and VCT. Interior doors are generally solid wood in metal jambs using lever handles. The rest rooms have concrete flooring with tile wainscot over CMU using painted plaster ceilings. The toilet partitions are wood laminate.

MECHANICAL:
Heating and cooling are provided by rooftop packaged HVAC units. The equipment is controlled by programable thermostats. Ceiling mounted exhaust fans are installed for bathroom ventilation.

ELECTRICAL:
The original electrical system is fed from a parking lot pad mounted transformers that delivers 1600 amps of 277/480 and 120/208 V., 3-phase, 4-wire 400-amp power to the facility. Lighting is typically T-8 and CFL fluorescent using typical switches and outlets. Emergency lights are present and emergency exit signs are present and typically illuminated.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by a in line hot on demand electric water heaters.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible/strobe annunciators in corridors and other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored by a Simplex 4100 panel. The complex has a fire sprinkler system. The building has fire extinguishers in cabinets. This building has a security alarm system.

Hazmat:
Nothing noted from the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $0.00 **Replacement Cost:** $1,626,343.20 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0124 ADMIN OF JUSTICE (NEW)**

Barney McClung, 10-Oct-2019

**Facility Description:**

ADMINISTRATION OF JUSTICE 0124

The Administrator of Justice Building 0124 is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 2-story, 31,881 square foot building contains a classroom, offices. Originally constructed here in 2011, there have been no recent additions or major renovations to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:
The building rest on a concrete slab on grade using a 48" cast in place concrete stem wall with metal framing and pan deck. The building has metal siding with a stucco finish.

ROOF:
The roof is rolled asphalt and is original to construction.

EXTERIOR CLOSURE:
Exterior doors are mostly aluminum set in aluminum jambs using panic and lever type hardware. The service doors are metal in metal jambs using lever and panic type hardware with metal fixed sidelights. The windows are typically, aluminum frame, dual- pane fixed units.

INTERIORS:
Partition wall types include painted gypsum with areas using aluminum framed single paned fixed window walls. Ceilings are T-bar 2'x4' suspended acoustical tiles in metal grids with areas exposed to metal frame and pan deck. Flooring is a combination of carpet, concrete, epoxy coated concrete with areas using athletic mat. Interior doors are generally metal in metal jambs using lever and panic type hardware. The rest rooms have epoxy coated floors with a tile wainscot using a painted gypsum ceiling with vinyl type toilet partitions.

MECHANICAL:
Heating and cooling are provided by a combination of 11 Carrier roof top package units from 5 to 10 tons as well as 6 dx split systems. The mechanical systems are being controlled and monitored by a Building Automation System (BAS). Fresh outside air is supplied by the air handling units.

ELECTRICAL:
The original electrical system is fed at 480 volts to a combination of 150 and 225 KVA transformer that delivers 120/208, 3-phase, 4-wire power to local 125 225-amp distribution. LCS lighting is typically T-8s and CFL and LED a combination of motion sensors, motion switches, electric switching and typical switches and outlets. Emergency lights are present using a battery back illuminator system. Emergency exit signs are present and typically illuminated.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by two 500,000 BTU gas fired boilers using a 1000-gallon storage tank with a 1/6 HP circulation pump. Domestic hot water for stainless steel classroom sinks is provided electric water heaters.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire control system consists of audible and strobe annunciators. The system is activated by pull stations and or smoke detectors and is centrally monitored by a Simplex 4100 panel. Fire extinguishers are present. The building has a fire sprinkler system. There is an ÆED device present. The building has an Assistive listening system.

Hazmat.
None noted during the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment

-

# Facility Executive Summary

**Current Repair Cost:** $0.00 **Replacement Cost:** $14,899,266.54 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0125 SOUTH WHITTIER ANNEX**

Barney McClung, 10-Oct-2019

**Facility Description:**

SOUTH WHITTER EDUCATION CENTER 0125.
The South Whitter Education center 0125 is part of the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, 4,323 square foot building contains classrooms. Originally constructed in 1980, there have been no recent major renovations 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:
The building rest on a concrete on grade using footings and foundation. The main structure is typically CMU using metal frame and pan deck.

