



Peralta Community
College District

Love Your Future:

Peralta Community College District

**Facilities Master Plan – Planning and
Sequencing**

College Facilities Committees



Where are we now?



Facilities Condition Assessment

TABLE OF CONTENTS



Berkeley City College



Facility Condition Assessment Report



SECTION 1 ASSET OVERVIEW

Asset Executive Summary.....	1.1.1
Asset Summary	1.2.1
Inspection Team Data	1.3.1
Definitions	1.4.1
Overview	1.4.1
Recurring Costs	1.4.2
Nonrecurring Costs	1.4.3
Drawings.....	1.4.6
Photographs	1.4.6
Sustainability/Energy Analysis.....	1.4.6

SECTION 2 COST SUMMARIES AND TOTALS

Renewal Needs Matrix.....	2.1.1
Renewal Needs by System	2.2.1
Facilities Renewal Plan – Recurring Component Replacement Costs.....	2.3.1
Facilities Renewal Plan – Nonrecurring Project Costs	2.4.1

SECTION 3 NONRECURRING PROJECT DETAILS..... 3.1.1

SECTION 4 LIFECYCLE COMPONENT INVENTORY

Renewable Component Inventory	4.1.1
Recurring Costs by Year	4.2.1
Recurring Component Expenditure Projections.....	4.3.1

SECTION 5 DRAWINGS

SECTION 6 PHOTOGRAPHS..... 6.1.1

SECTION 7 PRELIMINARY ENERGY ASSESSMENT..... 7.1.1

ASSET EXECUTIVE SUMMARY

All costs shown as Present Value

ASSET CODE BCC01	CURRENT REPLACEMENT VALUE \$98,638,000
ASSET NAME BERKELEY CITY COLLEGE	FACILITY CONDITION NEEDS INDEX 0.14
ASSET USE Classroom/Academic	FACILITY CONDITION INDEX 0.00
YEAR BUILT 2006	10-YEAR \$/SF 81.14
GSF 165,690	
INSPECTION DATE 10/06/2022	

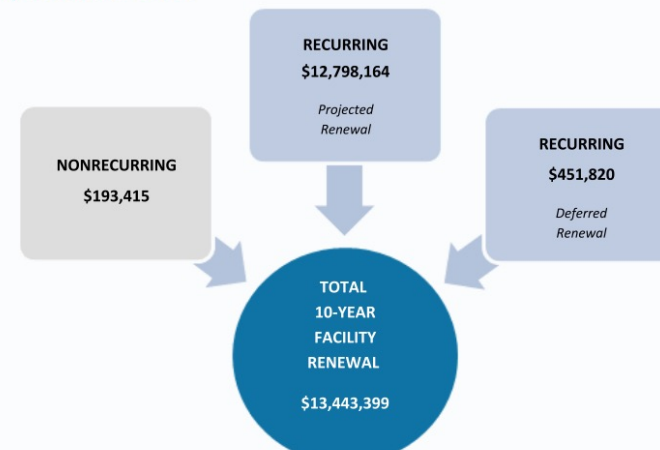
FCNI Scale

The FCNI for this asset is **0.14**

- Excellent Condition (typically new construction)
- Below Average Condition (major renovation required)
- Good Condition (maintained within lifecycle)
- Poor Condition (total renovation required)
- Fair Condition (normal renovations required)
- Replacement Indicated (unless historic)



Total Facility Renewal Costs



What does this tell us & what is a FCI Score?

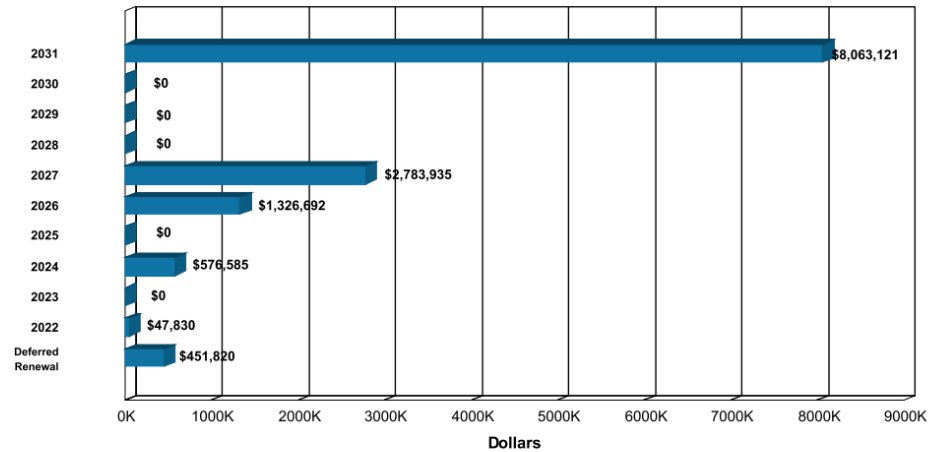


Facilities Condition Assessment

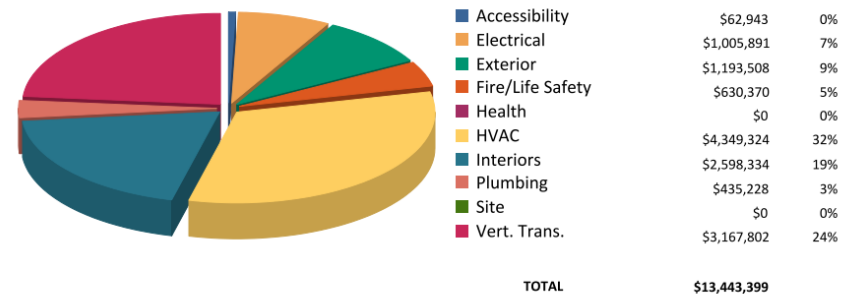
- Helps look at ongoing cost to operate facilities efficiently
- Looks at preventative maintenance and life cycle of facilities
- Looks at deferred maintenance and deterioration of the physical plant
- Goal is to allow you to plan for capital needs

