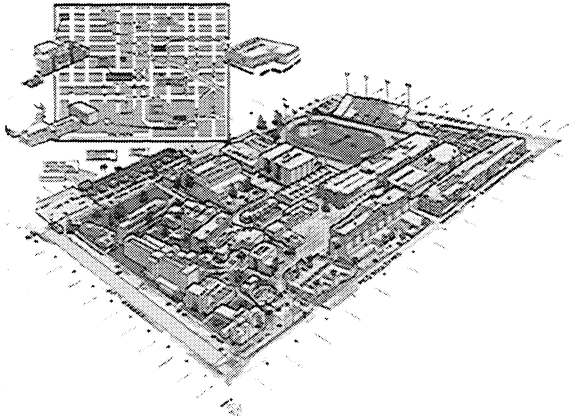


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Executive Summary



Introduction

In preparation for a Spring 2002 bond issue, the Santa Monica Community College District retained 3D/International to assist the District in assessing and documenting the facility repair, rehabilitation, modernization and new construction requirements for its main campus and satellite facilities.

Over a period of two months, a staff of approximately six 3D/International architects, engineers, planners and construction managers performed an Existing and New Facility Assessment, and prepared the following report of its findings. This Facilities Assessment Report finalizes and provides additional detail information to the Preliminary Facilities Assessment Report, dated July 24, 2001 and presented to the Board of Trustees on July 27, 2001. The Report is organized into the following 3 sections.

- Executive Summary
- Existing Facilities Assessment
- New Facilities Assessment

The Executive Summary condenses and provides key findings, cost and schedule information.

The Existing Facilities Assessment section reports on the current physical condition of the District's 32 buildings, totaling approximately 935,000 square feet, both on and off campus.

The New Facilities Assessment section proposes a list of 21 capital improvement projects, identified as necessary to fulfill the District's current and planned facility requirements. Upon review and approval by the District's Board of Trustees, this listing of 21 projects shall form the basis of the Spring 2002 bond issue.

Existing Facilities Assessment

A visual inspection of the existing Santa Monica Community College District facilities was conducted to identify the condition and to estimate the cost to perform the necessary maintenance, repairs and renovations.

Existing Facility Assessment Findings

The results of our assessment are summarized in the Facility Condition Index table below. The estimated initial cost to repair these facilities totals \$40.6 million. Five buildings have FCI's of 10% or less, the range considered representative of a building in good or fair condition. All other buildings have FCI's in excess of 10%. Eleven buildings have FCI's of 50% or greater, the range in which a building should be considered for replacement. Four buildings have an FCI of 65% or greater, indicating the structure is in need of complete renovation and reconstruction. More detailed discussion on the methodology and findings for each of the District buildings is provided in the Existing Facility Assessment section at the back of this report.

Facility Condition Index Table

Facility	Year Built	Square Feet	Replacement Cost	Cost of Repairs	FCI
1 Administration	1957	18,014	\$3,913,145	\$2,577,032	66%
2 Counseling Annex	1970	1,504	\$139,000	\$54,541	39%
3 Art	1952	19,451	\$4,244,852	\$2,143,190	50%
4 Internation'l Cntr/Ampitheater	1967	3,500	\$1,672,656	\$863,186	52%
5 English As Second LA	1975	6,450	\$596,109	\$236,160	40%
6 Business	1980	53,772	\$12,604,157	\$1,900,302	15%
7 Greenhouse	1995	1,470	\$135,857	\$0	0%
8 Gymnasium	1958	41,158	\$8,240,655	\$4,127,900	50%
9 PE Building Annex	1976	10,506	\$601,285	\$235,934	39%
10 Liberal Arts	1952	36,353	\$7,896,889	\$6,526,970	83%
11 Letters and Science	1952	33,021	\$7,173,086	\$4,723,892	66%
12 Library	1980	110,688	Under Construction		
13 Main Stage	1952	14,931	\$3,243,431	\$1,985,214	61%
14 Physical Education	1958	24,653	\$5,355,322	\$2,783,938	52%
15a Music Complex	1952	10,000	\$2,172,280	\$991,342	46%
15b Concert Hall	1978	6,139	\$1,333,563	\$359,802	27%
16 Science Village	1994	22,800	\$2,107,176	\$1,089,110	52%
17 Library Village	1995	44,872	\$4,147,070	\$2,143,446	52%
18 Stadium/MOW	1947	23,236	\$5,047,510	\$1,542,982	31%
19 Student Activities Building	1952	57,041	\$12,480,000	\$804,963	6%
20 Science	1999	98,400	\$23,064,960	\$202,130	1%
21 Technology	1969	111,145	\$26,052,388	\$2,520,769	10%
22 Admissions	1952	10,615	\$2,305,875	\$1,518,552	66%
23a Environmental Studies	1941	2,128	\$120,357	\$50,997	42%
23b International Education	1941	1,228	\$164,220	\$69,582	42%
24 Institute Research	1941	994	\$132,928	\$56,323	42%
25 Campus Police	1941	1,990	\$266,123	\$112,759	42%
26 Campus Police Annex	1941	842	\$112,601	\$47,710	42%
27 Airport Campus	1953	22,874	Not Applicable		
28 Airport Campus Annex	1953	3,675	Not Applicable		
29 Madison Campus	1943	42,819	\$9,301,486	\$1,018,887	11%
30 Academy of E & T	1985	52,831	Not Applicable		
31 Temporary Administration	1985	42,597	\$6,784,424	\$0	0%
32 Emeritus College		5,600	Not Applicable		
Totals		937,297	\$151,409,406	\$40,687,613	27%

New Facilities Assessment

Project Listing

A number of meetings were held with the District, in consultation with Administration, Academic and Student Services Departments, to identify and describe the capital improvement projects required to meet the District's current and planned needs.

The resulting listing of projects is provided below.

Group 1	1.1	Site Plan and Infrastructure Development & Environmental Impact Report (EIR)
	1.2	Central Utility Plant and Distribution System
	1.3	Campus Technology Improvements
	1.4	Campus Safety Improvements
	1.5	Campus Perimeter Enhancements
	1.6	Pedestrian Boulevard
Group 2	2.1	Student Services & Administration Center
	2.2	Pico Boulevard Piazza & Underground Parking
	2.3	New Liberal Arts Facility
	2.4	Underground Parking for Liberal Arts Building
	2.5	Literacy Center
	2.6	Off-Site Warehouse & Land Acquisition
	2.7	Replacement Off-Site Parking & Land Acquisition
	2.8	Emeritus College Replacement
	2.9	Land Acquisition
Group 3	3.1	Renovation of Main Stage Theater
	3.2	Science Facility Addition
	3.3	Parking Ramp & Recessed Plaza
	3.4	Student Activities Building Modernization
	3.5	Letters & Sciences Building Replacement
	3.6	Demolition of Old Liberal Arts Building

Project Grouping

The projects have been organized into three different groupings as indicated above. The first group of 6 projects deals with energy, safety, technology, environmental and Campus perimeter enhancements. The second group of 9 projects consolidate, modernize or replace several severely deficient, temporary, modular and earthquake damaged buildings. The third group of 6 projects complete the renovation, modernization and replacement work planned as part of this proposed bond issue.

Project Listing Map

A map diagramming the approximate location for the proposed modernization and new construction projects is shown below. The numbering corresponds to the Project Listing shown above. Many of the new buildings would replace existing older, obsolete, temporary or modular facilities. The majority of the new projects would occur on the East side where the College originated along Pearl and 20th Street.



Project Descriptions

More detailed descriptions for the size, scope of work, and necessary sequencing is provided in the New Facilities Assessment section following this Executive Summary.

Preliminary Program Master Budget

The Preliminary budgets were prepared for each of the 21 projects to establish amounts for the entitlement, land acquisition, design & plan check, construction, furniture, fixtures & equipment, management, legal, accounting and a program contingency. Key program level budget data is summarized below in millions. The specific budget data for each of the 21 modernization and new construction projects is included in the New Facilities Assessment section following this Executive Summary.

The budget for each Group:

Group 1 Projects	\$22.9	12%
Group 2 Projects	\$125.7	64%
Group 3 Projects	\$46.9	24%
Total Budget	\$195.5	100%

The budget for major elements:

Entitlement & Land Acquisition	\$26.5	13%
Design & Plan Check	\$15.8	8%
Construction	\$123.1	63%
Furniture, Fixtures & Equipment	\$10.9	6%
Management, Office, Legal, Acct.	\$14.9	8%
Program Contingency	\$4.3	2%
Total Budget	\$195.5	100%

The budget for type of construction:

New Construction	\$164.0	84%
Renovation & Modernization	\$31.5	16%
Total Budget	\$195.5	100%

Preliminary Program Master Schedule

A preliminary master program schedule was prepared for each of the 21 projects based on a series of incremental milestones, established to develop durations for land acquisition, entitlement, design, bidding, construction and FF&E. A summary barchart for these projects is diagrammed below. The Preliminary Master Program Schedule plans for all projects to be complete within approximately 8 years.

SANTA MONICA COLLEGE DISTRICT PRELIMINARY BOND PROGRAM MASTER SCHEDULE										
Prepared by: 3D International, Inc.										August 14, 2001
Project	2001	2002	2003	2004	2005	2006	2007	2008	2009	
		▽ Election								
1.1 Site/Infrastructure Plan & EIR										
1.2 Central Utility Plant & Distribution System										
1.3 Campus Technology Improvements										
1.4 Campus Safety Improvements										
1.5 Campus Perimeter Enhancements										
1.6 Pedestrian Boulevard										
2.1 Student Services & Administration Center										
2.2 Pico Blvd. Piazza & Underground Parking										
2.4 Liberal Arts Under Ground Parking										
2.3 Liberal Arts Facility										
2.5 Literacy Center										
2.6 Off-Site Warehouse & Land Acquisition										
2.7 Replacement Off-Site Parking & Land Acquisition										
2.8 Emeritus College Replacement										
2.9 Land Acquisitions										
3.1 Main Stage Theatre Building Renovations										
3.2 Science Facility Addition										
3.3 Parking Ramp & Recessed Plaza										
3.4 Student Activities Building Modernization										
3.5 Letters & Sciences Replacement										
3.6 Old Liberal Arts Demolition										
Legend: Entitlements & Land Design & Permits Bid & Award Construction FF&E										

Existing Facilities Assessment



Existing Facilities Assessment

Level 1 Condition Assessment

The type of facility condition assessment performed for the District is termed “Level 1.” In doing a Level I Assessment, a team of architects, engineers and construction specialists trained in this process visually inspected the 32 existing buildings, totaling approximately 935,000 square feet, on the main campus and at satellite locations. In addition to the visual inspection, the team reviewed records and met with the District’s facility and maintenance staff to help ascertain the life cycle status of the major component systems that make up a building. In some cases, such as for the bungalow and modular buildings, only a sampling of the facilities were assessed. The information collected from the sample facilities was statistically applied to the remainder of the bungalow and modular buildings.

Methodology

The primary objective of the assessment is to inspect each facility and note physical or operational deficiencies. For each building, an average life and costs of replacement is estimated based on the date of the construction or the last documented renovation of the system. The information generated by the life cycle cost model, and modified by the site assessment, is used to calculate the repair and replacement cost of the particular facility. Since the assessment was based on life cycle cost models and statistical inferences, the assessors did not identify a detailed listing of deficiencies or corrections.

The recognition of a “deficiency” involves not only the function of a component or system but also the relative cost for its repair, replacement or correction. In addition, non-functional consideration for the classification of deficiencies is the relative age of the component or system compared to its “expected useful life” or depreciable life. The expected useful life schedule used for this assessment was that published by the nationally recognized organization, the Building Owners and Managers Association (BOMA). A “non-functional” classification shall be attributed to any deficiency whose relative age of the component or system exceeds its “expected useful life” or depreciable life. Each deficiency is classified by its respective physical or operational function in the facility—Safety, Site, External Shell, Internal Shell, Heating, Cooling/Vent, Plumbing, Electrical, etc. Based on these classifications, the pricing for each correction of a component or system deficiency was taken from the nationally recognized construction estimating resource, R.S. Means.

Pilot Assessment

Early in the assessment process we prepared a complete report on one building. This "Pilot Report" provided the District with the opportunity to review and comment on the methods and assumptions used in preparing assessment reports for all other facilities. The pilot assessment was conducted for the Admissions Building near Pearl Street.

Summary of Results

The table below summarizes the results of the Existing Facilities Assessment. It provides the approximate age, size in square feet, expected cost to construct a replacement building, and the estimated cost to repair the deficiencies found for each building. The estimated cost to repair all facilities totals approximately \$40.7 million. Dividing that by the estimated \$151.1 million cost of replacement for all facilities, provides an overall FCI of 27%.

Facility Condition Index Table

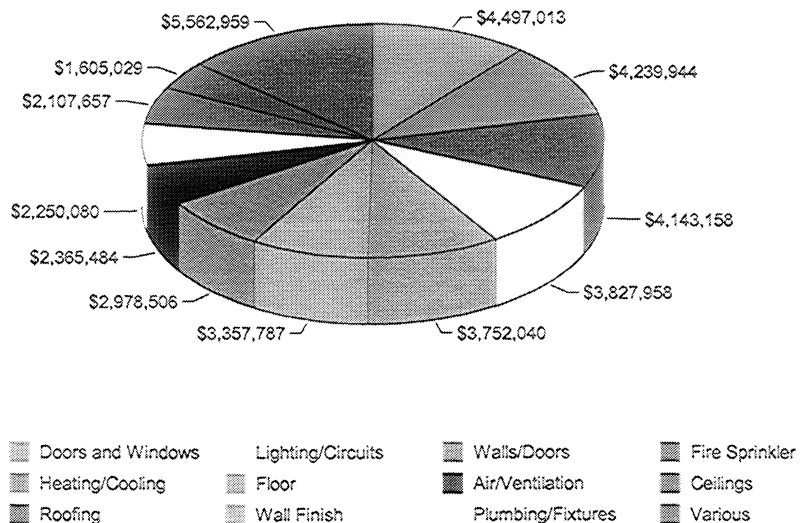
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32 Emeritus College		5,600	Not Applicable		
Totals		937,297	\$151,409,406	\$40,687,613	27%

While a 27% FCI is a poor overall rating (as defined below), the facilities have been well maintained by the District and represent what we find for facilities of similar age and function across the nation. Five buildings have FCI's of 10% or less, the range considered representative of a building in good or fair condition. All other buildings have FCI's in excess of 10%. Eleven buildings have FCI's of 50% or greater, the range in which a building should be considered for replacement, as opposed to investing the substantial costs to repair a 40 to 50 year old building with systems well beyond their useful life. Four buildings have an FCI of 65% or greater, indicating the structure is in need of complete renovation and reconstruction.

The generally accepted range of FCI's for establishing a buildings condition is shown below. This standard has been adopted by the Building Owners and Managers Association, the Council on Education Facilities, and the American University Planners Association, and a number of other national facilities groups.

Condition	FCI
Good	0 to 5%
Fair	6 to 10%
Poor	10% and above

The \$40.7 million estimated cost to repair all facilities consists of the following 12 building system components. The exterior closures (window, door, roofing replacements) and the heating/cooling, electrical, plumbing systems (Various) require major renewal and make up the majority of the costs. The added burden to comply with handicapped accessibility standards and building code requirements increase these costs significantly.



Facility Condition Index (FCI)

The facility condition index (FCI) is useful in comparing and prioritizing buildings of differing costs or sizes or types by showing the relative physical condition of the facilities. The FCI – stated as a percentage – measures the estimated cost of the current year deficiencies and compares it to the projected replacement cost of the facility. The total “Cost of Repairs” is divided by the current “Replacement Cost” for the facility, resulting in the “FCI”. The higher the FCI, the poorer the relative condition of the facility. For example, if a building has a replacement value of \$1,000,000 and has \$100,000 of existing deficiencies, the FCI is $\$100,000/\$1,000,000 = 10\%$.

Cost Factors

Factors applied to calculate the total cost of repair and replacement are as follows:

Description	Percentage
1. Total Subcontractor/Specialty Costs	R.S. Means Assembly
2. General Conditions	15.0% of Total Assembly
3. Contractor Overhead and Profit	10.0% of (1+3)
4. General Contract Subtotal	Total 1+2+3
5. Architecture & Engineering	10.0% of General Contract
6. Construction Contingency	10.0% of General Contract
7. Plan Check/Permits/Fees	4.0% of 1
8. Project/Construction Management, Legal & Accounting	4.0% of (General Contract +5+6+7+8)
9. Materials Testing & Inspection	3.0% of General Contract
10. Hazardous Materials	1.0% of General Contract
11. Temporary Storage and Relocation	3.0% of General Contract
12. Furniture & Equipment	7.0% of General Contract

Building Systems

Buildings were divided into 18 systems as follows (with life cycle and renewal factors noted):

Structural:	Foundation/Slab/Structure	100 yrs	48%
Exterior Closure:	Exterior Wall	100 yrs	48%
	Exterior Doors/Windows	30 yrs	100%
	Roof	20 yrs	110%
Interiors:	Walls/Doors	40 yrs	100%
	Ceilings	25 yrs	110%
	Floors	10 yrs	110%
	Wall Finishes	10 yrs	100%
Mechanical/Plumbing:	Heating/Cooling	25 yrs	100%
	Air/Ventilation	20 yrs	100%
	Plumbing/Fixtures	30 yrs	100%
Electrical:	Communications/Data/Sec.	15 yrs	100%
	Electrical Service	30 yrs	90%
	Lighting/Breaker Circuits	20 yrs	90%
Specialties:	Furnace/Appliances	10 yrs	100%
Code/Life/Health:	ADA / Conveying	30 yrs	100%
	Fire Alarm/Detection	15 yrs	100%
	Fire Sprinklers	30 yrs	110%

Repair/Replacement Priorities

Frequently, many of the buildings assessed are over 40 years old and will have high FCI's. In order to help prioritize the order in which buildings should be addressed, repair priorities were established. With these priorities assigned, two facilities with similar FCI's can be compared to help determine the most critical need. The following priorities were established for the District:

- **Priority 1 – Currently Critical (Immediate)**

This priority describes the work that needs to be performed immediately to return a facility to normal operation. This work, if performed, will halt accelerated deterioration, correct cited safety hazards and life safety code violations affecting immediate safety.

- **Priority 2 – Potentially Critical (1 Year)**

This priority if not corrected expeditiously in this category will become critical within a year. Situations in this category include; intermittent

interruptions, rapid deterioration and potential safety hazards and should be corrected soon to maintain or protect facility integrity.

- **Priority 3 – Necessary (2-5 Years)**

Systems in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

- **Priority 4 – Recommended (6-10 Years)**

Systems in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, this priority will either improve overall usability and/or reduce long-term maintenance and is necessary to achieve optimal performance of the facility.

- **Priority 5 – Codes/Standards Violations**

Conditions in this category include items that do not conform to existing codes, but are “Grand fathered” in their current condition. No action is required at this time, but should substantial work be undertaken, certain existing conditions may require corrective action.

- **Priority 6 – Not Applicable**

This priority describes work items that are not part of the normal maintenance and general upkeep of the facility. These items include building foundations or excavation items that are not applicable to this type of reporting for building maintenance.

Other Definitions

The following definitions and terms are used throughout this report and are included here for clarification.

Replacement Cost/Sq.Ft.

The square footage costs represents the total hard building costs and total soft costs. The hard building costs are derived from a R. S. Means construction database and soft costs are additional costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient system. Examples of soft costs are design fees, engineering fees, construction management, construction contingency, client administration and other related costs involved with constructing this type of facility.

Facility Replacement Cost

This represents the hypothetical expense of rebuilding, modernization and code compliance of the existing facilities in a manner representing the original building area using the current construction costs. It is determined by

multiplying the gross square foot area of the facility by the estimated Replacement Cost/Sq. Ft.

Cost of Repairs

This is the amount or total cost to repair a facility when it is rehabilitated or repaired. This figure does not include modernization or building alteration costs. Cost of Repairs includes only those costs to renew the buildings as defined by their original construction documents.

Discrepancy/Deficiency

The discrepancy or deficiency is a problem that is obvious to the assessor during site observation and is noted for awareness and possible immediate attention.

Life Yrs.

The numbers of years represents the useful or expected life of the particular system description. This information is derived from the Building Owners and Managers Association (BOMA).

% Renewed

It is the percentage of a particular system to be renewed when a facility is rehabilitated or repaired.

Renewal Cost

It is the amount or total cost of a particular system to be renewed when a facility is rehabilitated or repaired.