ROOFING:
The roof is metal framed with a 100 Mill Single ply roofing system.

EXTERIOR CLOSURE:
Exterior main entries are aluminum framed store front type doors with auto openers. The service doors are typically metal in metal jambs using lever handles. The windows/infills are typically, aluminum frame, dual- fixed pane fixed units.

INTERIORS:
Partition wall types include painted CMU. Ceilings are painted metal frame and exposed pan deck. The flooring in high use areas is concrete, carpet and VCT. Interior doors are generally solid wood in metal jambs using lever handles. The rest rooms have concrete flooring with tile wainscot over CMU using painted plaster ceilings. The toilet partitions are wood laminate.

MECHANICAL:
Heating and cooling are provided by rooftop packaged HVAC units. The equipment is controlled by programable thermostats. Ceiling mounted exhaust fans are installed for bathroom ventilation.

ELECTRICAL:
The original electrical system is fed from a parking lot pad mounted transformers that delivers 1600 amps of 277/480 and 120/208 V., 3-phase, 4-wire 400-amp power to the facility. Lighting is typically T-8 and CFL fluorescent using typical switches and outlets. Emergency lights are present and emergency exit signs are present and typically illuminated.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by a in line hot on demand electric water heaters.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire alarm system consists of audible/strobe annunciators in corridors and other common spaces. The system is activated by pull stations and/or smoke detectors and is centrally monitored by a Simplex 4100 panel. The complex has a fire sprinkler system. The building has fire extinguishers in cabinets. This building has a security alarm system.

Hazmat:
Nothing noted from the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $1,251,285.44 **Replacement Cost:** $2,051,782.26 **FCI:** 60.99%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0126 STUDENT SERVICES**


Barney McClung, 10-Oct-2019

**Facility Description:**

STUDENT SERVICES 0126

The Student Services Building 0126 is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 2-story, 43,739 square foot building contains a classroom, offices. Originally constructed here in 2011, there has been no recent additions or major renovations to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building rest on a concrete slab on grade using cast in place concrete with metal frame and pan deck. The building has exposed CMU and plaster finish.

ROOF:
The roof is rolled asphalt and is original to construction.

EXTERIOR CLOSURE:
Exterior doors are mostly aluminum set in aluminum jambs using panic and lever type hardware. The windows/infills are typically, aluminum frame, dual- pane fixed units.

INTERIORS:
Partition wall types include painted gypsum with areas using wood paneling. Ceilings are a combination of painted gypsum, concrete with areas exposed to metal frame and pan deck and 2'x4' drop ceiling with tiles. Flooring is a combination of carpet, Sheet vinyl and VCT. Interior doors are generally wood in metal jambs using lever type hardware, with some using auto operation. The rest rooms have tile floors with a tile wainscot using a painted gypsum ceiling with vinyl type toilet partitions.

MECHANICAL/PLUMBING:
Heating and cooling are provided by the central plant boilers and chillers. The heated and chilled water is supplied to roof top air handling unit. The air handling unit provides the conditioned air to the building through a network of sheet metal ducting to Viable Air Volume (VAV) terminal units with re-heat hot water coils. Fresh air is supplied by the air handling units. All the mechanical equipment is being controlled and monitored by a Building automation System (BAS). There are dedicated fan coil units for data room cooling requirements as well as roof top mounted exhaust fans for restroom ventilation.