Recurring Costs

Component Replacement Cost by Year



Facilities Renewal Cost by System



Space Utilization Reports

- Only done for Merritt, College of Alameda, and Laney
- Space reports were done for academic spaces only
- These reports compared Fall 2019 (Pre-Covid) to Fall 2024
- On average, on-campus lecture courses were down 50-55%
- On average, on-campus lab courses were down about 25-30%

Merritt College

Space Utilization Study



JANUARY 2025

Prepared By:



Passion. Purpose. Possibilities.

Major Asset Inventory

- This study will examine all electrical systems, large equipment like coolers and freezers, fire protection systems, elevators, and mechanical systems like pumps, boilers, and cooling towers.
- It will look at all plumbing, such as water heaters, water treatment systems
- This data will allow us to track bar codes by creating a database for maintenance, parts, and equipment data, and will allow us to track the necessary preventative maintenance.



Peralta Community College District

**Berkeley City College
College of Alameda
Laney College
Merritt College
District Offices**

**Equipment Data Verification & Master
Preventive Maintenance Program**

January 31, 2025

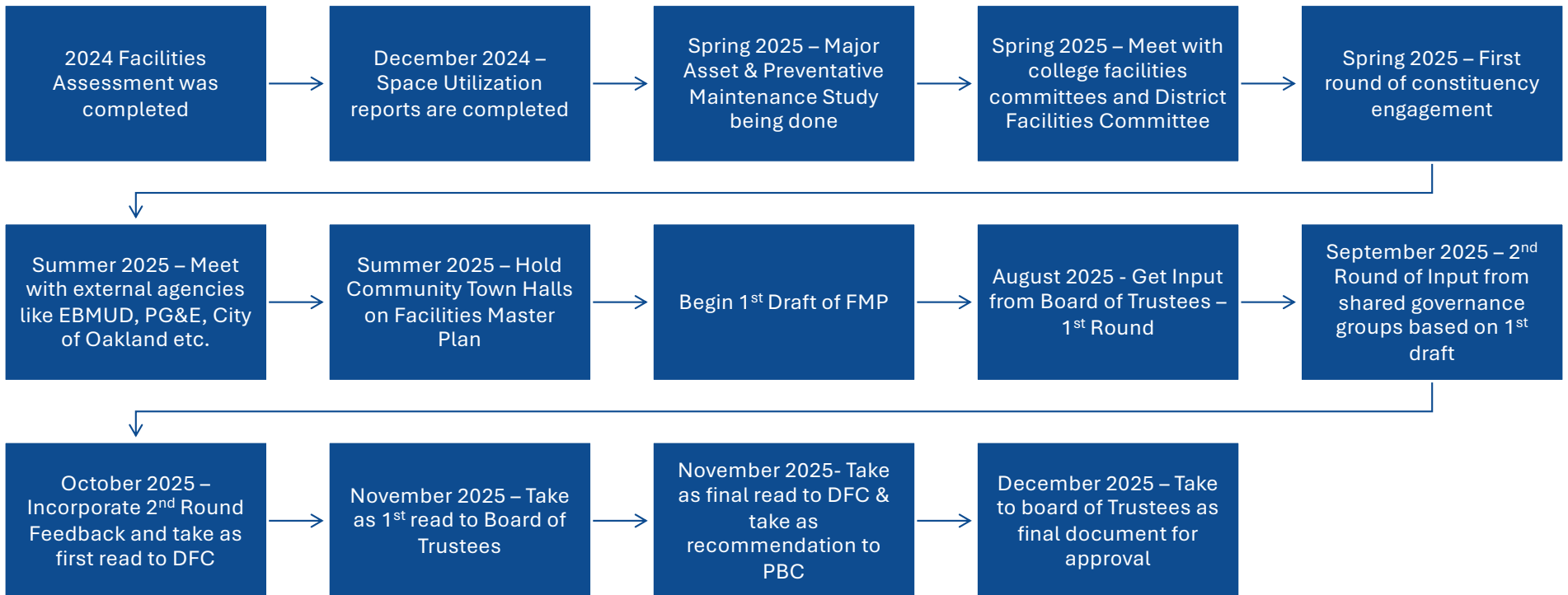


Missing Data

- Constituency Input
 - What are you looking for in facilities, infrastructure, and all around aesthetic of your campus
 - What are students looking for in classrooms, shared spaces, and other areas of the campus
 - What are the needs of the public concerning our facilities
 - What are our partners' needs in our facilities
 - What is our communities needs for our campuses as it relates to our proximity to them



Process Timeline



Reference Documents

- [Facilities, Technology Master Plans](#)
- [HPLE ASSESSMENT REPORT – OneDrive](#)
- [2025.01.30 PCCD-Merritt College Fall 2024 SUS Report.pdf](#)
- [2025.02.07 PCCD - College of Alameda Fall 2024 SUS Report.pdf](#)
- [2024.12.20 PCCD - Laney College Fall 2024 SUS Analysis v1.pdf](#)

- We will add files to the facilities master plan web page above to access all documents during this process so that you can make informed recommendations.





Peralta Community
College District

Love Your Future:

Peralta Community College District

**Facilities Master Plan – Planning and
Sequencing**

College Facilities Committees