% Used

This is the percentage amount of remaining life of the particular system.

Next Renewal

This is the next recommended year of rehabilitation or replacement of a particular system.

Adjusted Amount

The adjusted amounts are the costs associated with the need for immediate expenditures per the assessor's site observations.

Year 2001 Estimate

This is the cost associated with rehabilitation or repairs (renewal) of a particular system during that calendar year in addition to the adjusted amounts. These particular systems are past their useful life.

Building System Descriptions

- Electrical includes alarms and communications, lighting, power, service and distribution.
- Excavation includes any digging for underground access or removal of soil.
- Exterior Closure includes exterior doors, trim, caulking, etc.

- Exterior Walls includes refinishing and painting exterior surfaces and materials.
- Fire Sprinkler includes fire protection systems.
- Foundations includes work to repair footings or level slabs, etc.
- Heating & Cooling System includes boilers, cooling, HVAC piping, insulation, mechanical components like pumps and controls.
- Interior construction includes ceiling finishes, flooring finishes, interior doors, stairs, wall finishes and walls.
- Plumbing includes potable and sanitary piping and plumbing fixtures.
- Roof includes all components of a roofing system including the deck, insulation, membrane, and any special work such as gutters or repairing flashing, etc.
- Slab on Grade includes any repairs, removal, or replacement after other work is done.
- Special Construction includes chalk and tack boards, seating, etc.
- Structural includes framing system, columns, beams, and slabs.
- Superstructure includes the exterior walls.
- Windows includes repair or replacement of window units.

Project Reports

The following pages contain individual analysis of each of the existing Santa Monica Community College District facilities.

Facility Executive Summary**Facility:** Santa Monica Community College\Northeast Quadrant\Administration**Facility Description:**

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Administration Buildings, A, B, C, D, and E are located in the northeast quadrant of the campus adjacent to Pico Blvd. The one (1) story, 18,014 square foot complex was originally constructed in 1957, and beginning in August 2001, houses Admissions, some Student Services, and Faculty Offices.

The complex rests on spread footings that are showing no signs of damage or settlement. The building's structural systems consist of wood frame construction with metal lath and cement plaster exterior skin.

The roof was last replaced in 1976 with a "monoform" system and is experiencing numerous leaks.

The interior finishes include carpet that is well past its useful life, exposed concrete exterior walkways and 12" x 12" direct glue down ceiling tile.

A centrally monitored fire alarm system does not exist and fire sprinklers are not present.

There are no ADA accessible toilets in this facility.

MECHANICAL

The mechanical system serving this area contains several different types of systems of various ages. Twelve of the rooms are served with natural gas fired forced air furnace mounted in a closet adjacent to each space. Eight of the units are 12-years old and four of the units are 18-years old. Two rooms are served with split system heat/cooling units. The condensers are roof mounted and serve coils that are mounted on the gas fired forced air furnace that is located in a closet adjacent to the space served. These two systems are three years old.

The toilet facilities use open windows for ventilation and natural gas fired wall furnaces for heat. These furnaces are original, 44-years old, obsolete, beyond their useful life, and should be replaced.

ELECTRICAL

The electrical system is fed from a 225 KVA transformer that delivers 120/208 volt, 3-phase power via an 800-amp distribution panel, all of which is mounted in a ground floor electrical room. This panel further feeds smaller panels located throughout the building. Most of the equipment is 44-years old, obsolete, beyond its useful life, and should be replaced. The transformer is adequate to serve the needs of the building that has undergone numerous renovations to upgrade the power distribution to meet current demands.

The lighting is fluorescent of various types and ages, most of which is electronic ballasts and T-8 lamps. Several rooms are currently being renovated with new lighting and power.

PLUMBING

The plumbing system - piping and fixtures - appear to be original and well maintained. The toilets have been replaced with low flush units. Faucets and flush valves have also been replaced. Two 30-gallon natural gas fired water heaters that are 10-years old serve the building. The balance of the system is obsolete, beyond its useful life, and should be replaced.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

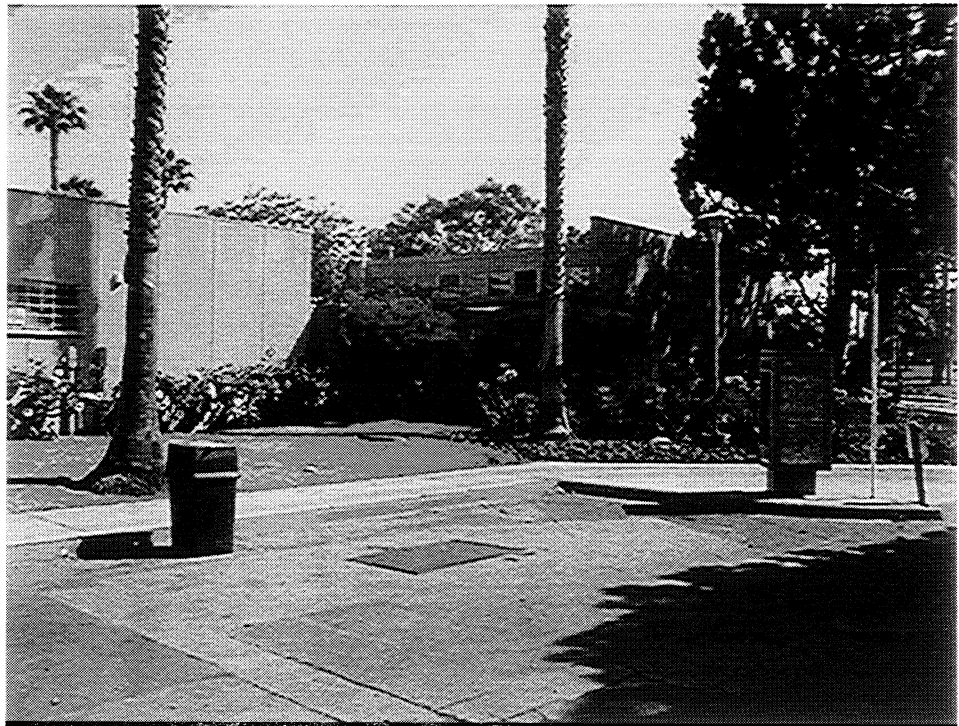
\$2,577,032.40

Replacement Cost:

\$3,913,145.19

FCI:

65.86%

**Photo Description:**

Administration, Northeast Quadrant

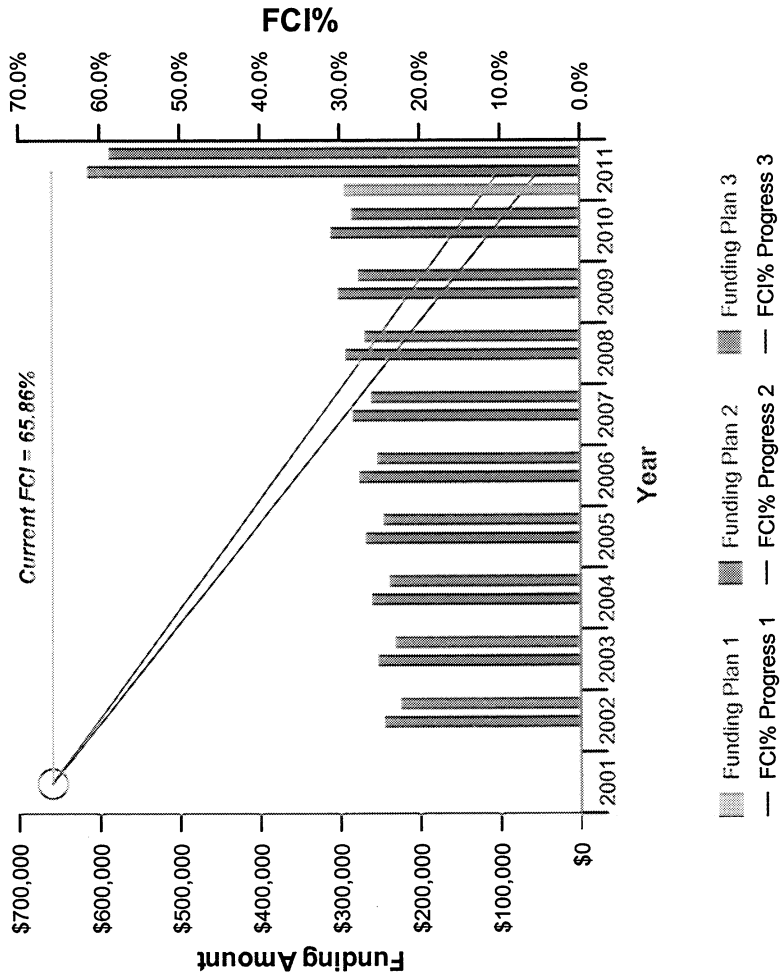
Facility Cost Summary

Northeast Quadrant - Administration

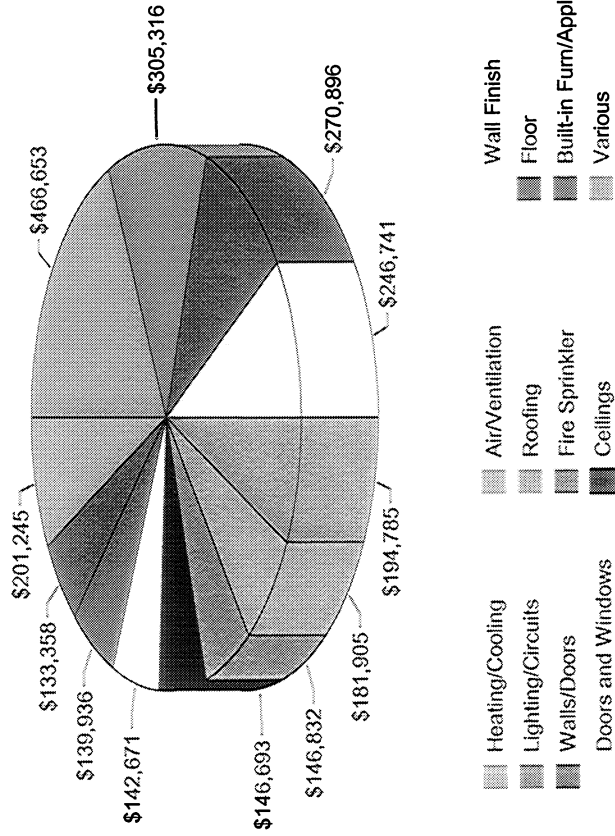
Gross Area: 18,014 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
	Fire Sprinkler	1		\$6.27	\$112,948	30	130.00%	\$146,832	100.00%	2001	\$0	\$146,832	130.00%
	Subtotal				\$112,948			\$146,832			\$0	\$146,832	
Electrical	Comm/Data/Security	1		\$4.70	\$84,612	10	90.00%	\$76,151	100.00%	2001	\$0	\$76,151	
	Electrical Service	1		\$3.82	\$68,759	30	90.00%	\$61,883	100.00%	2001	\$0	\$61,883	
	Lighting/Circuits	1		\$18.83	\$339,240	20	90.00%	\$305,316	100.00%	2001	\$0	\$305,316	
	Subtotal			\$27.35	\$492,611			\$443,350			\$0	\$443,350	90.00%
Ext. Closure	Doors and Windows	1		\$12.45	\$224,310	30	110.00%	\$246,741	100.00%	2001	\$0	\$246,741	
	Exterior Walls	1		\$39.53	\$712,165	100	100.00%	\$712,165	80.00%	2021	\$0	\$0	
	Roofing	1		\$8.42	\$151,588	20	120.00%	\$181,905	100.00%	2001	\$0	\$181,905	
	Subtotal			\$60.40	\$1,088,064			\$1,140,812			\$0	\$428,647	39.40%
Interiors	Ceilings	1		\$7.40	\$133,358	15	110.00%	\$146,693	100.00%	2001	\$0	\$146,693	
	Floor	1		\$7.06	\$127,215	15	110.00%	\$139,936	100.00%	2001	\$0	\$139,936	
	Wall Finish	1		\$7.92	\$142,671	10	100.00%	\$142,671	100.00%	2001	\$0	\$142,671	
	Walls/Doors	1		\$16.71	\$300,996	40	90.00%	\$270,896	100.00%	2001	\$0	\$270,896	
	Subtotal			\$39.09	\$704,239			\$700,197			\$0	\$700,197	99.43%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$194,785	20	100.00%	\$194,785	100.00%	2001	\$0	\$194,785	
	Heating/Cooling	1		\$25.91	\$466,653	25	100.00%	\$466,653	100.00%	2001	\$0	\$466,653	
	Plumbing/Fixtures	1		\$3.51	\$63,211	30	100.00%	\$63,211	100.00%	2001	\$0	\$63,211	
	Subtotal			\$40.23	\$724,649			\$724,649			\$0	\$724,649	100.00%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$133,358	20	100.00%	\$133,358	100.00%	2001	\$0	\$133,358	
	Subtotal			\$7.40	\$133,358			\$133,358			\$0	\$133,358	100.00%
Structural,	Found./Slab/Structure	1		\$36.49	\$657,277	100	100.00%	\$657,277	50.00%	2051	\$0	\$0	
	Subtotal			\$36.49	\$657,277			\$657,277			\$0	\$0	0.00%
	Grand Total			\$217.23	\$3,913,145			\$3,946,475			\$0	\$2,577,032	65.86%

Future Facility Funding vs FCI for Administration



Estimate by Building System - Administration



Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\Counseling Annex

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Counseling Annex is a temporary, modular building located in the southeast quadrant of the campus. The one (1) story, 1,504 square foot facility was originally erected in 1970. This facility houses counseling and support services for minority students in conjunction with the counseling building located directly to the west. The building is of modular construction and is approached by means of a concrete ramp.

The building rests on a concrete foundation and shows no signs of damage or settlement. The building's structural system was constructed of sandwich panels over studs with T-111 plywood for siding on the outside and drywall on the inside. The interior studs are wood with painted gyp. board over. The windows are discrete aluminum units set in the exterior sandwich system and doors are hollow core set in metal frames.

The interior finishes include carpeting, gyp. board and suspended ceiling.

This facility lacks both fire sprinklers and a centrally monitored fire alarm system. Additionally, the building is not handicap compliant, lacking accessible toilets.

MECHANICAL

The building is heated and cooled by means of rooftop units.

ELECTRICAL

The building has 200 amp 120/208 service. There is adequate capacity.

PLUMBING

The building has no sanitary facilities.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

\$54,541.06

Replacement Cost:

\$138,999.68

FCI:

39.24%



Photo Description:

Counseling Annex, Southeast Quadrant

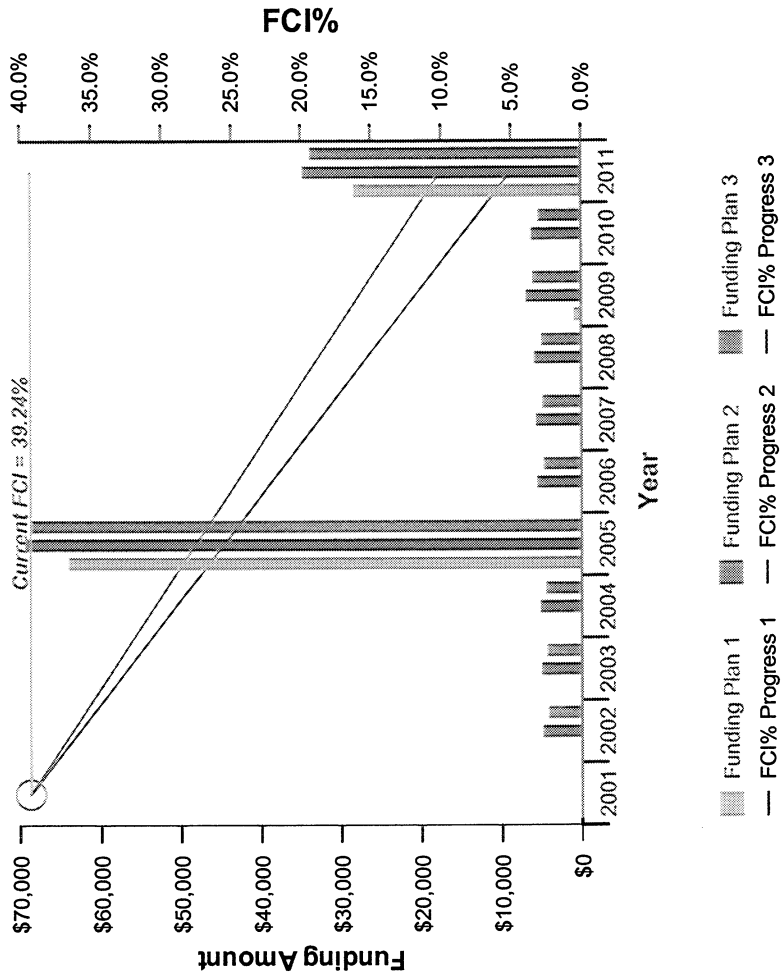
Facility Cost Summary

Southeast Quadrant - Counseling Annex

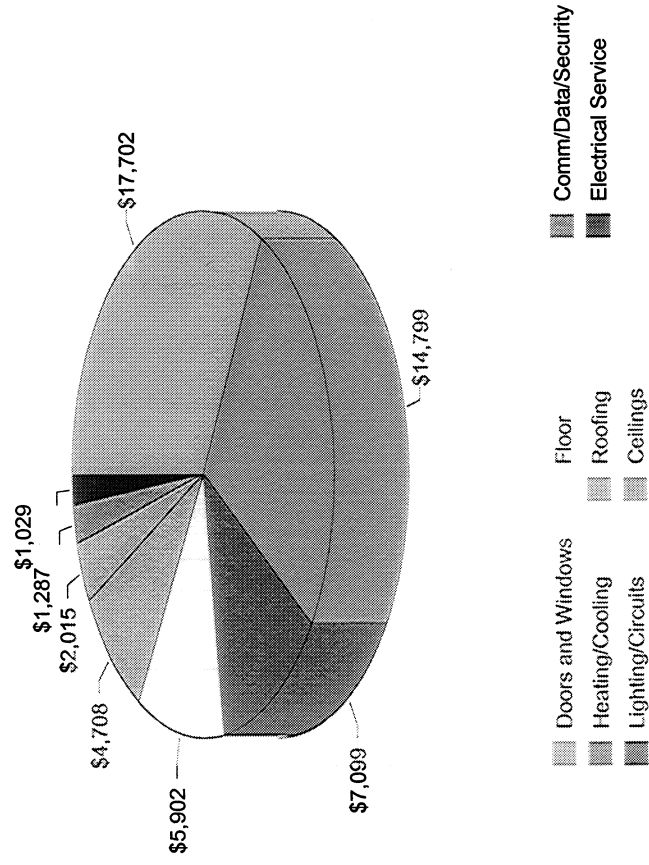
Gross Area: 1,504 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Conveying	1		\$0.79	\$1,188	20	100.00%	\$1,188	80.01%	2004	\$0	\$0	
	Stairs	1		\$0.35	\$526	20	100.00%	\$526	80.00%	2005	\$0	\$0	
	Superstructure	1		\$3.49	\$5,249	80	100.00%	\$5,249	80.00%	2017	\$0	\$0	
	Subtotal			\$4.63	\$6,964			\$6,964			\$0	\$0	0.00%
Code/Life/Saf	Fire Sprinkler	1		\$0.55	\$827	20	100.00%	\$827	80.00%	2005	\$0	\$0	
	Subtotal			\$0.55	\$827			\$827			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$1.07	\$1,609	20	80.00%	\$1,287	100.00%	2001	\$0	\$1,287	
	Electrical Service	1		\$0.57	\$857	20	120.00%	\$1,029	100.00%	2001	\$0	\$1,029	
	Lighting/Circuits	1		\$4.72	\$7,099	20	100.00%	\$7,099	100.00%	2001	\$0	\$7,099	
	Subtotal			\$6.36	\$9,566			\$9,415			\$0	\$9,415	98.43%
Ext. Closure	Doors and Windows	1		\$11.77	\$17,702	20	100.00%	\$17,702	100.00%	2001	\$0	\$17,702	
	Exterior Walls	1		\$9.55	\$14,363	50	100.00%	\$14,363	80.00%	2011	\$0	\$0	
	Roofing	1		\$3.13	\$4,708	10	100.00%	\$4,708	100.00%	2001	\$0	\$4,708	
	Subtotal			\$24.45	\$36,773			\$36,773			\$0	\$22,410	60.94%
Interiors	Ceilings	1		\$1.34	\$2,015	10	100.00%	\$2,015	100.00%	2001	\$0	\$2,015	
	Floor	1		\$3.27	\$4,918	20	120.00%	\$5,902	100.00%	2001	\$0	\$5,902	
	Wall Finish	1		\$7.02	\$10,558	20	80.00%	\$8,446	80.00%	2005	\$0	\$0	
	Walls/Doors	1		\$2.96	\$4,452	20	100.00%	\$4,452	80.00%	2005	\$0	\$0	
	Subtotal			\$14.59	\$21,943			\$20,815			\$0	\$7,917	36.08%
Mech / Plumb.	Heating/Cooling	1		\$9.84	\$14,799	30	100.00%	\$14,799	100.00%	2001	\$0	\$14,799	
	Plumbing/Fixtures	1		\$20.28	\$30,501	20	80.00%	\$24,401	80.00%	2005	\$0	\$0	
	Subtotal			\$30.12	\$45,300			\$39,200			\$0	\$14,799	32.67%
Specialties	Built-in Furn/Appliances	1		\$0.42	\$632	40	110.00%	\$695	80.00%	2009	\$0	\$0	
	Subtotal			\$0.42	\$632			\$695			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$11.30	\$16,995	20	100.00%	\$16,995	80.00%	2005	\$0	\$0	
	Subtotal			\$11.30	\$16,995			\$16,995			\$0	\$0	0.00%
	Grand Total			\$92.42	\$139,000			\$131,684			\$0	\$54,541	39.24%

Future Facility Funding vs FCI for Counseling Annex



Estimate by Building System - Counseling Annex



Facility Executive Summary**Facility:** Santa Monica Community College\Northeast Quadrant\Art Complex**Facility Description:****ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Art Complex is located in the northeast quadrant of the campus. The western one (1) story wings of the complex were constructed in 1952. The 11,541 square foot facility houses classrooms, offices, art studios, glass blowing kilns and a digital art studio. The 8,000 square foot two (2) story addition was constructed in 1976 and houses classrooms and offices.