ELECTRICAL:
The original electrical system is fed at 480 volts to a 300 KVA transformer that delivers 1200 amps of 480/277 volt power and 1200 amps of 120/208, 3-phase, 4-wire power to local distribution. The lighting is typically T-8s and LED using a combination of motion sensors, motion switches and typical switches and outlets being controlled by a Lighting Control System (LCS). Emergency lights are present using a battery backup system. Emergency exit signs are present and typically illuminated.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. The upgrades consist of auto operation urinals. Domestic hot water is provided by a 100-gallon, 6000 watt electric hot water heater.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire control system consists of audible and strobe annunciators. The system is activated by pull stations and or smoke detectors and is centrally monitored by a Simplex 4100 panel. Fire extinguishers are present. The building has a fire sprinkler system. There is an ÆED device present. The building has an Assistive listening system.

Hazmat:
None noted during the 2019 assessment.

# Facility Executive Summary

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $0.00 **Replacement Cost:** $19,195,729.23 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0127 STUDENT UNION**


Barney McClung, 10-Oct-2019

**Facility Description:**

STUDENT UNION 0127
The Student Union 0127 Building is located on the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 2-story, 13,951 square foot building contains a Kitchen and offices. Originally constructed here in 2011, there have been no recent additions or major renovations to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:
The building rest on a concrete slab on grade using cast in place concrete wall system with metal framing and pan deck.

ROOF:
The roof is rolled asphalt with metal standing seam.

EXTERIOR CLOSURE:
Exterior doors are mostly aluminum set in aluminum jambs using panic and lever type hardware. The service doors are metal in metal jambs using lever and panic type hardware. The windows/infills are typically, aluminum frame, dual- pane fixed units.

INTERIORS:
Partition wall types include painted gypsum with areas using aluminum framed single paned fixed window walls. Ceilings are T-bar 2'x4' suspended acoustical tiles in metal grids with areas exposed to metal frame and pan deck. Flooring is a combination of carpet, concrete with areas using VCT. Interior doors are a combination of wood in metal jambs and or wood in aluminum jambs using lever, pull and panic type hardware. The rest rooms have floors with a tile wainscot using a painted gypsum ceiling with vinyl type toilet partitions.

MECHANICAL/PLUMBING:
Heating and cooling are provided by the central plant boilers and chillers. The heated and chilled water is supplied to roof top air handling unit. The air handling unit provides the conditioned air to the building through a network of sheet metal ducting to Viable Air Volume (VAV) terminal units with re-heat hot water coils. Fresh air is supplied by the air handling units. All the mechanical equipment is being controlled and monitored by a Building automation System (BAS). There are dedicated fan coil units for data room cooling requirements as well as roof top mounted exhaust fans for restroom and kitchen ventilation.

ELECTRICAL:
The original electrical system is fed at 12000 volts to a 1000 KVA transformer that delivers 1200 amps of 480/277 volt power to a 150 KVA transformer providing 1200 amps of 120/208, 3-phase, 4-wire power to local distribution. LCS lighting is typically T-8s and LED using a combination of motion sensors, motion switches, electric switching and typical switches and outlets. Emergency lights are present using a battery back system providing 80 amps of 480-volt power and 30 amps of 120 volt power. Emergency exit signs are present and typically illuminated.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. The upgrades consist of auto operation urinals. Domestic hot water is provided by a Ray Pack gas fired boiler providing 264,000 BTUs using a 115-gallon storage tank with a 1/6 HP circulation pump. Domestic water has a filtration system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire control system consists of audible and strobe annunciators in common places. The system is activated by pull stations and or smoke detectors and is centrally monitored. Fire extinguishers are present. The building has a fire sprinkler system. There is an ÆED device is present. The building has an Assistive listening system. Fire doors have magnetic release.

Hazmat:

# Facility Executive Summary

None noted during the 2019 assessment.

Deficiencies:
1 Room SU001 Mechanical Closet has some type of a leaking substance that is creating deterioration of the materials in the space attention is need for this room before irreversible damage is done.