The building rests on spread footings and shows no signs of damage or settlement. The building's structural system was constructed of poured in place reinforced concrete walls. The interior studs are wood with metal lath and cement plaster. The exterior storefront system and doors are single pane glazing in metal frames.

The roof of the western one (1) story wing was replaced with a modified bituminous roof in 2000. Both sawtooth clerestories in the western wing experience substantial leakage as a result of the 1994 Northridge Earthquake; these clerestories are scheduled for replacement by 2003.

The eastern two (2) story roof was last replaced in 1987 with a "monoform" roof, and is experiencing minor leaks in the northeast corner. The entire eastern portion of the exterior perimeter wall at grade leaks; a below grade waterproofing repair job was completed in May 2001.

The interior finishes include 12" x 12" VCT tile in the classrooms and 12" x 12" direct glue down ceiling tile. Approximately 30% of the flooring contains 9" x 9" original VAT tile that contains asbestos both in the tile and the mastic.

The fire alarm system is an antiquated and obsolete "Simplex" system that lacks both battery backup and memory. The building does not have a fire sprinkler system.

The elevator is not ADA compliant. There are accessible toilets.

MECHANICAL

This complex contains several different types of HVAC equipment depending on when the structure was built or remodeled. The two-story structure contains five (5) package gas/electric heating and cooling units, one of which is new, that serve specific areas. The single story structures contain baseboard style radiator units in individual spaces and are served with hot water from the basement boiler room. Open windows and portable electric fans provide fresh air ventilation. No cooling is available for the single story buildings. The radiator units and piping are original, obsolete, beyond their useful life, and should be replaced and upgraded. The lack of cooling is contrary to educational adequacy standards required for the mission of this facility.

The boiler room contains four (4) natural gas fired hot water boilers that are supported by two (2) circulating pumps. This equipment was replaced in 1993, provides hot water to the Art and Music complexes, and appears to be in good condition. The controls are pneumatic. The boiler room contains a MCC that is served from the main electrical room.

There is a separate exhaust fan that serves the ceramic department that appears to have exceeded its useful life.

ELECTRICAL

The electrical system is fed from a 150 KVA transformer that delivers 120/208 volt, 3-phase power via an 800-amp distribution panel. This transformer and distribution serve smaller panels located throughout the Art and Music complexes. Most equipment and wiring is original, obsolete, beyond its useful life, and should be replaced and upgraded.

The lighting for the complex contains different types of fixtures depending on when the structure was built or remodeled. Several rooms have been recently remodeled with upgraded fluorescent lighting with electronic ballasts and T-8 lamps. There is still some older fluorescent lighting with T-12 lamps that should be replaced and upgraded. Some of the rooms have been upgraded for computer services.

PLUMBING

Most of the plumbing system - piping and fixtures - in the complex is original and though functioning adequately is beyond its expected useful life. Toilets have been replaced with low flush units. Most of the faucets have been replaced. Domestic hot water is supplied from a 30-gallon natural gas fired water heater.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

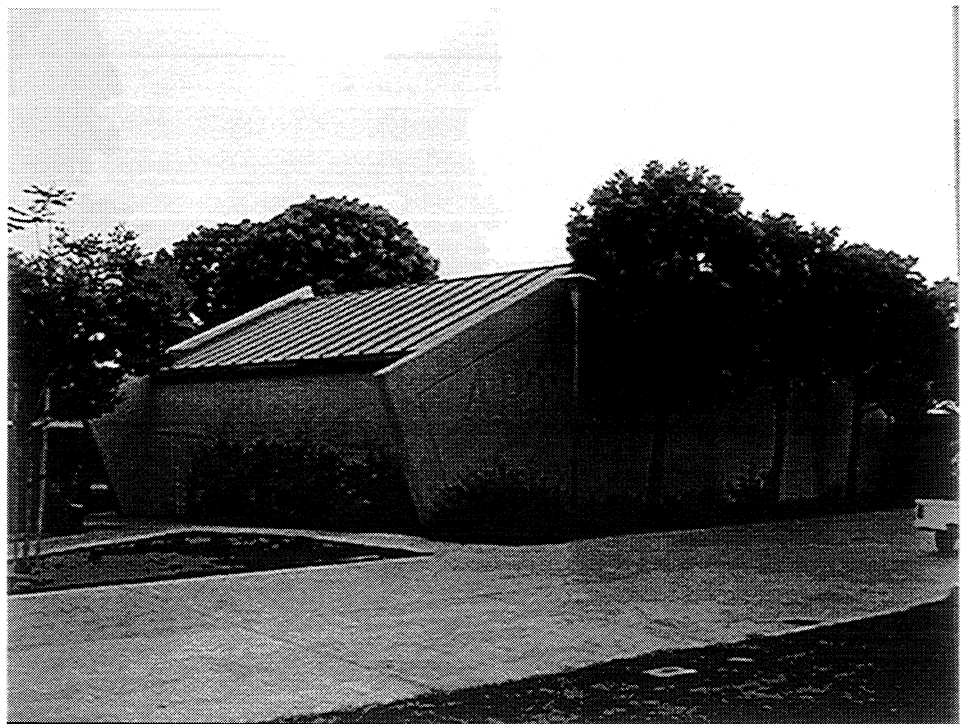
\$2,143,190.44

Replacement Cost:

\$4,244,852.35

FCI:

50.49%

**Photo Description:**

Art Complex, Northeast Quadrant

Facility Executive Summary

Facility: Santa Monica Community College\Northeast Quadrant\Art Complex

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Art Complex is located in the northeast quadrant of the campus. The western one (1) story wings of the complex were constructed in 1952. The 11,541 square foot facility houses classrooms, offices, art studios, glass blowing kilns and a digital art studio. The 8,000 square foot two (2) story addition was constructed in 1976 and houses classrooms and offices.

The building rests on spread footings and shows no signs of damage or settlement. The building's structural system was constructed of poured in place reinforced concrete walls. The interior studs are wood with metal lath and cement plaster. The exterior storefront system and doors are single pane glazing in metal frames.

The roof of the western one (1) story wing was replaced with a modified bituminous roof in 2000. Both sawtooth clerestories in the western wing experience substantial leakage as a result of the 1994 Northridge Earthquake; these clerestories are scheduled for replacement by 2003.

The eastern two (2) story roof was last replaced in 1987 with a "monoform" roof, and is experiencing minor leaks in the northeast corner. The entire eastern portion of the exterior perimeter wall at grade leaks; a below grade waterproofing repair job was completed in May 2001.

The interior finishes include 12" x 12" VCT tile in the classrooms and 12" x 12" direct glue down ceiling tile. Approximately 30% of the flooring contains 9" x 9" original VAT tile that contains asbestos both in the tile and the mastic.

The fire alarm system is an antiquated and obsolete "Simplex" system that lacks both battery backup and memory. The building does not have a fire sprinkler system.

The elevator is not ADA compliant. There are accessible toilets.

MECHANICAL

This complex contains several different types of HVAC equipment depending on when the structure was built or remodeled. The two-story structure contains five (5) package gas/electric heating and cooling units, one of which is new, that serve specific areas. The single story structures contain baseboard style radiator units in individual spaces and are served with hot water from the basement boiler room. Open windows and portable electric fans provide fresh air ventilation. No cooling is available for the single story buildings. The radiator units and piping are original, obsolete, beyond their useful life, and should be replaced and upgraded. The lack of cooling is contrary to educational adequacy standards required for the mission of this facility.

The boiler room contains four (4) natural gas fired hot water boilers that are supported by two (2) circulating pumps. This equipment was replaced in 1993, provides hot water to the Art and Music complexes, and appears to be in good condition. The controls are pneumatic. The boiler room contains a MCC that is served from the main electrical room.

There is a separate exhaust fan that serves the ceramic department that appears to have exceeded its useful life.

ELECTRICAL

The electrical system is fed from a 150 KVA transformer that delivers 120/208 volt, 3-phase power via an 800-amp distribution panel. This transformer and distribution serve smaller panels located throughout the Art and Music complexes. Most equipment and wiring is original, obsolete, beyond its useful life, and should be replaced and upgraded.

The lighting for the complex contains different types of fixtures depending on when the structure was built or remodeled. Several rooms have been recently remodeled with upgraded fluorescent lighting with electronic ballasts and T-8 lamps. There is still some older fluorescent lighting with T-12 lamps that should be replaced and upgraded. Some of the rooms have been upgraded for computer services.

PLUMBING

Most of the plumbing system - piping and fixtures - in the complex is original and though functioning adequately is beyond its expected useful life. Toilets have been replaced with low flush units. Most of the faucets have been replaced. Domestic hot water is supplied from a 30-gallon natural gas fired water heater.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

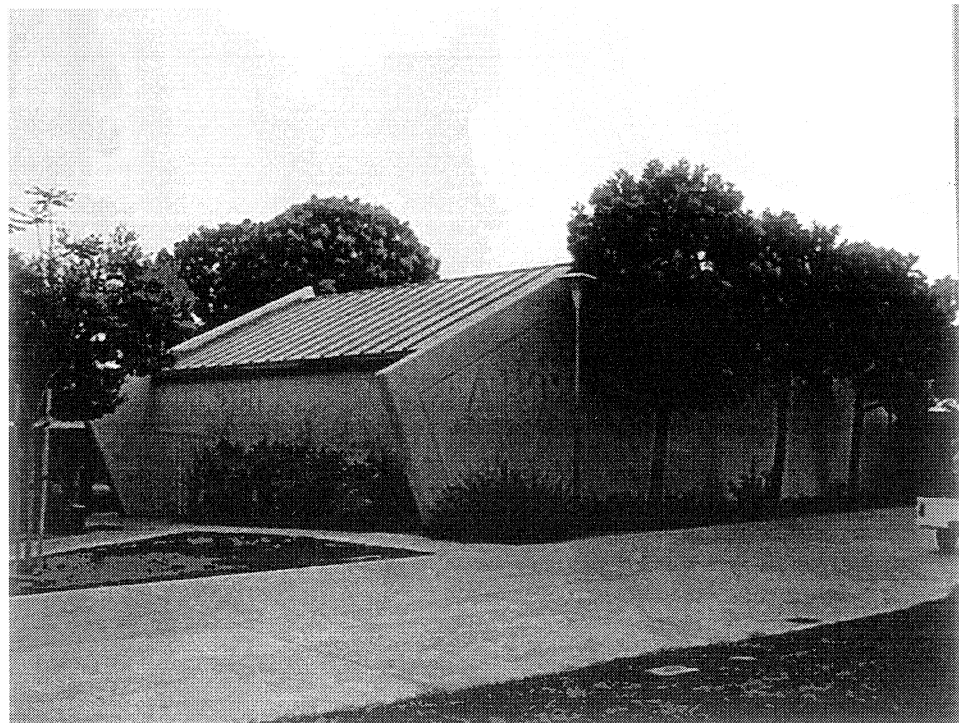
\$2,143,190.44

Replacement Cost:

\$4,244,852.35

FCI:

50.49%

**Photo Description:**

Art Complex, Northeast Quadrant

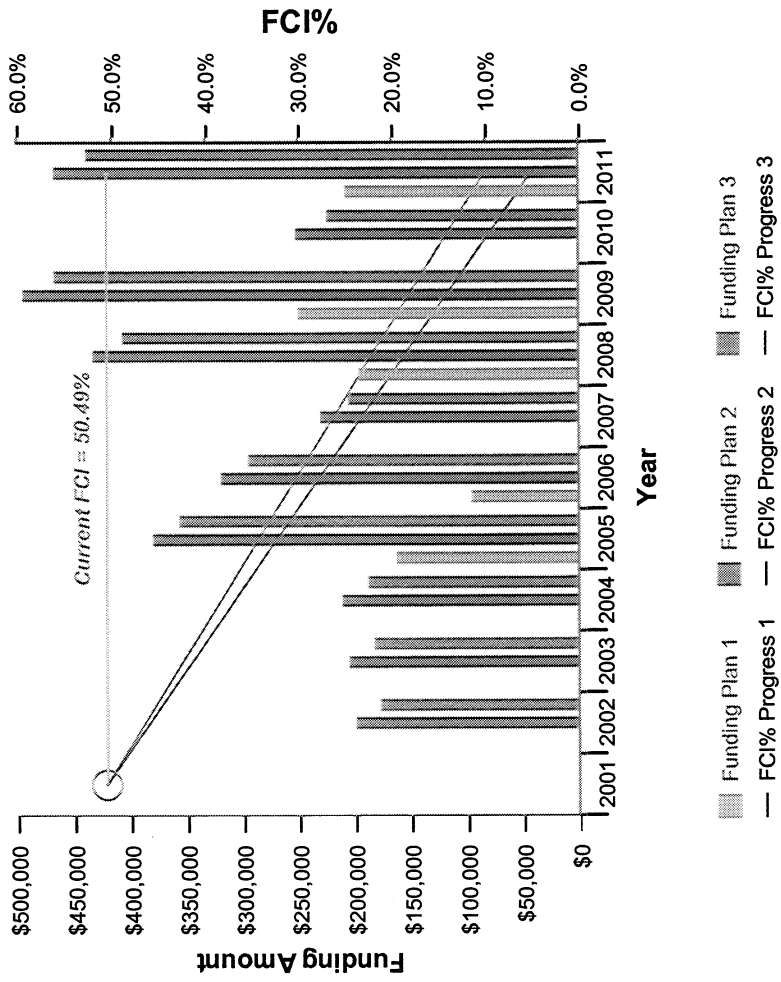
Facility Cost Summary

Northeast Quadrant - Art Complex

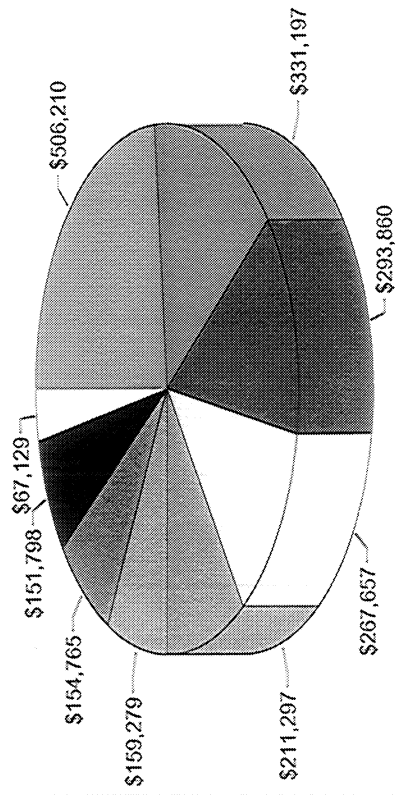
Gross Area: 19,541 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
	Fire Sprinkler	1		\$6.27	\$122,522	30	100.00%	\$159,279	100.00%	2001	\$0	\$159,279	130.00%
	Subtotal			\$6.27	\$122,522			\$159,279			\$0	\$159,279	
Electrical	Comm/Data/Security	1		\$4.70	\$91,794	10	90.00%	\$82,606	50.00%	2006	\$0	\$0	
	Electrical Service	1		\$3.82	\$74,588	30	90.00%	\$67,129	100.00%	2001	\$0	\$67,129	
	Lighting/Circuits	1		\$18.83	\$367,996	20	90.00%	\$331,197	100.00%	2001	\$0	\$331,197	
	Subtotal			\$27.35	\$534,368			\$480,931			\$0	\$398,326	74.54%
Ext. Closure	Doors and Windows	1		\$12.45	\$243,325	30	110.00%	\$267,657	100.00%	2001	\$0	\$267,657	
	Exterior Walls	1		\$39.53	\$772,534	100	100.00%	\$772,534	80.00%	2021	\$0	\$0	
	Roofing	1		\$8.42	\$164,438	20	120.00%	\$197,325	60.00%	2009	\$0	\$0	
	Subtotal			\$60.40	\$1,180,296			\$1,237,516			\$0	\$267,657	22.68%
Interiors	Ceilings	1		\$7.40	\$144,662	15	110.00%	\$159,128	50.00%	2008	\$0	\$0	
	Floor	1		\$7.06	\$137,999	15	110.00%	\$151,798	100.00%	2001	\$0	\$151,798	
	Wall Finish	1		\$7.92	\$154,765	10	100.00%	\$154,765	100.00%	2001	\$0	\$154,765	
	Walls/Doors	1		\$16.71	\$326,511	40	90.00%	\$293,860	100.00%	2001	\$0	\$293,860	
	Subtotal			\$39.09	\$763,936			\$759,551			\$0	\$600,423	78.60%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$211,297	20	100.00%	\$211,297	100.00%	2001	\$0	\$211,297	
	Heating/Cooling	1		\$25.91	\$506,210	25	100.00%	\$506,210	100.00%	2001	\$0	\$506,210	
	Plumbing/Fixtures	1		\$3.51	\$68,569	30	100.00%	\$68,569	50.00%	2016	\$0	\$0	
	Subtotal			\$40.23	\$786,076			\$786,076			\$0	\$717,506	91.28%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$144,662	20	100.00%	\$144,662	80.00%	2005	\$0	\$0	
	Subtotal			\$7.40	\$144,662			\$144,662			\$0	\$0	0.00%
Structural	Found./Slab/Structure	1		\$36.49	\$712,992	100	100.00%	\$712,992	50.00%	2051	\$0	\$0	
	Subtotal			\$36.49	\$712,992			\$712,992			\$0	\$0	0.00%
	Grand Total			\$217.23	\$4,244,852			\$4,281,007			\$0	\$2,143,190	50.49%

Future Facility Funding vs FCI for Art Complex



Estimate by Building System - Art Complex



- Heating/Cooling
- Lighting/Circuits
- Walls/Doors
- Doors and Windows
- Air/Ventilation
- Fire Sprinkler
- Wall Finish
- Floor
- Electrical Service

Facility Executive Summary

Facility: Santa Monica Community College\Northeast Quadrant\Amphitheater

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Amphitheater is located in the northeastern quadrant of the campus. The 7,700 square foot, two (2) story structure and the adjacent 20,800 square foot open air amphitheater were constructed in 1967. This facility houses a box office, International Education Center, Events Center, and open air amphitheater.

The building rests on spread footings and shows no signs of damage or settlement. The building's structural system was constructed of poured in place reinforced concrete walls. The interior studs are wood with metal lathe and cement plaster. The exterior storefront system and doors are single pane glazing in metal frames.

The roof was replaced with a modified bitumerous roofing system in 1996 and is not experiencing any leaks.

The interior finishes include carpet in the Events Center and International Education Center that is approximately eight (8) years old, and suspended 2 x 4 teqular lay-in tile ceiling.

A centrally monitored fire alarm system does not exist and fire sprinklers are not present.

There are no ADA accessible toilets in this facility.

MECHANICAL

There are two (2) systems serving heating and cooling to the upper level of this building. The first is a three (3) ton split system, gas/electric unit, with a roof-mounted condenser, which is approximately three years old. The second is a five (5) ton, roof mounted, package heat pump unit that is also approximately three years old.

The toilet exhaust fans are ceiling mounted, noisy, beyond their useful life, and should be replaced.

ELECTRICAL

The electrical system is fed from a 150 KVA transformer that delivers 120/208 volt, 3-phase power via a 600-amp distribution panel, all of which is located in the lower level storage area. This panel serves smaller panels located throughout the building. Most of this equipment is 34 years old and appears to be in good condition.

The upper level fluorescent lighting has been upgraded with electronic ballasts and T-8 lamps. The lower level storage lighting is old fluorescent lighting with T-12 lamps. There is a theater lighting system that appears to be original, 34 year old equipment that is beyond its useful life, and should be replaced. The theater lighting system consists of portable fixtures that attach to the pipe rails and plug in. The fixtures, cords, and plugs are obsolete, beyond their useful life, and should be replaced.

PLUMBING

The plumbing system - piping and fixtures - appear to be original and well maintained. The toilets have been replaced with low flush units. Faucets and flush valves have also been replaced. The building is served with a 30-gallon natural gas fired water heater.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

\$863,186.17

Replacement Cost:

\$1,672,655.60

FCI:

51.61%

**Photo Description:**

Amphitheater, Northeast Quadrant

Santa Monica, CA -

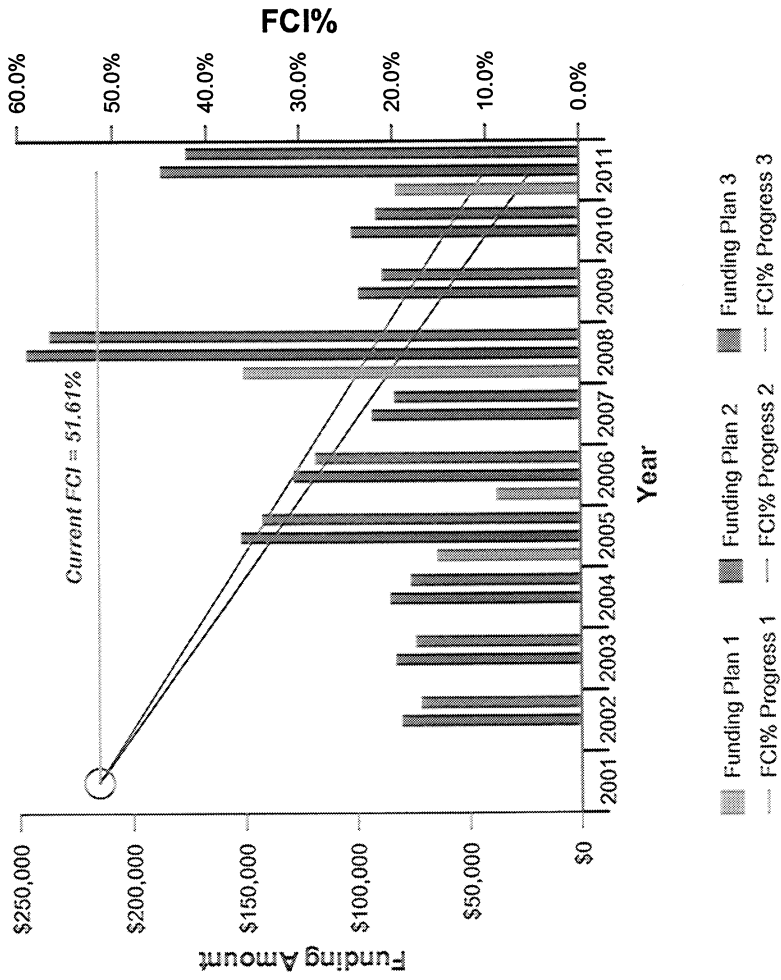
Facility Cost Summary

Northeast Quadrant - Amphitheater

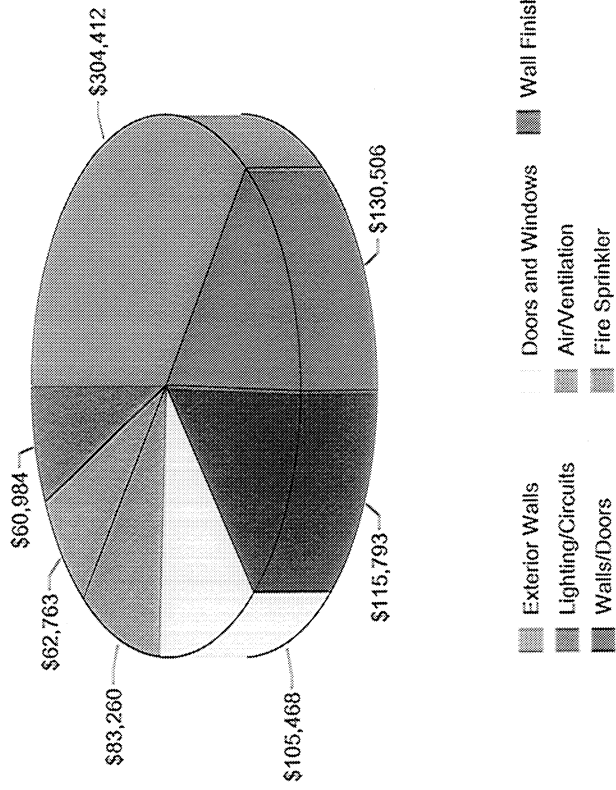
Gross Area: 7,700 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
1	Fire Sprinkler	1		\$6.27	\$48,279	30	130.00%	\$62,763	100.00%	2001	\$0	\$62,763	130.00%
	Subtotal			\$6.27	\$48,279			\$62,763			\$0	\$62,763	
Electrical	Comm/Data/Security	1		\$4.70	\$36,167	10	90.00%	\$32,550	50.00%	2006	\$0	\$0	
	Electrical Service	1		\$3.82	\$29,391	30	90.00%	\$26,452	50.00%	2016	\$0	\$0	
	Lighting/Circuits	1		\$18.83	\$145,006	20	90.00%	\$130,506	100.00%	2001	\$0	\$130,506	
	Subtotal			\$27.35	\$210,564			\$189,508			\$0	\$130,506	61.98%
Ext. Closure	Doors and Windows	1		\$12.45	\$95,880	30	110.00%	\$105,468	100.00%	2001	\$0	\$105,468	
	Exterior Walls	1		\$39.53	\$304,412	100	100.00%	\$304,412	100.00%	2001	\$0	\$304,412	
	Roofing	1		\$8.42	\$64,796	20	120.00%	\$77,755	25.00%	2016	\$0	\$0	
	Subtotal			\$60.40	\$465,088			\$487,635			\$0	\$409,880	88.13%
Interiors	Ceilings	1		\$7.40	\$57,003	15	110.00%	\$62,703	50.00%	2008	\$0	\$0	
	Floor	1		\$7.06	\$54,377	15	110.00%	\$59,815	50.00%	2008	\$0	\$0	
	Wall Finish	1		\$7.92	\$60,984	10	100.00%	\$60,984	100.00%	2001	\$0	\$60,984	
	Walls/Doors	1		\$16.71	\$128,659	40	90.00%	\$115,793	100.00%	2001	\$0	\$115,793	
	Subtotal			\$39.09	\$301,024			\$299,296			\$0	\$176,777	58.73%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$83,260	20	100.00%	\$83,260	100.00%	2001	\$0	\$83,260	
	Heating/Cooling	1		\$25.91	\$199,469	25	100.00%	\$199,469	10.00%	2023	\$0	\$0	
	Plumbing/Fixtures	1		\$3.51	\$27,019	30	100.00%	\$27,019	50.00%	2016	\$0	\$0	
	Subtotal			\$40.23	\$309,748			\$309,748			\$0	\$83,260	26.88%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$57,003	20	100.00%	\$57,003	80.00%	2005	\$0	\$0	
	Subtotal			\$7.40	\$57,003			\$57,003			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$36.49	\$280,950	100	100.00%	\$280,950	50.00%	2051	\$0	\$0	
	Subtotal			\$36.49	\$280,950			\$280,950			\$0	\$0	0.00%
	Grand Total			\$217.23	\$1,672,666			\$1,686,902			\$0	\$863,186	51.61%

Future Facility Funding vs FCI for Amphitheater



Estimate by Building System - Amphitheater



Facility Executive Summary

Facility: Santa Monica Community College\Southwest Quadrant\English as Second Language

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The English as a Second language is a temporary, modular building located in the southwest quadrant of the campus next to the stadium building. The one (1) story, 6,450 square foot facility was originally erected in 1975. The building is used to teach English as a second language to students. This facility houses classrooms and offices as well as restrooms. The building is of modular construction and is approached by means of a wooden stairway and ramp.

The building rests on a concrete foundation and shows no signs of damage or settlement. The building's structural system was constructed of sandwich panels over studs with T-111 plywood for siding on the outside and drywall on the inside. The interior studs are wood with painted gyp. board over. The windows are discrete aluminum units set in the exterior sandwich system and doors are hollow core set in metal frames.

The interior finishes include carpeting, gyp. board and suspended ceiling.

This facility lacks both fire sprinklers and a centrally monitored fire alarm system. Additionally, the building is not handicap compliant, lacking accessible toilets.

MECHANICAL

The building is heated and cooled by means of rooftop units.

ELECTRICAL

The building has 200 amp 120/208 service. There is adequate capacity.

PLUMBING

The building has a womens rest room and a mens rest room.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

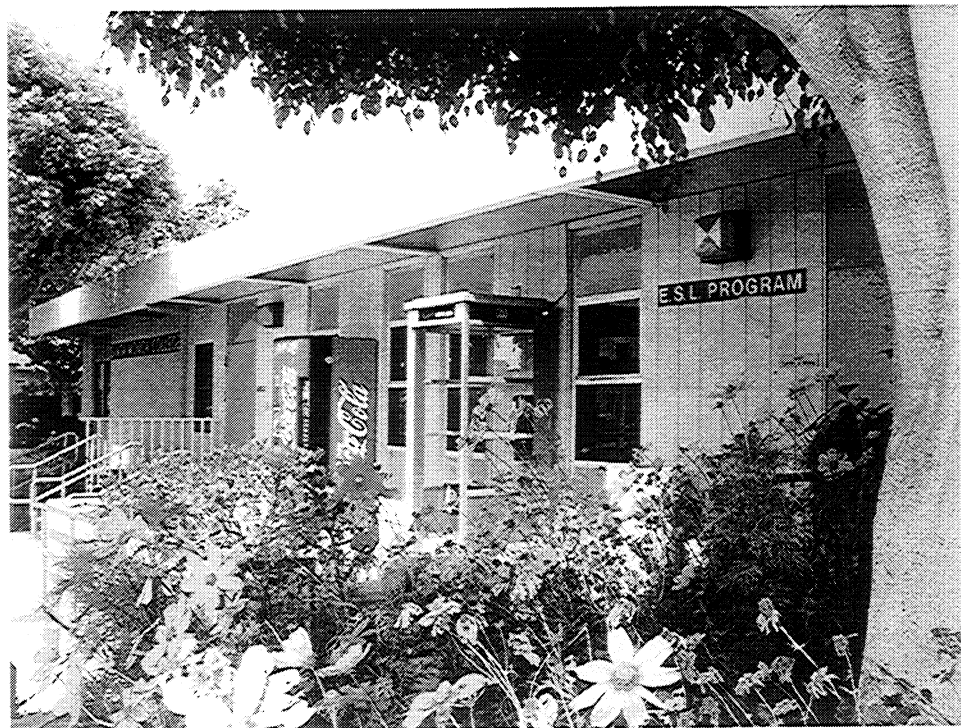
\$236,160.30

Replacement Cost:

\$596,109.00

FCI:

39.62%

**Photo Description:**

ESL, Southwest Quadrant

Santa Monica College District

COMET Facility Report

Report Date: 13 Aug 2001

Santa Monica, CA -

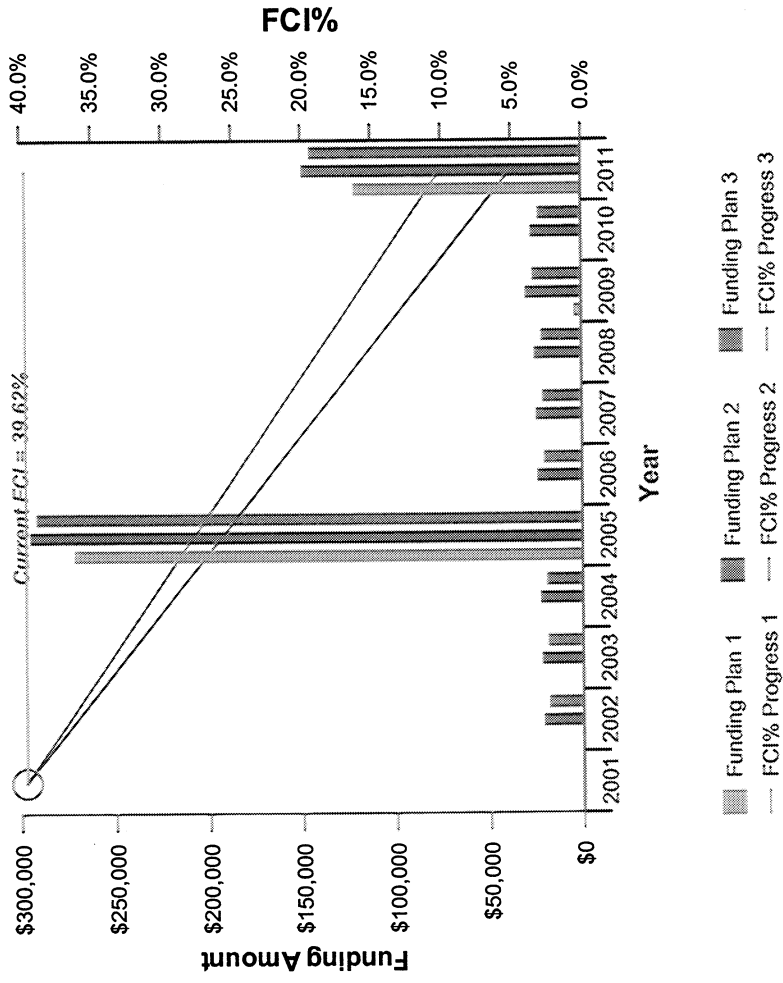
Facility Cost Summary

Southwest Quadrant - English as Second Language

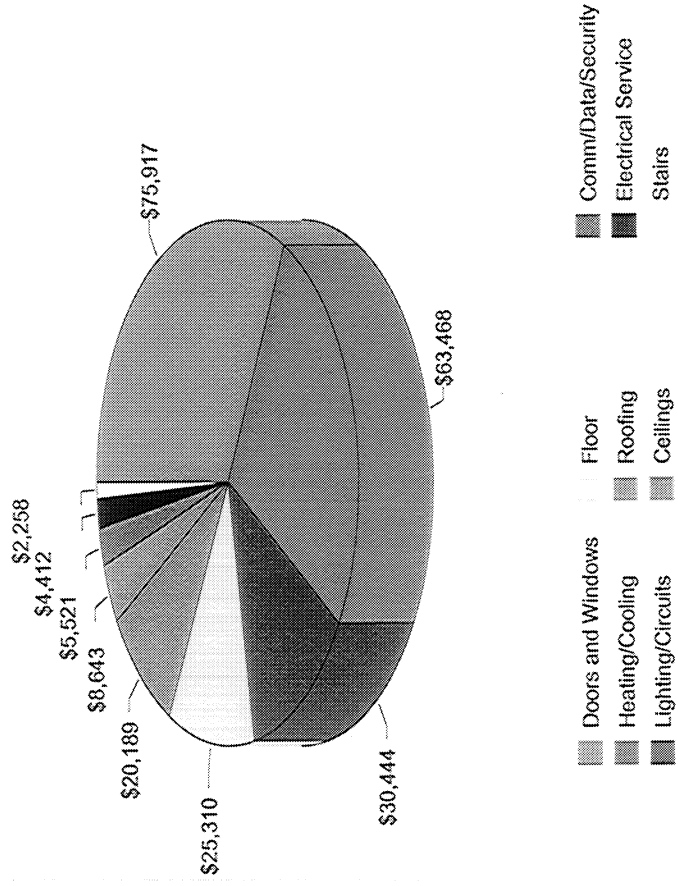
Gross Area: 6,450 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Conveying	1		\$0.79	\$5,096	20	100.00%	\$5,096	80.00%	2005	\$0	\$0	
	Stairs	1		\$0.35	\$2,258	20	100.00%	\$2,258	100.00%	2001	\$0	\$2,258	
	Superstructure	1		\$3.49	\$22,511	80	100.00%	\$22,511	80.00%	2017	\$0	\$0	
	Subtotal			\$4.63	\$29,864			\$29,864			\$0	\$2,258	7.56%
Code/Life/Saf	Fire Sprinkler	1		\$0.55	\$3,548	20	100.00%	\$3,548	80.00%	2005	\$0	\$0	
	Subtotal			\$0.55	\$3,548			\$3,548			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$1.07	\$6,902	20	80.00%	\$5,521	100.00%	2001	\$0	\$5,521	
	Electrical Service	1		\$0.57	\$3,677	20	120.00%	\$4,412	100.00%	2001	\$0	\$4,412	
	Lighting/Circuits	1		\$4.72	\$30,444	20	100.00%	\$30,444	100.00%	2001	\$0	\$30,444	
	Subtotal			\$6.36	\$41,022			\$40,377			\$0	\$40,377	98.43%
Ext. Closure	Doors and Windows	1		\$11.77	\$75,917	20	100.00%	\$75,917	100.00%	2001	\$0	\$75,917	
	Exterior Walls	1		\$9.55	\$61,598	50	100.00%	\$61,598	80.00%	2011	\$0	\$0	
	Roofing	1		\$3.13	\$20,189	10	100.00%	\$20,189	100.00%	2001	\$0	\$20,189	
	Subtotal			\$24.45	\$157,703			\$157,703			\$0	\$96,105	60.94%
Interiors	Ceilings	1		\$1.34	\$6,643	10	100.00%	\$6,643	100.00%	2001	\$0	\$6,643	
	Floor	1		\$3.27	\$21,092	20	120.00%	\$25,310	100.00%	2001	\$0	\$25,310	
	Wall Finish	1		\$7.02	\$45,279	20	80.00%	\$36,223	80.00%	2005	\$0	\$0	
	Walls/Doors	1		\$2.96	\$19,092	20	100.00%	\$19,092	80.00%	2005	\$0	\$0	
	Subtotal			\$14.59	\$94,106			\$89,268			\$0	\$33,953	36.08%
Mech / Plumb.	Heating/Cooling	1		\$9.84	\$63,468	30	100.00%	\$63,468	100.00%	2001	\$0	\$63,468	
	Plumbing/Fixtures	1		\$20.28	\$130,806	20	80.00%	\$104,645	80.00%	2005	\$0	\$0	
	Subtotal			\$30.12	\$194,274			\$168,113			\$0	\$63,468	32.67%
Specialties	Built-in Furn/Appliances	1		\$0.42	\$2,709	40	110.00%	\$2,980	80.00%	2009	\$0	\$0	
	Subtotal			\$0.42	\$2,709			\$2,980			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$11.30	\$72,885	20	100.00%	\$72,885	80.00%	2005	\$0	\$0	
	Subtotal			\$11.30	\$72,885			\$72,885			\$0	\$0	0.00%
	Grand Total			\$92.42	\$596,109			\$564,736			\$0	\$236,160	39.62%

Future Facility Funding vs FCI for English as Second Language



Estimate by Building System - English as Second Language



Facility Executive Summary

Facility: Santa Monica Community College\Northwest Quadrant\Business

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Business Building is located in the northwest quadrant of the campus. The one (2) story, 53,772 square foot facility was originally constructed in 1980. The second floor is built around a balcony which overlooks the first floor atrium courtyard.. This facility houses: cosmetology and fashion design as well as other related fields.

The building rests on spread footings and shows no signs of damage or settlement. The building's structural system was constructed of poured in place reinforced concrete walls with some metal siding infill. The interior studs are metal with painted gyp. board. Ceiling finishes include perforated metal and painted gypsum board. The exterior storefront system and doors are single pane glazing in metal frames.

The interior finishes include concrete and ceramic tile in the lobby, carpet and VCT in the classrooms, and ceramic tile in the restrooms. The roofing is a membrane system which has some minute leaks.