**Current Repair Cost:** $5,949.33 **Replacement Cost:** $7,708,904.07 **FCI:** 0.08%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0128 EL MONTE CENTER**

Barney McClung, 10-Oct-2019

**Facility Description:**

EL MONTE CENTER 0128

The El Monte Center 0128 is located at 3017 Tyler Street in El Monte CA as part of the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 1-story, three buildings, North, South and office total 5,934 square feet that contains glass rooms and offices. Originally constructed here in 2013, there has been no recent additions or major renovations to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL/EXTERIOR CLOSURE:
The building rest on a concrete slab on grade using CMU concrete wall system with metal framing and pan deck with metal siding.

ROOF:
The roof is Single ply rolled composition.

EXTERIOR CLOSURE:
Exterior doors are mostly aluminum set in aluminum jambs using panic and lever type hardware. The service doors are metal in metal jambs using lever and panic type hardware. The windows/infills are typically, aluminum frame, dual- pane fixed units.

INTERIORS:
Partition wall types include painted gypsum with areas using aluminum framed dual paned fixed window walls. Ceilings are mostly T-bar 2'x4' suspended acoustical tiles in metal grids. Flooring is a combination of carpet with areas using VCT. Interior doors are metal in metal jambs using lever, panic type hardware. The rest rooms have epoxy floors with CMU and painted gypsum walls using a painted gypsum ceiling with vinyl type toilet partitions.

MECHANICAL:
Heating and cooling are provided by four gas fired package units; additional heating cooling is provided 4 dx split systems. The heating/cooling distribution uses factory-built air handling units. The HVAC equipment is being controlled by programable thermostats. Fresh air is supplied by the air handling units. Roof top exhaust fans are in place to provide ventilation to the restrooms.

ELECTRICAL:
The original electrical system is fed at 600 amps of 120/208, 3-phase, 4-wire power to local distribution. LCS lighting is typically T-8s and CFL fluorescent using a combination of motion sensors, motion switches and typical switches and outlets. Emergency lights are present. Emergency exit signs are present and typically illuminated.

PLUMBING:
Plumbing fixtures are of original type with upgrades as needed for maintenance needs using the buildings original copper piping. Domestic hot water is provided by a 19.9-gallon electric hot water heater with an expansion tank.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire control system consists of audible and strobe annunciators in common places. The system is activated by pull stations and or smoke detectors and is centrally monitored. Fire extinguishers are present. The building has a fire sprinkler system. There is a security alarm present.

Hazmat.
None noted during the 2019 assessment.

Deficiencies:
None noted during the 2019 assessment.

**Current Repair Cost:** $0.00 **Replacement Cost:** $2,816,395.08 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0129 PICO RIVERA ED CENTER**

Barney McClung, 10-Oct-2019

**Facility Description:**

PICO RIVERA EDUCATION CENTER 0129

The Pico Rivera Education Center is located at 9426 Marjorie Street as part of the Rio Hondo Campus of Rio Hondo College in Whittier, California. The 10 one story portable buildings being used as offices, classrooms and restrooms for a total of 45,071 square feet of space. This site was originally set up in 1995 with a recent renovation if 2016. As of the 2019 assessment there have not been and major remodels or renovations of the spaces. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
Wood framed with T111 siding sitting on stands over asphalt lot.

ROOF:
Roofing is original metal standing seam construction.

EXTERIOR CLOSURE:
Exterior construction of T111 siding, metal doors with meatal framing using lever handles. Windows are dual plane with metal frame and operational. Each building is equipped with ramp entrances.

INTERIORS:
Interiors using drywall pained surfaces. Flooring is carpet and VCT. Ceilings are suspended drop ceilings with 2'x4' ceiling tiles. Restrooms are using rolled vinyl flooring, resin vinyl partition walls and 2'x4' drop ceiling with tiles.

MECHANICAL:
Each building has its own dedicated wall mounted 5-ton package heat pump with ceiling ducted supply air and wall surface returns. Each unit is being controlled by programable thermostat.

ELECTRICAL:
The original electrical system is fed at 600 amps of 120/208, 3-phase, 4-wire power to local distribution. Lighting is typically T-8s and LED using a combination of motion sensors, motion switches and typical switches and outlets. Emergency lights are present. Emergency exit signs are present and typically illuminated.