This facility has a state of the art fire sprinkler system and a centrally monitored fire alarm system, which are interconnected. Additionally, the building is handicap compliant, and has handicap accessible toilets.

MECHANICAL

The heating system consists of two (2) roof mounted multi-zone cooling/air handling units that were replaced in 1996. Heat for this building is provided by reheat units at each zone. These reheat units are served with hot water from two (2) natural gas fired boilers and circulating pumps located in the boiler room on the ground level. Seven (7) package HVAC units and one (1) split system heat pump unit, all of which is roof mounted and installed in 1996, supplement this system. The boilers and pumps are original equipment installed in 1980. The boiler room contains a MCC that is served from the main electrical room.

There are several roof mounted toilet exhaust fans that are original equipment installed in 1980. The Cosmetology department has a separate large exhaust fan that is scheduled for replacement in the near future.

There is an Energy Management System for the building that is connected to the maintenance department through a modem connection.

ELECTRICAL

The electrical system is fed from an SCE transformer that delivers 277/480 volt, 3-phase power via a 1600-amp panel that is located in the ground floor electrical room. This 1600-amp panel provides power to Parking Structures A and C and two (2) 300-KVA transformers that further feed two (2) 1000-amp, 120/208 volt panels. There is further distribution of power to smaller panels located throughout the building.

The classroom lighting was upgraded to electronic ballasts and T-8 lamps during the 1996 remodel project. The hallways contain a mixture of old and new lighting.

There is a Siltron battery backup system that feeds the exit signs. This building does not have a stand-by generator system.

PLUMBING

The toilet facilities were remodeled in 1996 and are in good condition. Domestic hot water is supplied from two (2) new natural gas fired 100-gallon water heaters and circulating pump located in the rooftop penthouse.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

\$1,900,302.48

Replacement Cost:

\$12,604,156.80

FCI:

15.08%



Santa Monica College District

COMET Facility Report

Report Date: 13 Aug 2001

Santa Monica, CA -

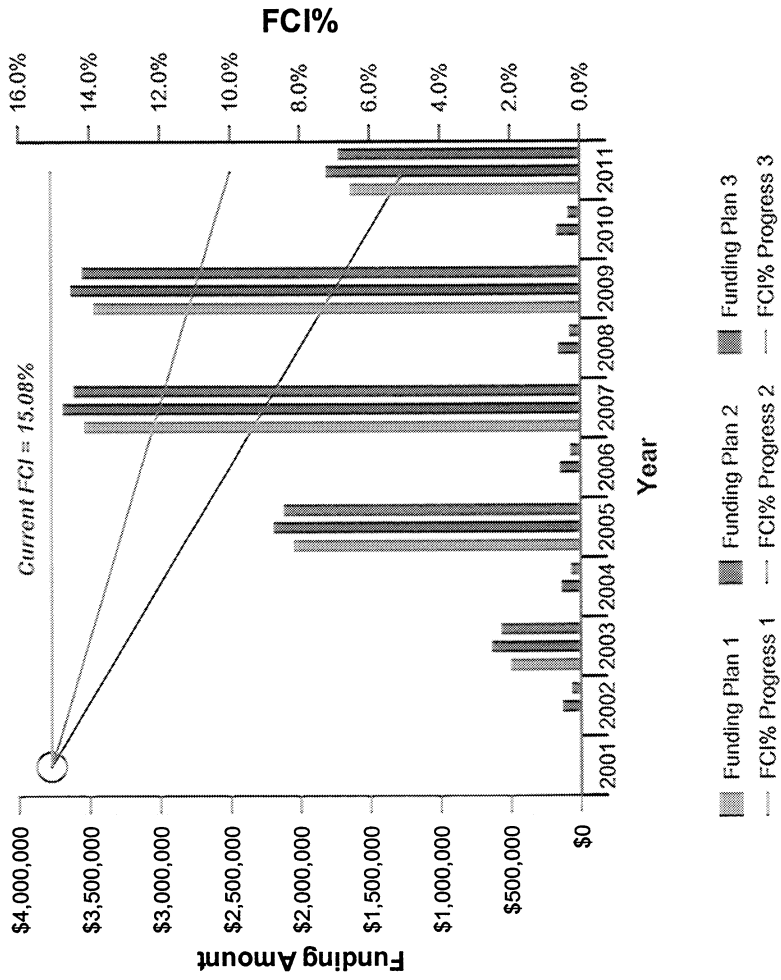
Facility Cost Summary

Northwest Quadrant - Business

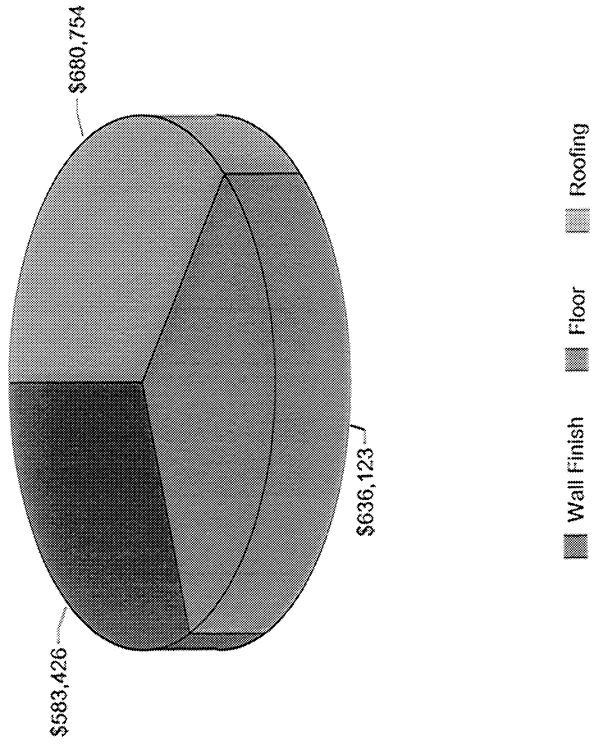
Gross Area: 53,772 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Superstructure	1		\$1.09	\$58,611	100	100.00%	\$58,611	80.00%	2021	\$0	\$0	0.00%
	Subtotal			\$1.09	\$58,611			\$58,611			\$0	\$0	
Code/Life/Saf	Fire Sprinkler	1		\$3.65	\$196,268	20	120.00%	\$235,521	80.00%	2005	\$0	\$0	0.00%
	Subtotal			\$3.65	\$196,268			\$235,521			\$0	\$0	
Electrical	Comm/Data/Security	1		\$1.56	\$83,884	20	100.00%	\$83,884	80.00%	2005	\$0	\$0	
	Electrical Service	1		\$3.11	\$167,231	30	80.00%	\$133,785	80.00%	2007	\$0	\$0	
	Lighting/Circuits	1		\$19.15	\$1,029,734	30	100.00%	\$1,029,734	80.00%	2007	\$0	\$0	
	Subtotal			\$23.82	\$1,280,849			\$1,247,403			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$7.78	\$418,346	20	100.00%	\$418,346	80.00%	2005	\$0	\$0	
	Exterior Walls	1		\$3.90	\$209,711	60	100.00%	\$209,711	80.00%	2013	\$0	\$0	
	Roofing	1		\$10.55	\$567,295	20	120.00%	\$680,754	100.00%	2001	\$0	\$680,754	
	Subtotal			\$22.23	\$1,195,352			\$1,308,810			\$0	\$680,754	56.95%
Interiors	Ceilings	1		\$8.81	\$473,731	10	100.00%	\$473,731	80.00%	2003	\$0	\$0	
	Floor	1		\$11.83	\$636,123	10	100.00%	\$636,123	100.00%	2001	\$0	\$636,123	
	Wall Finish	1		\$10.85	\$583,426	10	100.00%	\$583,426	100.00%	2001	\$0	\$583,426	
	Walls/Doors	1		\$20.12	\$1,081,893	20	100.00%	\$1,081,893	80.00%	2005	\$0	\$0	
	Subtotal			\$51.61	\$2,775,173			\$2,775,173			\$0	\$1,219,549	43.94%
Mech / Plumb.	Plumbing/Fixtures	1		\$50.95	\$2,739,683	40	100.00%	\$2,739,683	80.00%	2009	\$0	\$0	0.00%
	Subtotal			\$50.95	\$2,739,683			\$2,739,683			\$0	\$0	
Specialties	Built-in Furn/Appliances	1		\$2.93	\$157,552	30	100.00%	\$157,552	80.00%	2007	\$0	\$0	0.00%
	Subtotal			\$2.93	\$157,552			\$157,552			\$0	\$0	
Structural,	Found./Slab/Structure	1		\$39.95	\$2,148,191	100	100.00%	\$2,148,191	30.00%	2071	\$0	\$0	0.00%
	Subtotal			\$39.95	\$2,148,191			\$2,148,191			\$0	\$0	
Unknown	Cooling	1		\$38.17	\$2,052,477	30	80.00%	\$1,641,982	80.00%	2007	\$0	\$0	0.00%
	Subtotal			\$38.17	\$2,052,477			\$1,641,982			\$0	\$0	
	Grand Total			\$234.40	\$12,604,157			\$12,312,928			\$0	\$1,900,302	15.08%

Future Facility Funding vs FCI for Business



Estimate by Building System - Business



Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\Greenhouse

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Greenhouse is located directly behind the Environmental Studies building on Pearl Street and services that facility. The building was constructed in 1995 and contains 1,470 square feet. It is used as a greenhouse facility by the environmental studies group and is located in the southeast quadrant of the campus.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$0.00

Replacement Cost:
\$135,857.40

FCI:
0.00%



Photo Description:

Greenhouse, Southeast Quadrant

Facility Executive Summary

Facility: Santa Monica Community College\Southwest Quadrant\Gymnasium

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Gymnasium/ "Pavilion" is located in the southwest quadrant of the campus adjacent to Corsair Field. The 41,158 s.f. two-story structure was originally constructed in 1958. The single story gymnasium has three (3) full basketball courts. The 2-story element houses fully ADA compliant mens and womens toilets on the grade level and classrooms on the basement level.

The complex rests on spread footings that are showing no signs of damage or settlement. The gymnasium roof suffered severe damage to all of the perimeter ledger locations at the roof level requiring a seismic retrofit and bracing in 1996. The asbestos in the roof was abated in 2000 and a modified bituminous roof system was installed at that time. The roof is not experiencing any leaks.

The interior flooring in the classrooms is 12" x 12" V.C.T. and is in need of replacement. The classrooms and halls have 2" x 4" tegular ceiling tiles. The ceiling in the gym is an exposed metal truss system. The interior non-bearing walls are constructed of metal studs and cement plaster. The interior and exterior wood doors were replaced in 2000.

The elevator is ADA accessible as are the ground level toilets. The fire alarm system is not centrally monitored and the facility is not equipped with strobe or audio fire alarms. Illuminated exit signs and pull-down fire alarms were present.

MECHANICAL

The mechanical system for this building contains several different types of equipment. The gymnasium is provided with heat/vent by two platform mounted, hot water coil air-handling units. This system does not have a return air system; three roof mounted exhaust fans provide air circulation. Classrooms in the building have hanging heat/vent units in each space that are hot water coil air-handling units. The basement has a multizone heat/vent, hot water coil air-handling unit. All hot water for this equipment is provided by the Physical Education boiler system. Some of the classrooms contain window type cooling units. The gymnasium and the other areas of the building do not have any cooling.

There is a roof mounted exhaust fan that serves the toilet facilities.

All equipment within this building is obsolete, beyond its useful life, and should be replaced and upgraded.

ELECTRICAL

The electrical system is fed from a 500 KVA transformer that delivers 120/208 volt, 3-phase power via a 1400-amp distribution panel located in the basement of the Physical Education building. This transformer and distribution panel serves smaller panels located throughout this building.

400-watt metal halide fixtures provide the lighting for the gymnasium. This updated lighting appears in good condition. The hallways are lit with upgraded fluorescent fixtures containing electronic ballasts and T-8 lamps. Some of the classrooms contain fluorescent lighting with T-12 lamps. These areas should receive upgraded fluorescent lights with electronic ballasts and T-8 lamps.

The gymnasium and building exit signs are powered by an Exide battery backup system that appears in aging but good condition.

PLUMBING

Most of the plumbing system - piping and fixtures - in the complex is original and though functioning adequately because of good maintenance practices, is beyond its expected useful life. Toilets have been replaced with low flush units. Most of the faucets have been replaced.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$4,127,900.45

Replacement Cost:
\$8,240,654.76

FCI:
50.09%



Santa Monica, CA

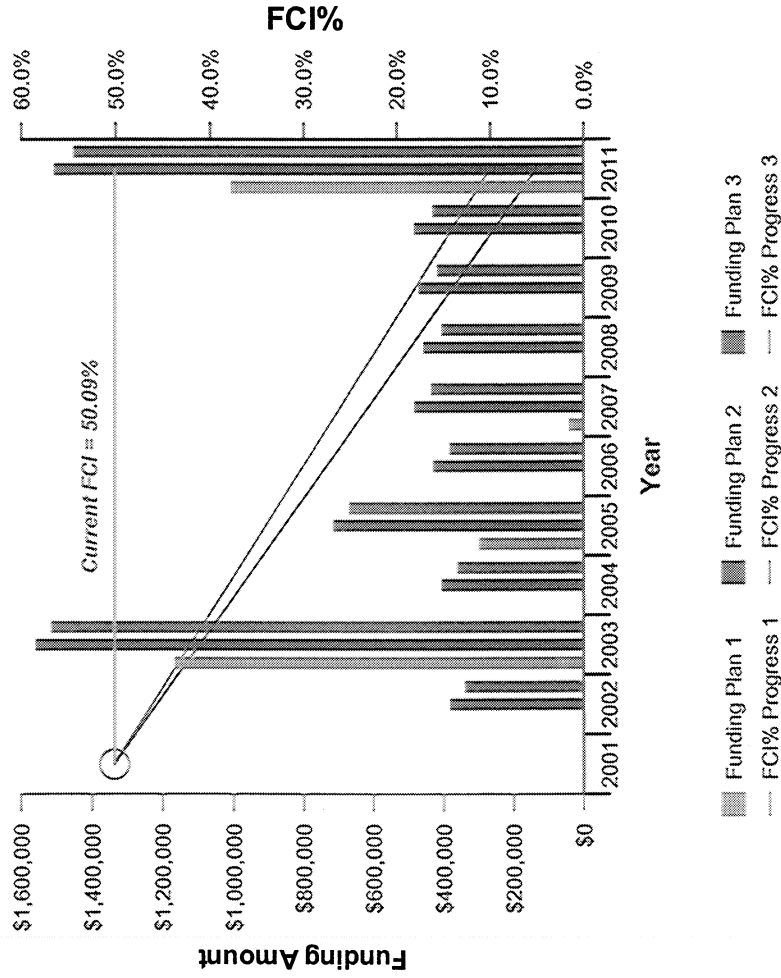
Facility Cost Summary

Southwest Quadrant - Gymnasium

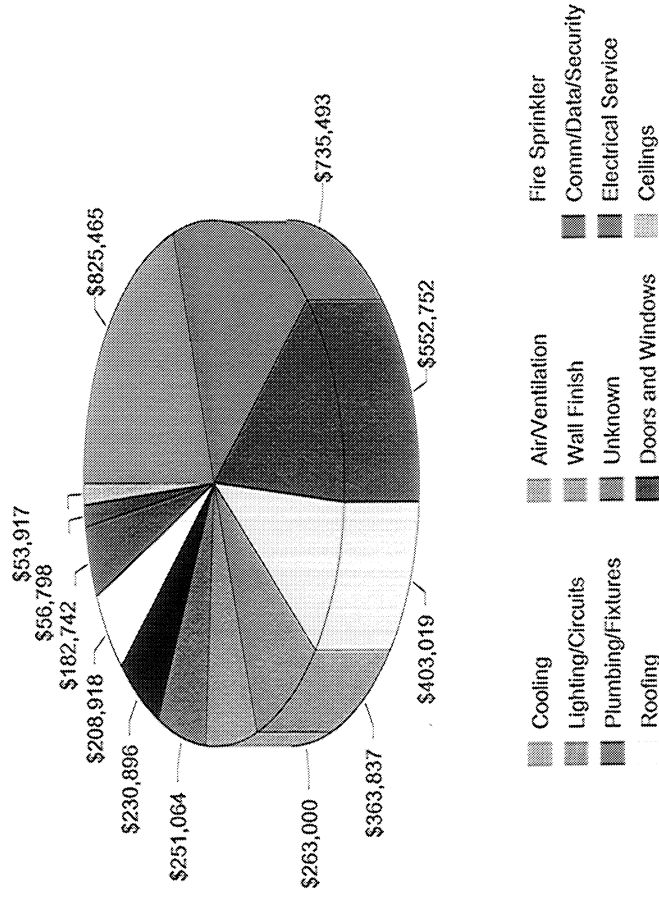
Gross Area: 41,168 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
1	Fire Sprinkler	1		\$4.23	\$174,098	20	120.00%	\$208,918	100.00%	2001	\$0	\$208,918	120.00%
	Subtotal			\$4.23	\$174,098			\$208,918			\$0	\$208,918	
Electrical	Comm/Data/Security	1		\$4.44	\$182,742	20	100.00%	\$182,742	100.00%	2001	\$0	\$182,742	
	Electrical Service	1		\$1.38	\$56,798	30	100.00%	\$56,798	100.00%	2001	\$0	\$56,798	
	Lighting/Circuits	1		\$17.87	\$735,493	30	100.00%	\$735,493	100.00%	2001	\$0	\$735,493	
	Subtotal			\$23.69	\$975,033			\$975,033			\$0	\$975,033	100.00%
Ext. Closure	Doors and Windows	1		\$5.61	\$230,896	20	100.00%	\$230,896	100.00%	2001	\$0	\$230,896	
	Exterior Walls	1		\$11.85	\$487,722	50	100.00%	\$487,722	80.00%	2011	\$0	\$0	
	Roofing	1		\$8.16	\$335,849	20	120.00%	\$403,019	100.00%	2001	\$0	\$403,019	
	Subtotal			\$25.62	\$1,054,468			\$1,121,638			\$0	\$633,916	60.12%
Interiors	Ceilings	1		\$1.31	\$53,917	20	100.00%	\$53,917	100.00%	2001	\$0	\$53,917	
	Floor	1		\$26.89	\$1,098,507	10	100.00%	\$1,098,507	80.00%	2003	\$0	\$0	
	Wall Finish	1		\$6.39	\$263,000	10	100.00%	\$263,000	100.00%	2001	\$0	\$263,000	
	Walls/Doors	1		\$6.45	\$265,469	20	100.00%	\$265,469	80.00%	2005	\$0	\$0	
	Subtotal			\$40.84	\$1,680,893			\$1,680,893			\$0	\$316,917	18.85%
Mech / Plumb.	Air/Ventilation	1		\$11.05	\$454,796	30	80.00%	\$363,837	100.00%	2001	\$0	\$363,837	
	Plumbing/Fixtures	1		\$13.43	\$552,752	30	100.00%	\$552,752	100.00%	2001	\$0	\$552,752	
	Subtotal			\$24.48	\$1,007,548			\$916,589			\$0	\$916,589	90.97%
Specialties	Built-in Furn/Appliances	1		\$0.84	\$34,573	30	100.00%	\$34,573	80.00%	2007	\$0	\$0	
	Subtotal			\$0.84	\$34,573			\$34,573			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$49.35	\$2,031,147	100	100.00%	\$2,031,147	43.00%	2058	\$0	\$0	
	Subtotal			\$49.35	\$2,031,147			\$2,031,147			\$0	\$0	0.00%
Unknown	Cooling	1		\$25.07	\$1,031,831	30	80.00%	\$825,465	100.00%	2001	\$0	\$825,465	
	Unknown	1		\$6.10	\$251,064	20	100.00%	\$251,064	100.00%	2001	\$0	\$251,064	
	Subtotal			\$31.17	\$1,282,895			\$1,076,529			\$0	\$1,076,529	83.91%
	Grand Total			\$200.22	\$8,240,655			\$8,045,319			\$0	\$4,127,900	50.09%

Future Facility Funding vs FCI for Gymnasium



Estimate by Building System - Gymnasium



Facility Executive Summary

Facility: Santa Monica Community College\Southwest Quadrant\PE Building Annex

Facility Description:**RCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

P.E. Building Annex is a cluster of temporary, modular buildings located in the southwest quadrant of the campus next to the P.E. Building. The one (1) story, 6,506 square foot facility was originally erected in 1976. This facility houses phys. ed. classrooms as well as faculty offices. The building is of modular construction.