PLUMBING:
Plumbing fixtures are of original to the building using the original piping. Toilets and urinals are lever operated flush as well as sink using lever operated faucets. Hot water is provided by one electric hot water heater.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:
The fire control system consists of audible and strobe annunciators. The system is activated by pull stations and or smoke detectors. Fire extinguishers are present. ÆED devices are present.

Hazmat.
Nothing noted from the 2019 assessment

Deficiencies:
Nothing noted from the 2019 assessment

**Current Repair Cost:** $4,369,311.78 **Replacement Cost:** $15,717,609.83 **FCI:** 27.80%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0130 CENTRAL PLANT**

Barney McClung, 10-Oct-2019

**Facility Description:**

The Central Plant was not in FUSION at the time of the 2019 Assessment.

**Current Repair Cost:** $0.00 **Replacement Cost:** $14,469,877.44 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0131 CHILD CARE BUNGALOW 5**

Barney McClung, 10-Oct-2019

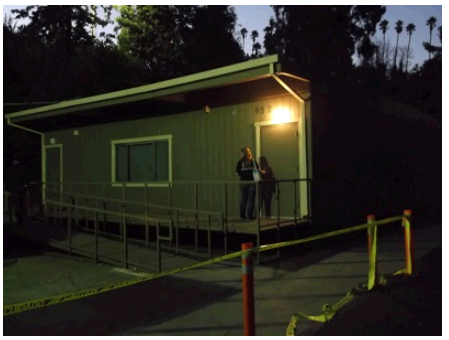
**Facility Description:**

The CDC Bungalow was not in the FUSION space inventory during the 2019 Assessment

**Current Repair Cost:** $0.00 **Replacement Cost:** $502,171.20 **FCI:** 0.00%

# Facility Executive Summary

**Facility:** \Rio Hondo\Rio Hondo College**0132 HEALTH SCIENCE 11**



Barney McClung, 10-Oct-2019

**Facility Description:**

HEALTH SCIENCE 11

The Health Science 11 Modular is located at Rio Hondo Campus of Rio Hondo College in Whittier, California. Building was constructed in 2017 and has 960 square feet with no major remodels to date, 2019. A major remodel consists of a full gut, face to stud remodel.

STRUCTURAL:
The building is modular in construction resting on a metal frame on presser treated lumber on asphalt. The building uses wood framing with wood T-111 siding. The roof is built up over metal standing seam of unknown vintage,

ROOF:
The roof is built up over metal standing seam of unknown vintage.

EXTERIOR CLOSURE:
Exterior doors are metal in a metal jamb with lever handles with covered overhang. Exterior windows are single pane aluminum framed fixed and operational units that are original to construction. The building is accessed by metal ramps.

INTERIORS:
Flooring is carpet over a wood sub floor. Wall finishes are vinyl coverings over gypsum. Ceilings are 2'x4' T-bar acoustic type in metal. grids. There are no rest rooms in this building.

MECHANICAL:
Heating and cooling are provided by one roof top mounted package heat pump. Controlled by a programable thermostat.

ELECTRICAL:
The original building power is fed over head from a parking lot main switch providing 1200 amps of 120/208 3 phase 4 wire power to the buildings 100-amp 120/208-volt 1 phase 3 wire distribution panel. Lighting is T-8 using typical switches and outlets with motion sensors.

PLUMBING:
This building has no plumbing services.

Fire Protection/Life Safety Systems:
The fire alarm system consists of audible annunciators in all common places. The system is activated by pull stations and is centrally monitored. The building has fire extinguishers. The building has exit signage.

Hazmat:
There was nothing noted form the 2019 assessment.

Deficiencies:
Nothing noted from the 2019 assessment.

**Current Repair Cost:** $0.00 **Replacement Cost:** $502,171.20 **FCI:** 0.00%