The building rests on a concrete foundation and shows no signs of damage or settlement. The building's structural system was constructed of sandwich panels over studs with T-111 plywood for siding on the outside and drywall on the inside. The interior studs are metal with painted gyp. board over. The windows are discrete aluminum units set in the exterior sandwich system and doors are hollow core set in metal frames.

The interior finishes include carpeting, gyp. board and suspended ceiling.

This facility lacks both fire sprinklers and a centrally monitored fire alarm system. Additionally, the building is not handicap compliant, lacking accessible toilets.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$235,933.58

Replacement Cost:
\$601,284.52

FCI:
39.24%

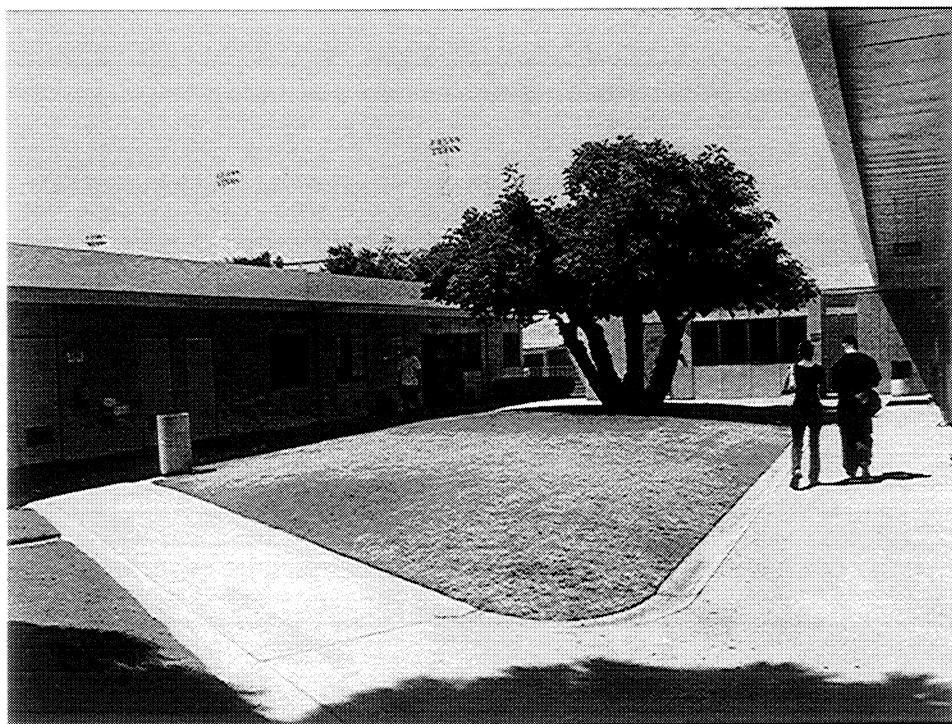


Photo Description:

PE Building Annex, Southwest Quadrant

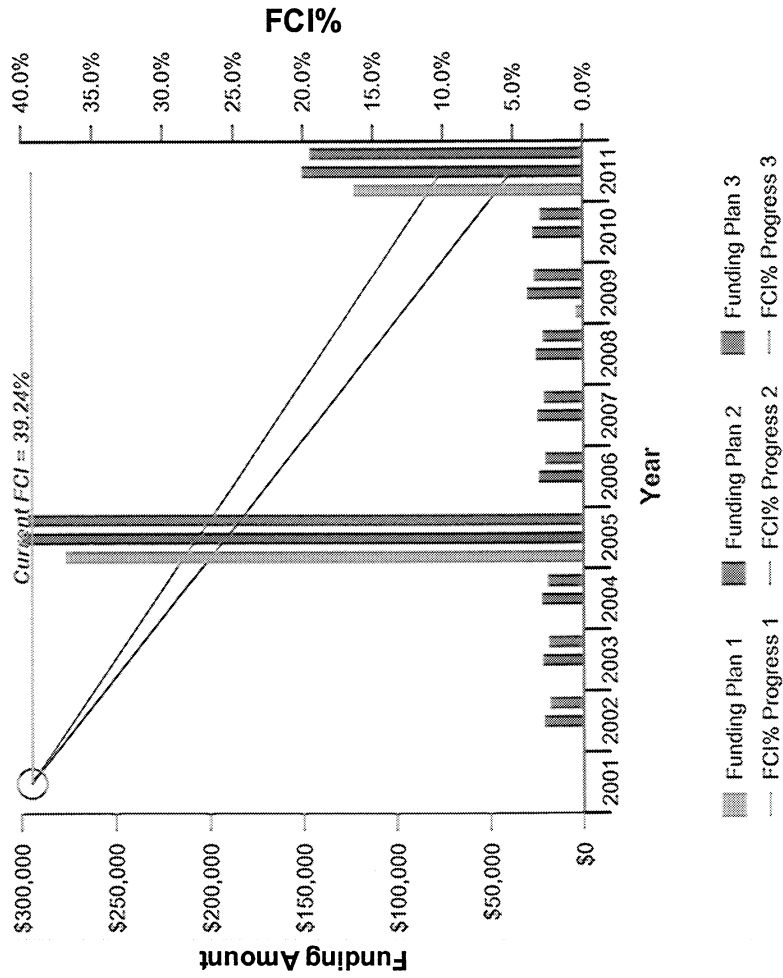
Facility Cost Summary

Southwest Quadrant - PE Building Annex

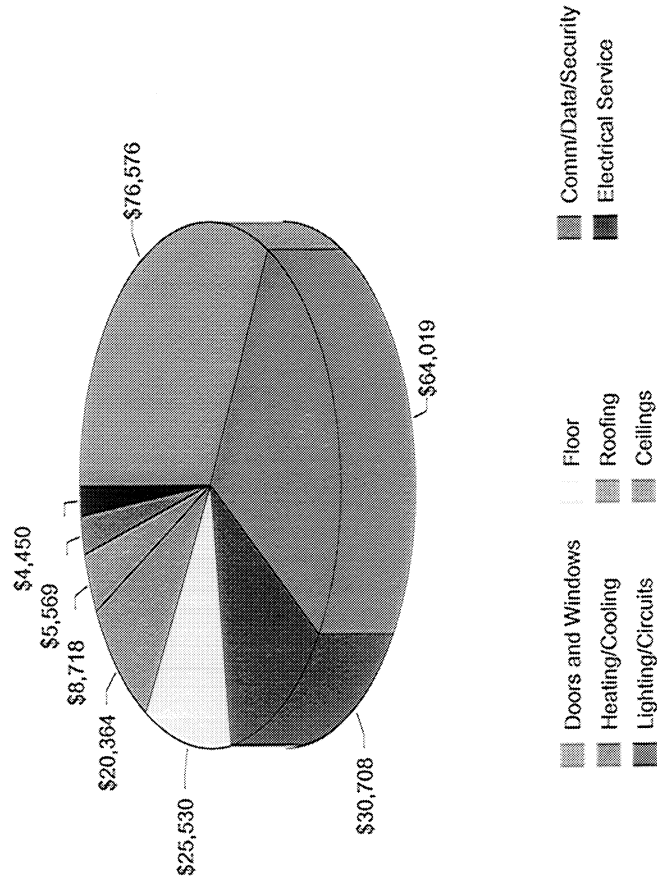
Gross Area: 6,506 SF

System Group	System Description	Priority	Discrepancy	Cost	Replacement Cost	Life Years	Renewed %	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Conveying	1		\$0.79	\$5,140	20	100.00%	\$5,140	80.00%	2005	\$0	\$0	
	Stairs	1		\$0.35	\$2,277	20	100.00%	\$2,277	80.00%	2005	\$0	\$0	
	Superstructure	1		\$3.49	\$22,706	80	100.00%	\$22,706	80.00%	2017	\$0	\$0	
	Subtotal			\$4.63	\$30,123			\$30,123			\$0	\$0	0.00%
Code/Life/Saf	Fire Sprinkler	1		\$0.55	\$3,578	20	100.00%	\$3,578	80.00%	2005	\$0	\$0	
	Subtotal			\$0.55	\$3,578			\$3,578			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$1.07	\$6,961	20	80.00%	\$5,569	100.00%	2001	\$0	\$5,569	
	Electrical Service	1		\$3.708	\$3,708	20	120.00%	\$4,450	100.00%	2001	\$0	\$4,450	
	Lighting/Circuits	1		\$4.72	\$30,708	20	100.00%	\$30,708	100.00%	2001	\$0	\$30,708	
	Subtotal			\$6.36	\$41,378			\$40,728			\$0	\$40,728	98.43%
Ext. Closure	Doors and Windows	1		\$11.77	\$76,576	20	100.00%	\$76,576	100.00%	2001	\$0	\$76,576	
	Exterior Walls	1		\$9.55	\$62,132	50	100.00%	\$62,132	80.00%	2011	\$0	\$0	
	Roofing	1		\$3.13	\$20,364	10	100.00%	\$20,364	100.00%	2001	\$0	\$20,364	
	Subtotal			\$24.45	\$159,072			\$159,072			\$0	\$96,939	60.94%
Interiors	Ceilings	1		\$1.34	\$8,718	10	100.00%	\$8,718	100.00%	2001	\$0	\$8,718	
	Floor	1		\$3.27	\$21,275	20	120.00%	\$25,530	100.00%	2001	\$0	\$25,530	
	Wall Finish	1		\$7.02	\$45,672	20	80.00%	\$36,538	80.00%	2005	\$0	\$0	
	Walls/Doors	1		\$2.96	\$19,258	20	100.00%	\$19,258	80.00%	2005	\$0	\$0	
	Subtotal			\$14.59	\$94,923			\$90,043			\$0	\$34,248	36.08%
Mech / Plumb.	Heating/Cooling	1		\$9.84	\$64,019	30	100.00%	\$64,019	100.00%	2001	\$0	\$64,019	
	Plumbing/Fixtures	1		\$20.28	\$131,942	20	80.00%	\$105,553	80.00%	2005	\$0	\$0	
	Subtotal			\$30.12	\$195,961			\$169,572			\$0	\$64,019	32.67%
Specialties	Built-in Furn/Appliances	1		\$0.42	\$2,733	40	110.00%	\$3,006	80.00%	2009	\$0	\$0	
	Subtotal			\$0.42	\$2,733			\$3,006			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$11.30	\$73,518	20	100.00%	\$73,518	80.00%	2005	\$0	\$0	
	Subtotal			\$11.30	\$73,518			\$73,518			\$0	\$0	0.00%
	Grand Total			\$82.42	\$601,285			\$569,639			\$0	\$235,934	39.24%

Future Facility Funding vs FCI for PE Building Annex



Estimate by Building System - PE Building Annex



Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\Liberal Arts

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Liberal Arts building is located in the southeast quadrant of the campus adjacent to Pearl Street and is a 2 story, 36,353 square foot classrooms and offices building. It was originally constructed in 1952 and there have not been any additions to the building.

The building rests on spread footings that are showing no signs of damage or settlement. The building structural system was constructed of reinforced concrete exterior walls. The interior walls are wood studs with metal lathe and cement plaster. The exterior storefront system and doors are single pane glazing with metal frames. Portions of the western exterior wall sustained major seismic damage during the 1994 Northridge Earthquake and were repaired with epoxy injection in 1995. Additionally, 45% of the exterior windows sustained damage in the 1994 Northridge Earthquake and were replaced in 1998. The skylights in the eastern portion of the building that were patched and repaired in 2000 are still sustaining major leaks.

The interior building finishes contain asbestos in V.A.T. and floor tile mastic that cover approximately 75% of the building (offices & classrooms). The balance of the building floor area is covered with substandard carpeting in the hallways.

The building doesn't have: fire sprinklers, strobes, annunciators, nor a functioning fire alarm system. Additionally, 25% of the exterior operable single pane windows contain asbestos-containing glazing putty. The building is handicap accessible and handicap restrooms are provided on the first floor. The second floor of the building is not handicap accessible.

MECHANICAL

The heating system consists of baseboard style radiators that are served with hot water from natural gas fired boilers in the basement of the Admissions building. The radiators, boilers, and piping are obsolete and beyond their expected useful life, and should be replaced and upgraded.

There is no cooling available at this time for the whole building. Open windows and portable electric fans provide fresh air ventilation. Some offices and the computer lab have window mounted cooling units. The lack of cooling is contrary to educational adequacy standards required for the mission of this facility.

ELECTRICAL

The electrical system is fed from a 300KVA transformer that delivers 120/208 volt, 3-phase power via an 800-amp panel that is located in the basement of the Admissions building. This 800-amp panel provides power to smaller panels located within the Liberal Arts building. Most of the feeder and distribution wiring for the facility is beyond its expected life, may not be adequate to support future computer additions, and should be replaced.

The computer lab and hallways have upgraded fluorescent lighting with T-8 lamps and electronic ballasts. The balance of the building contains fluorescent lighting that has exceeded its useful life. The ballasts may contain PCB's. These fixtures, which are believed to be fifty years old, should be replaced with T-8 lamps and electronic ballasts. The computer lab, built in 2000, has upgraded power capacity and distribution to compensate for the addition of computer equipment.

Emergency exit signs contain individual battery backup power and appear to have served their useful life.

PLUMBING

The plumbing system - piping and fixtures - is original and though functioning adequately is beyond its expected useful life. Domestic hot water is supplied from a natural gas fired water heater located in the basement of the Admissions building.

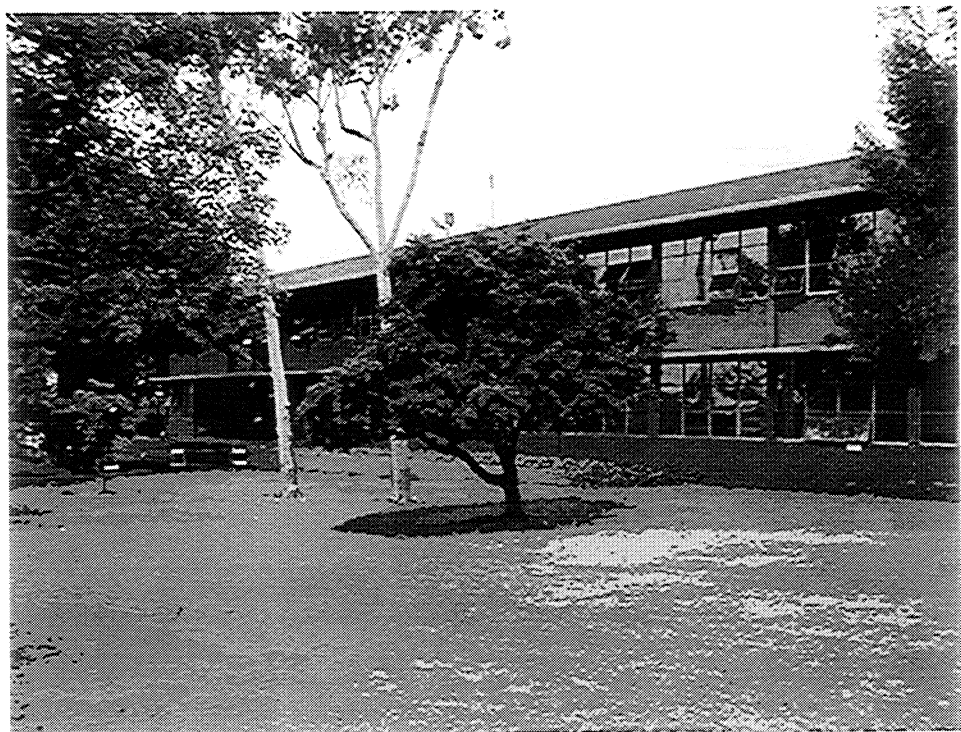
Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$6,526,970.30

Replacement Cost:
\$7,896,889.48

FCI:
82.65%



Santa Monica College District

COMET Facility Report

Report Date: 13 Aug 2001

Santa Monica, CA

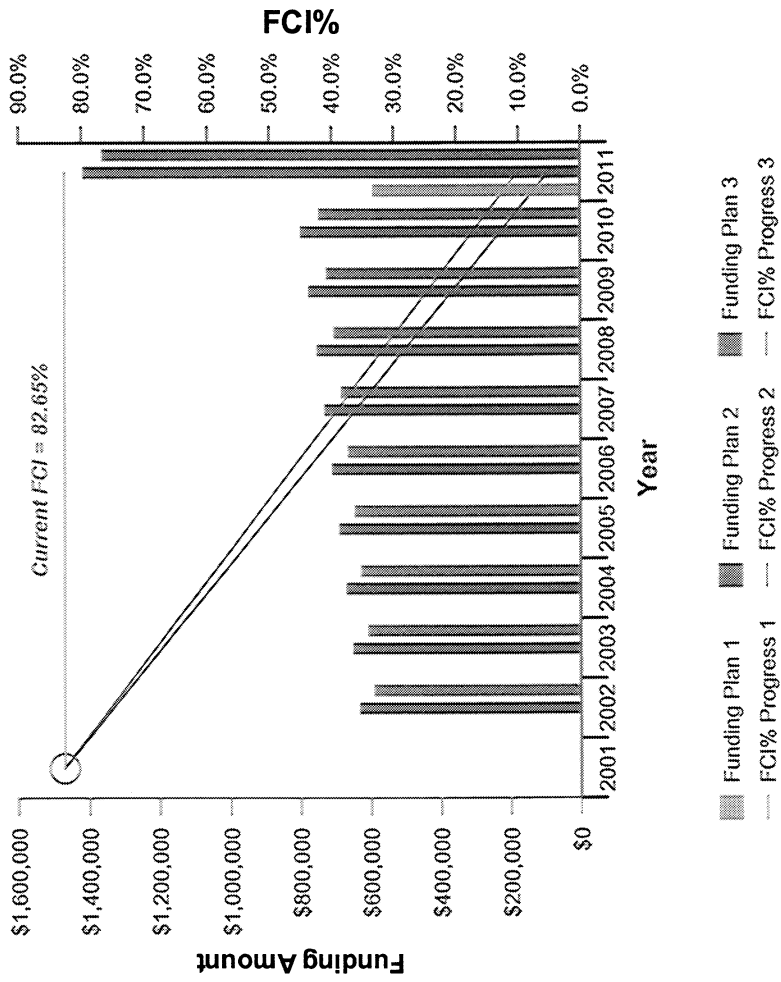
Facility Cost Summary

Southeast Quadrant - Liberal Arts

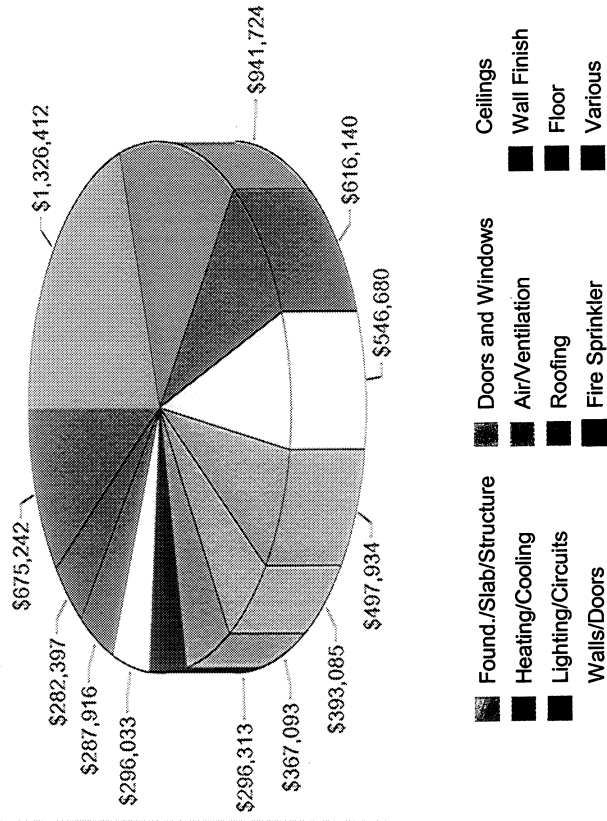
Gross Area: 36,353 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Fire Sprinkler		5	Non existent	\$6.27	\$227,933	30	130.00%	\$296,313	100.00%	2001	\$0	\$296,313	130.00%
	Subtotal			\$6.27	\$227,933			\$296,313			\$0	\$296,313	
Electrical	Comm/Data/Security	4	Computer Room remodeled in 2000	\$4.70	\$170,750	10	90.00%	\$153,675	100.00%	2001	\$0	\$153,675	
	Electrical Service	2	Exceeds 200% of estimated life	\$3.82	\$138,759	30	90.00%	\$124,883	100.00%	2001	\$0	\$124,883	
	Lighting/Circuits	2	200% of estimated life	\$18.83	\$684,600	20	90.00%	\$616,140	100.00%	2001	\$0	\$616,140	
	Subtotal			\$27.35	\$994,109			\$894,698			\$0	\$894,698	90.00%
Ext. Closure	Doors and Windows	4		\$12.45	\$452,668	30	110.00%	\$497,934	100.00%	2001	\$0	\$497,934	
	Exterior Walls	6		\$39.53	\$1,437,180	100	100.00%	\$1,437,180	49.00%	2051	\$0	\$0	
	Roofing	3	Major leaks are occurring in skylight	\$8.42	\$305,910	20	120.00%	\$367,093	100.00%	2001	\$0	\$367,093	
	Subtotal			\$60.40	\$2,195,758			\$2,302,206			\$0	\$865,027	39.40%
Interiors	Ceilings	4	Mastic contains asbestos	\$7.40	\$269,121	15	110.00%	\$296,033	100.00%	2001	\$0	\$296,033	
	Floor	4	Mastic contains asbestos	\$7.06	\$256,725	15	110.00%	\$282,397	100.00%	2001	\$0	\$282,397	
	Wall Finish	4		\$7.92	\$287,916	10	100.00%	\$287,916	100.00%	2001	\$0	\$287,916	
	Walls/Doors	4		\$16.71	\$607,422	40	90.00%	\$546,680	100.00%	2001	\$0	\$546,680	
	Subtotal			\$39.09	\$1,421,184			\$1,413,027			\$0	\$1,413,027	99.43%
Mech / Plumb.	Air/Ventilation	2	200% of estimated life cycle	\$10.81	\$393,085	20	100.00%	\$393,085	100.00%	2001	\$0	\$393,085	
	Heating/Cooling	2	200% of estimated life cycle	\$25.91	\$941,724	25	100.00%	\$941,724	100.00%	2001	\$0	\$941,724	
	Plumbing/Fixtures	2	200% of estimated life	\$3.51	\$127,563	30	100.00%	\$127,563	100.00%	2001	\$0	\$127,563	
	Subtotal			\$40.23	\$1,462,372			\$1,462,372			\$0	\$1,462,372	100.00%
Specialties	Built-in Furn/Appliances	4		\$7.40	\$269,121	20	100.00%	\$269,121	100.00%	2001	\$0	\$269,121	
	Subtotal			\$7.40	\$269,121			\$269,121			\$0	\$269,121	100.00%
Structural,	Found./Slab/Structure	6		\$36.49	\$1,326,412	100	100.00%	\$1,326,412	100.00%	2001	\$0	\$1,326,412	
	Subtotal			\$36.49	\$1,326,412			\$1,326,412			\$0	\$1,326,412	100.00%
	Grand Total			\$217.23	\$7,896,889			\$7,964,150			\$0	\$6,526,970	82.65%

Future Facility Funding vs FCI for Liberal Arts



Estimate by Building System - Liberal Arts



Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\Letters & Science

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Letters & Science building is located in the southeast quadrant of the campus, west of the Clock Tower quad, and is a 2 story, 33,021 square foot facility that houses classrooms and faculty offices. The facility was originally constructed in 1952 as a library and was converted in 1982 to its current use.

The building rests on spread footings that are showing no signs of damage or settlement. The building structural system was constructed of poured in place reinforced concrete exterior walls. The interior walls are wood studs with metal lathe and cement plaster. The exterior storefront system and doors are single pane glazing with metal frames. The original roofing system was replaced with "monoform" in 1982 and is experiencing leaks at the northeast and western perimeter walls.

The interior finishes include 12"x12" glue down ceiling tiles that contain asbestos in the mastic.

The building contains illuminated exit signs and fire alarm pull stations. A centrally monitored fire alarm system with strobes and annunciators is not present and the egress corridors do not have the appropriate fire separation. The building has accessible ramps and ADA compliant toilet rooms on the first floor. The second floor of the building is not handicap accessible.

The 1st floor classrooms, offices and corridors were recarpeted in the summer of 2001. The 2nd floor classrooms and offices are carpeted with 20 year old substandard carpet.

MECHANICAL

The mechanical system consists of three (3), aging, air-handling units (AHU). These AHU's, located in attic mechanical rooms, are single coil, multizone, constant volume types, and are served hot water only from two different boiler rooms. The first boiler room located in the basement of the Admissions building, contains natural gas fired boilers that serves several buildings. The AHU's, boilers, ducting, piping, and pneumatic controls are obsolete and beyond their expected useful life, and should be replaced and upgraded. Exposed pipe insulation is fiberglass.

There is no cooling available at this time for the whole building. The AHU and portable electric fans provide fresh air ventilation. The lack of cooling is contrary to educational adequacy standards required for the mission of this facility.

ELECTRICAL

The electrical system is fed from a 300KVA transformer that delivers 120/208 volt, 3-phase power via an 800-amp panel that is located in the basement of the Admissions building. This 800-amp panel provides power to a 400-amp panel, located in a ground floor office, which further feeds smaller panels. Some of the smaller panels have been upgraded. Most of the feeder and distribution wiring for the facility is beyond its expected life, may not be adequate to support future computer additions, and should be replaced.

The fluorescent lighting was replaced during a building remodel project completed in approximately 1980. The lighting is at the end of its useful life and should be replaced with T-8 lamps and electronic ballasts.

There is a emergency central battery backup system that is functioning and providing power to exit signs and some additional building lighting. This unit has exceeded its useful life.

PLUMBING

The plumbing system - piping and fixtures - is original and though functioning adequately is beyond its expected useful life. Domestic hot water is supplied from a natural gas fired water heater located in the basement of the Admissions building.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$4,723,891.80

Replacement Cost:
\$7,173,085.79

FCI:
65.86%



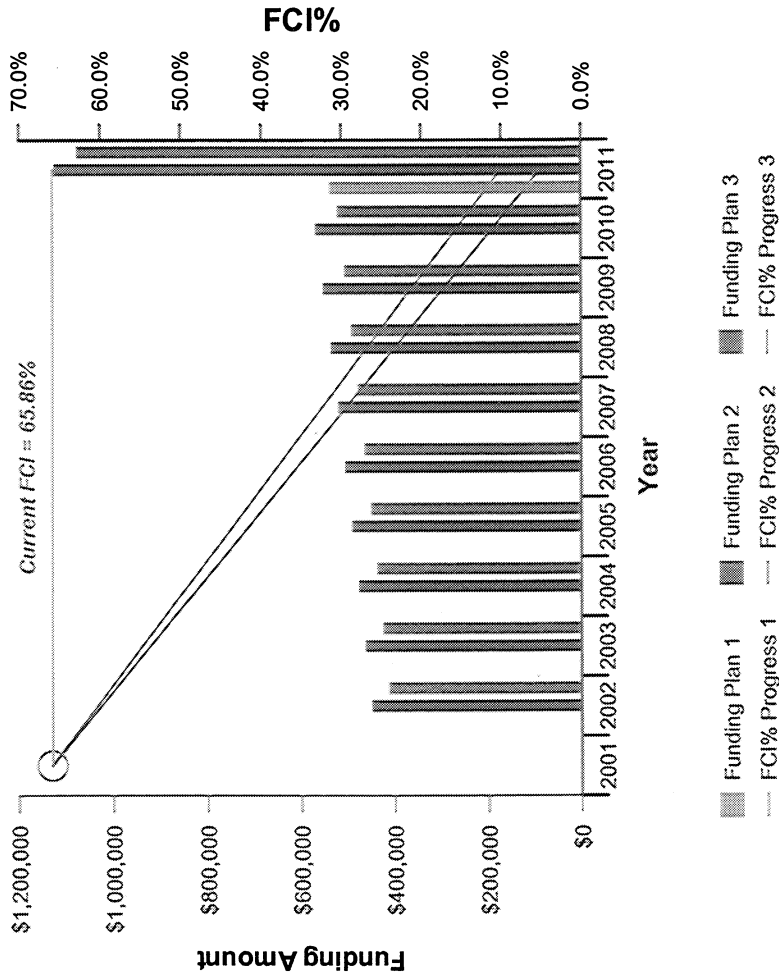
Facility Cost Summary

Southeast Quadrant - Letters & Science

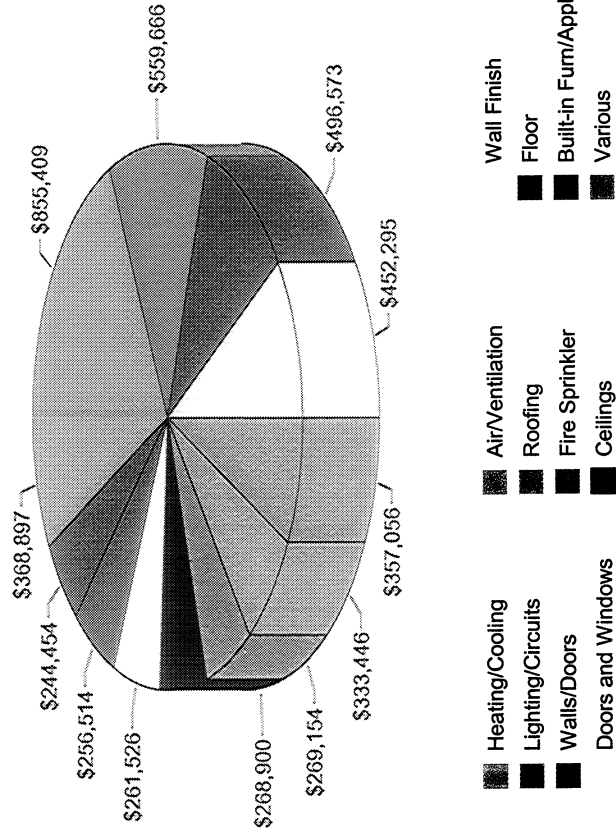
Gross Area: 33,021 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
5	Fire Sprinkler	5	Non existent, retrofit program current	\$6.27	\$207,042	30	130.00%	\$269,154	100.00%	2001	\$0	\$269,154	130.00%
	Subtotal			\$6.27	\$207,042			\$269,154			\$0	\$269,154	
Electrical	Comm/Data/Security	4		\$4.70	\$155,100	10	90.00%	\$139,590	100.00%	2001	\$0	\$139,590	
	Electrical Service	2	Exceeds 200% of est. life	\$3.82	\$126,041	30	90.00%	\$113,437	100.00%	2001	\$0	\$113,437	
	Lighting/Circuits	2	200% of estimated life cycle	\$18.83	\$621,851	20	90.00%	\$559,666	100.00%	2001	\$0	\$559,666	
	Subtotal			\$27.35	\$902,992			\$812,693			\$0	\$812,693	90.00%
Ext. Closure	Doors and Windows	4		\$12.45	\$411,177	30	110.00%	\$452,295	100.00%	2001	\$0	\$452,295	
	Exterior Walls	6		\$39.53	\$1,305,452	100	100.00%	\$1,305,452	49.00%	2052	\$0	\$0	
	Roofing	3	Minor leaks are occurring	\$8.42	\$277,872	20	120.00%	\$333,446	100.00%	2001	\$0	\$333,446	
	Subtotal			\$60.40	\$1,994,501			\$2,091,194			\$0	\$785,741	39.40%
Interiors	Ceilings	4		\$7.40	\$244,454	15	110.00%	\$268,900	100.00%	2001	\$0	\$268,900	
	Floor	4		\$7.06	\$233,194	15	110.00%	\$256,514	100.00%	2001	\$0	\$256,514	
	Wall Finish	4		\$7.92	\$261,526	10	100.00%	\$261,526	100.00%	2001	\$0	\$261,526	
	Walls/Doors	4		\$16.71	\$551,748	40	90.00%	\$496,573	100.00%	2001	\$0	\$496,573	
	Subtotal			\$39.09	\$1,290,923			\$1,283,513			\$0	\$1,283,513	99.43%
Mech / Plumb.	Air/Ventilation	2	200% of estimated life cycle	\$10.81	\$357,056	20	100.00%	\$357,056	100.00%	2001	\$0	\$357,056	
	Heating/Cooling	4		\$25.91	\$855,409	25	100.00%	\$855,409	100.00%	2001	\$0	\$855,409	
	Plumbing/Fixtures	2	200% of estimated life cycle	\$3.51	\$115,871	30	100.00%	\$115,871	100.00%	2001	\$0	\$115,871	
	Subtotal			\$40.23	\$1,328,336			\$1,328,336			\$0	\$1,328,336	100.00%
Specialties	Built-in Furn/Appliances	4		\$7.40	\$244,454	20	100.00%	\$244,454	100.00%	2001	\$0	\$244,454	
	Subtotal			\$7.40	\$244,454			\$244,454			\$0	\$244,454	100.00%
Structural,	Found./Slab/Structure	6		\$36.49	\$1,204,837	100	100.00%	\$1,204,837	49.00%	2052	\$0	\$0	
	Subtotal			\$36.49	\$1,204,837			\$1,204,837			\$0	\$0	0.00%
	Grand Total			\$217.23	\$7,173,086			\$7,234,181			\$0	\$4,723,892	65.86%

Future Facility Funding vs FCI for Letters & Science



Estimate by Building System - Letters & Science



Facility Executive Summary**Facility:** Santa Monica Community College\Northeast Quadrant>Main Stage**Facility Description:**

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Main Stage is located in the northeast quadrant of the campus. The one (1) story, 12,986 square foot facility was originally constructed in 1952. A 1,945 square foot addition to the northern area of the building was completed in 1986. This facility houses: set design shop, dressing rooms, sound mixing studio, costume manufacturing shop, and a 310 seat stage area.

The building rests on spread footings and shows no signs of damage or settlement. The building's structural system was constructed of poured in place reinforced concrete walls. The interior studs are wood with metal lath and cement plaster. The exterior storefront system and doors are single pane glazing in metal frames.

The interior finishes include brick pavers in the lobby, well worn carpet in the stage area aisles, and exposed concrete slab in the seating area. The ceiling over the seating area is cement plaster, and exposed framing over the stage and backstage shops.

This facility lacks both fire sprinklers and a centrally monitored fire alarm system. Additionally, the building is not handicap compliant, lacking accessible toilets.

MECHANICAL

The mechanical system serving this building contains several different types of systems of various ages. Most of the equipment is original equipment installed in 1952 and is 49-years old. The Main Stage has the original multizone hot water heat/vent unit that is supplemented with two (2) 7.5-ton roof top package electric cooling units that are approximately 15-years old. The Studio Stage has a 5-ton roof top package electric HVAC system that is approximately 18 years old. The Scene Shop has the original hot water heat/vent unit. The classroom area has two (2) roof top package heat pump units that are approximately 4 years old.

The basement boiler room contains eight (8) natural gas fired hot water boilers that are supported by two (2) circulating pumps. This equipment was replaced and is approximately 14-years old, and appears to be in good condition. The boiler room contains a MCC that is fed from the main electrical panel, original, obsolete, beyond its useful life, and should be replaced and upgraded. The controls are pneumatic. There is DDC within the building but it does not have a modem to provide a connection to the main campus system.

A roof mounted exhaust fan that is original serves the toilets of the Main Stage. This equipment is obsolete, beyond its useful life, and should be replaced and upgraded.

ELECTRICAL

The electrical system is fed from a 150 KVA transformer that delivers 120/208 volt, 3-phase power via an 800-amp distribution panel. This distribution panel serves smaller panels located throughout the building. There is some newer switchgear but most is original, obsolete, beyond its useful life, and should be replaced. The Scene Shop contains several pieces of power equipment.

There is a theater dimming/lighting system that appears to be original equipment, is obsolete and beyond its useful life, and should be replaced. The theater lighting system consists of portable fixtures that attach to the pipe rails and plug in. The fixtures, cords, and plugs are obsolete, beyond their useful life, and should be replaced and upgraded.

The lighting for the building contains several different types of fixtures depending on when an area was upgraded. One of the classrooms and the Studio Stage has been upgraded with new fluorescent fixtures that contain electronic ballasts and T-8 lamps. The balance of the building contains mostly incandescent lighting that is obsolete, beyond its useful life, and should be replaced and upgraded.

PLUMBING

The building contains a small restroom area that serves the audience of the Main Stage. The plumbing system - piping and fixtures - appear to be original and well maintained, but beyond their useful life and should be replaced. The toilets have been replaced with low flush units. Faucets and flush valves have also been replaced. The building is served with an electric water heater. The basement contains sump pumps for storm water and sewer that are beyond their useful life and should be replaced.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

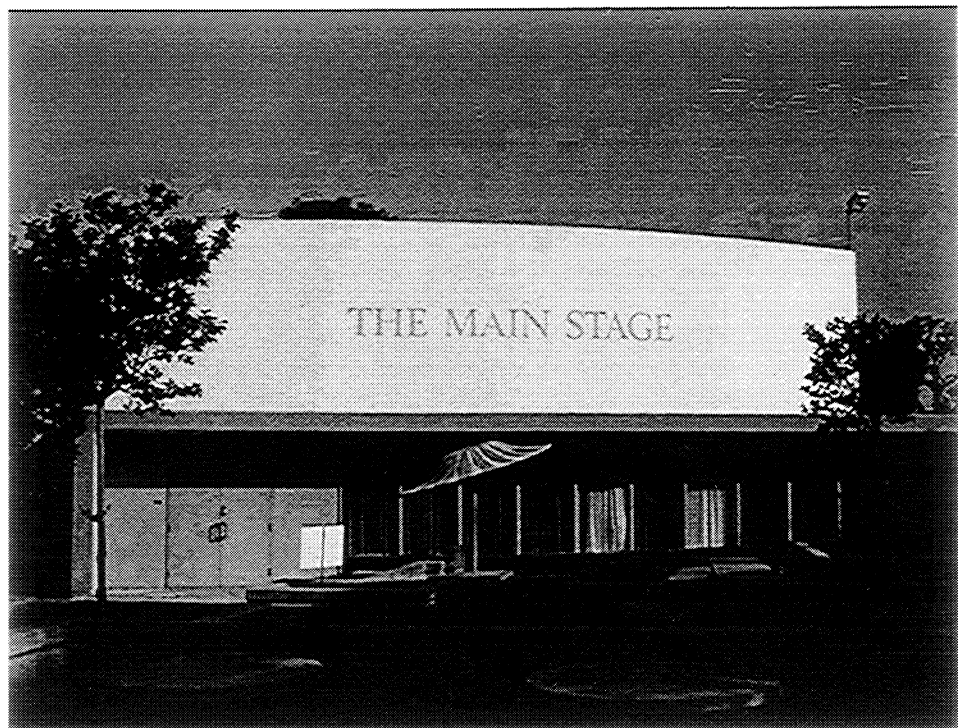
\$1,985,213.82

Replacement Cost:

\$3,243,431.27

FCI:

61.21%

**Photo Description:**

Main Stage, Northeast Quadrant

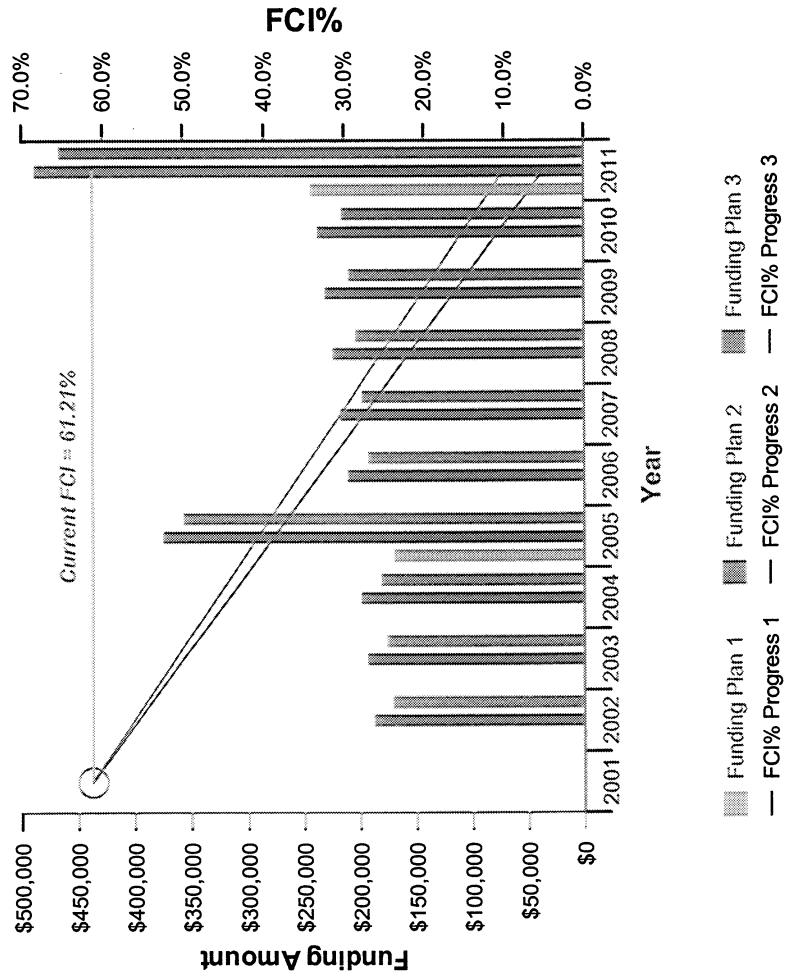
Facility Cost Summary

Northeast Quadrant - Main Stage

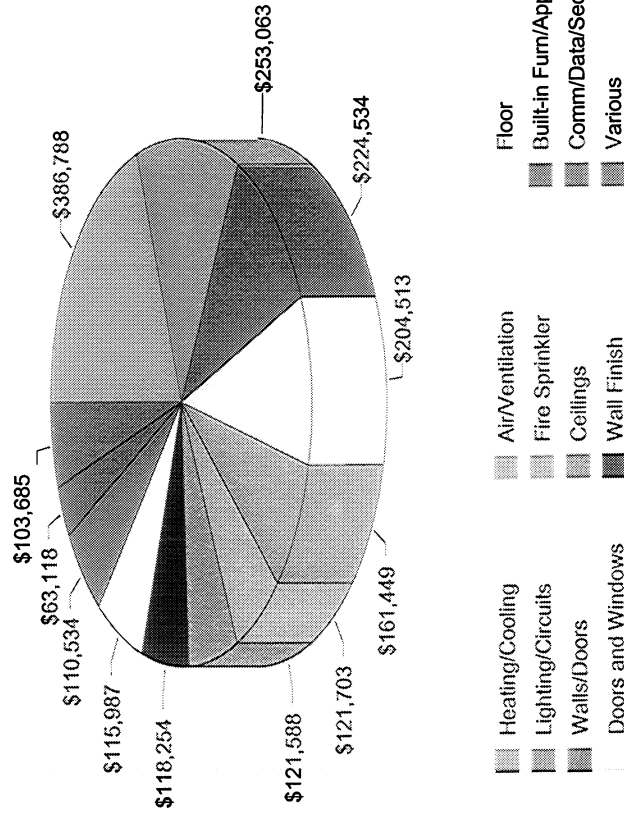
Gross Area: 14,931 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
1	Fire Sprinkler	1		\$6.27	\$93,617	30	130.00%	\$121,703	100.00%	2001	\$0	\$121,703	130.00%
	Subtotal			\$6.27	\$93,617			\$121,703			\$0	\$121,703	
Electrical	Comm/Data/Security	1		\$4.70	\$70,131	10	90.00%	\$63,118	100.00%	2001	\$0	\$63,118	
	Electrical Service	1		\$3.82	\$56,992	30	90.00%	\$51,292	100.00%	2001	\$0	\$51,292	
	Lighting/Circuits	1		\$18.83	\$281,181	20	90.00%	\$253,063	100.00%	2001	\$0	\$253,063	
	Subtotal			\$27.35	\$408,303			\$367,473			\$0	\$367,473	90.00%
Ext. Closure	Doors and Windows	1		\$12.45	\$185,921	30	110.00%	\$204,513	100.00%	2001	\$0	\$204,513	
	Exterior Walls	1		\$39.53	\$590,282	100	100.00%	\$590,282	50.00%	2051	\$0	\$0	
	Roofing	1		\$8.42	\$125,644	20	120.00%	\$150,773	80.00%	2005	\$0	\$0	
	Subtotal			\$60.40	\$901,847			\$945,568			\$0	\$204,513	22.68%
Interiors	Ceilings	1		\$7.40	\$110,534	15	110.00%	\$121,588	100.00%	2001	\$0	\$121,588	
	Floor	1		\$7.06	\$105,443	15	110.00%	\$115,987	100.00%	2001	\$0	\$115,987	
	Wall Finish	1		\$7.92	\$118,254	10	100.00%	\$118,254	100.00%	2001	\$0	\$118,254	
	Walls/Doors	1		\$16.71	\$249,482	40	90.00%	\$224,534	100.00%	2001	\$0	\$224,534	
	Subtotal			\$39.09	\$583,713			\$580,362			\$0	\$580,362	99.43%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$161,449	20	100.00%	\$161,449	100.00%	2001	\$0	\$161,449	
	Heating/Cooling	1		\$25.91	\$386,788	25	100.00%	\$386,788	100.00%	2001	\$0	\$386,788	
	Plumbing/Fixtures	1		\$3.51	\$52,393	30	100.00%	\$52,393	100.00%	2001	\$0	\$52,393	
	Subtotal			\$40.23	\$600,629			\$600,629			\$0	\$600,629	100.00%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$110,534	20	100.00%	\$110,534	100.00%	2001	\$0	\$110,534	
	Subtotal			\$7.40	\$110,534			\$110,534			\$0	\$110,534	100.00%
Structural,	Found./Slab/Structure	1		\$36.49	\$544,787	100	100.00%	\$544,787	50.00%	2051	\$0	\$0	
	Subtotal			\$36.49	\$544,787			\$544,787			\$0	\$0	0.00%
	Grand Total			\$217.23	\$3,243,431			\$3,271,057			\$0	\$1,985,214	61.21%

Future Facility Funding vs FCI for Main Stage



Estimate by Building System - Main Stage



Facility Executive Summary

Facility: Santa Monica Community College\Southwest Quadrant\PE Building

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The P.E. Building is located in the southwest quadrant of the campus adjacent to Corsair Field. The 24,653 s.f. single story structure was constructed in 1958 and has not had any major renovations. The facility houses the fitness center, offices, men's shower and locker rooms, and women's shower and locker rooms.

The building rests on spread footings that are showing no signs of damage or settlement. The poured in place concrete exterior walls are approximately 16' high and show no signs of seismic damage that the adjacent gymnasium sustained in the 1994 Northridge earthquake. The original monoform roof has severe leaks in the former location of the roof-top mounted solar panels.

The interior finishes include exposed concrete floor and roof structure in the locker rooms and 2' x 4' tegular ceiling and cement plaster at the interior walls in the offices.

The fire alarm system consists of an antiquated and marginally functioning simplex system without annunciators or strobes. Illuminated exit signs and pull-down fire alarms were present. The building has ADA accessible ramps and ADA accessible mens and womens rest rooms.

MECHANICAL

This complex contains several different types of HVAC equipment depending on when the structure was built or remodeled. The men and women locker rooms are served hot water heat/vent by separate roof mounted Temtrol units with pneumatic controls and were replaced in approximately 1991. The wellness center is served by two gas-fired heat pumps.

The basement boiler room has just gone through a complete equipment change out. There are two natural gas fired boilers that are supported by two circulating pumps. This boiler room serves the Physical Education and Gymnasium buildings. The boiler room contains a new 200-amp, 208-volt MCC that is fed from the main electrical room.

The roof mounted exhaust fans serving the building are all roof mounted, obsolete, beyond their useful life, and should be replaced and upgraded.

ELECTRICAL

The electrical system is fed from a 500 KVA transformer that delivers 120/208 volt, 3-phase power via a 1400-amp distribution panel located in the ground floor electric room. This distribution panel serves smaller panels located throughout the Physical Education and Gymnasium buildings. Most equipment and wiring are original, obsolete, beyond its useful life, and should be replaced and upgraded.

The lighting for this building contains different types of fixtures depending on when the structure was built or remodeled. The locker rooms contain a variety of fixtures. Most fluorescent fixtures have been upgraded with electronic ballasts and T-8 lamps. There is also some HID lighting of unknown age.

The building exit signs are powered by an Exide battery backup system that appears in aging but good condition.

PLUMBING

The toilets have been upgraded with low flush units and faucets have recently been replaced.

Two natural gas fired hot water boilers feed four storage tanks and two expansion tanks, supply the domestic hot water system for the Physical Education and Gymnasium buildings. This equipment was recently installed to replace the aging and obsolete system.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$2,783,937.56

Replacement Cost:
\$5,355,321.88

FCI:
51.98%



Santa Monica, CA -

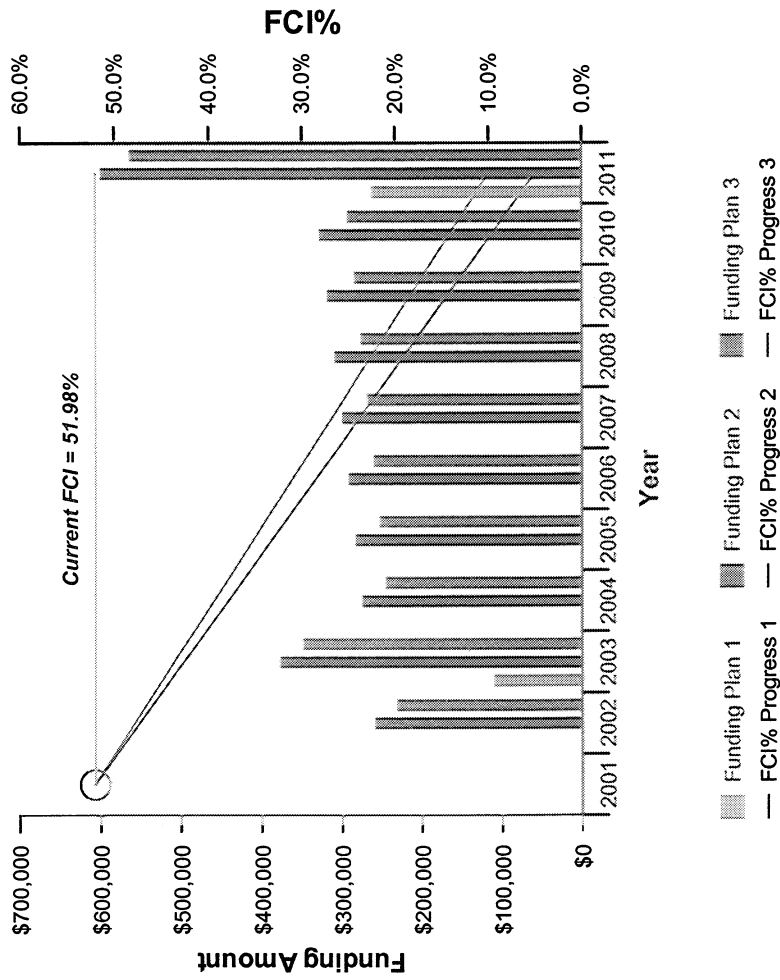
Facility Cost Summary

Southwest Quadrant - PE Building

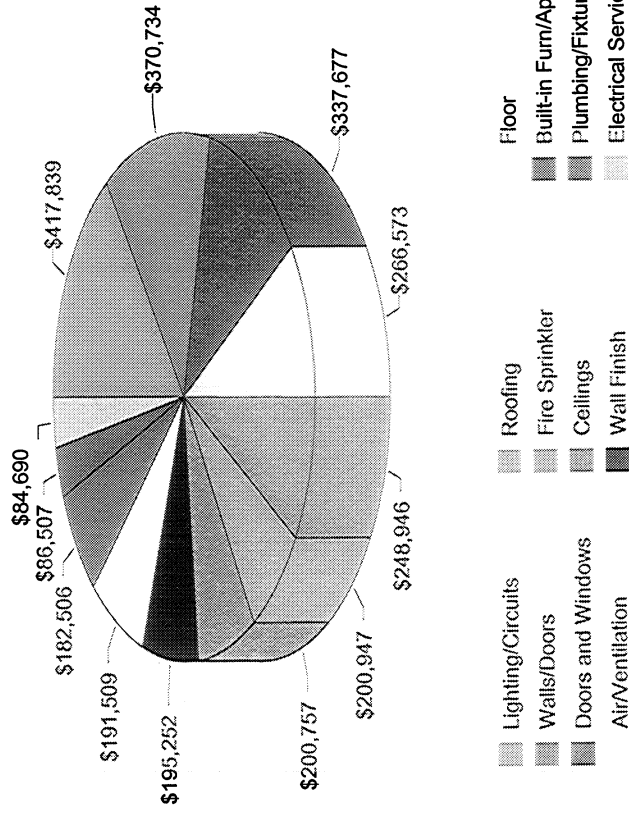
Gross Area: 24,653 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
1	Fire Sprinkler	1		\$6.27	\$154,574	30	130.00%	\$200,947	100.00%	2001	\$0	\$200,947	130.00%
	Subtotal			\$6.27	\$154,574			\$200,947			\$0	\$200,947	
Electrical	Comm/Data/Security	1		\$4.70	\$115,795	10	90.00%	\$104,216	80.00%	2003	\$0	\$0	
	Electrical Service	1		\$3.82	\$94,101	30	90.00%	\$84,690	100.00%	2001	\$0	\$84,690	
	Lighting/Circuits	1		\$18.83	\$464,265	20	90.00%	\$417,839	100.00%	2001	\$0	\$417,839	
	Subtotal			\$27.35	\$674,161			\$606,745			\$0	\$602,529	74.54%
Ext. Closure	Doors and Windows	1		\$12.45	\$306,979	30	110.00%	\$337,677	100.00%	2001	\$0	\$337,677	
	Exterior Walls	1		\$39.53	\$974,632	100	100.00%	\$974,632	80.00%	2021	\$0	\$0	
	Roofing	1		\$8.42	\$207,455	20	120.00%	\$248,946	100.00%	2001	\$0	\$248,946	
	Subtotal			\$60.40	\$1,489,066			\$1,561,255			\$0	\$566,623	39.40%
Interiors	Ceilings	1		\$7.40	\$182,506	15	110.00%	\$200,757	100.00%	2001	\$0	\$200,757	
	Floor	1		\$7.06	\$174,099	15	110.00%	\$191,509	100.00%	2001	\$0	\$191,509	
	Wall Finish	1		\$7.92	\$195,252	10	100.00%	\$195,252	100.00%	2001	\$0	\$195,252	
	Walls/Doors	1		\$16.71	\$411,927	40	90.00%	\$370,734	100.00%	2001	\$0	\$370,734	
	Subtotal			\$39.09	\$963,784			\$958,252			\$0	\$958,252	99.43%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$266,573	20	100.00%	\$266,573	100.00%	2001	\$0	\$266,573	
	Heating/Cooling	1		\$25.91	\$638,636	25	100.00%	\$638,636	30.00%	2018	\$0	\$0	
	Plumbing/Fixtures	1		\$3.51	\$86,507	30	100.00%	\$86,507	100.00%	2001	\$0	\$86,507	
	Subtotal			\$40.23	\$981,716			\$991,716			\$0	\$353,080	35.60%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$182,506	20	100.00%	\$182,506	100.00%	2001	\$0	\$182,506	
	Subtotal			\$7.40	\$182,506			\$182,506			\$0	\$182,506	100.00%
Structural,	Found./Slab/Structure	1		\$36.49	\$899,514	100	100.00%	\$899,514	80.00%	2021	\$0	\$0	
	Subtotal			\$36.49	\$899,514			\$899,514			\$0	\$0	0.00%
	Grand Total			\$217.23	\$5,355,322			\$5,400,935			\$0	\$2,783,938	51.96%

Future Facility Funding vs FCI for PE Building



Estimate by Building System - PE Building



Facility Executive Summary

Facility: Santa Monica Community College\Northeast Quadrant\Music Complex

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Music Building is located in the northeast quadrant of the campus. The western one (1) story, 10,000 square foot facility was originally constructed in 1952, and the eastern addition was completed in 1978. The facility houses classrooms, offices and a 25'-0" high recital/practice room.

The building rests on spread footings and shows no signs of damage or settlement. The building's structural system was constructed of poured in place reinforced concrete walls. The interior studs are wood with metal lath and cement plaster. The exterior storefront system and doors are single pane glazing in metal frames.

The roof was replaced with a modified bituminous roofing system in August 2000 and is not experiencing any leaks.

The interior finishes include 12" x 12" VCT tile in the classrooms and large recital/practice room with 12" x 12" direct glue down ceiling tile. Two (2) classrooms and all the small (6 x 8) practice rooms contain 9" x 9" VAT tile containing asbestos.

The fire alarm system is an antiquated and obsolete "Simplex" system that lacks both battery backup and memory. The building does not have a fire sprinkler system.

MECHANICAL

This complex contains several different types of HVAC equipment depending on when the structure was built or remodeled. Rooms 168 and 169 are each served by a 5-ton rooftop, package, gas/electric unit, which were replaced in 1991. The main building is served with a hot water heat/vent unit that is mounted in an attic crawl space. Several of the spaces within this building are additionally served with baseboard style hot water radiators. The hot water is supplied by the Art Complex boiler system. The controls are pneumatic.

There is a roof mounted exhaust fan that serves the toilet facilities.

ELECTRICAL

The electrical system is fed from a 150 KVA transformer that delivers 120/208 volt, 3-phase power via an 800-amp distribution panel located in the basement of the Art Complex. This transformer and distribution panel serves smaller panels located throughout this complex.

The lighting for the complex contains different types of fixtures depending on when the structure was built or remodeled. Some of the fluorescent lighting appears original, is obsolete, beyond its useful life, and should be replaced. Some of the ballasts may contain PCB's. Hallways and practice rooms have fluorescent lighting with T-12 lamps that should be upgraded and replaced with electronic ballasts and T-8 lamps. The classrooms with pendant lighting have upgraded fluorescent lighting with electronic ballasts and T-8 lamps that are approximately 6 years old.

PLUMBING

Most of the plumbing system - piping and fixtures - in the complex is original and though functioning adequately because of good maintenance practices, is beyond its expected useful life. Toilets have been replaced with low flush units. Most of the faucets have been replaced.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$991,342.00

Replacement Cost:
\$2,172,280.00

FCI:
45.64%



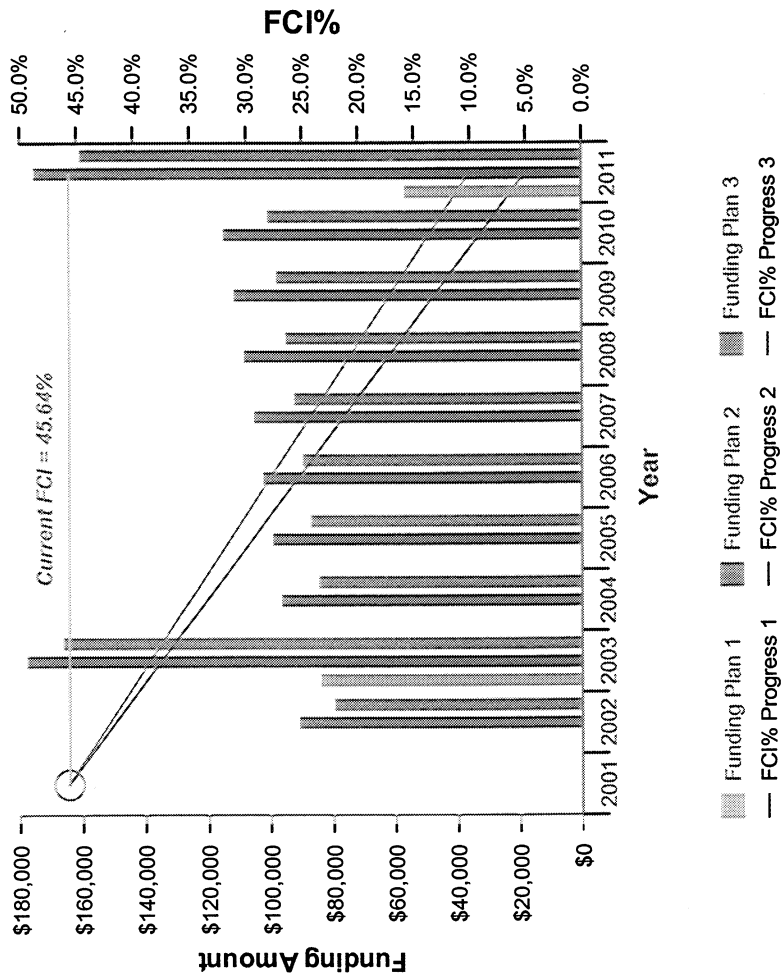
Facility Cost Summary

Northeast Quadrant - Music Complex

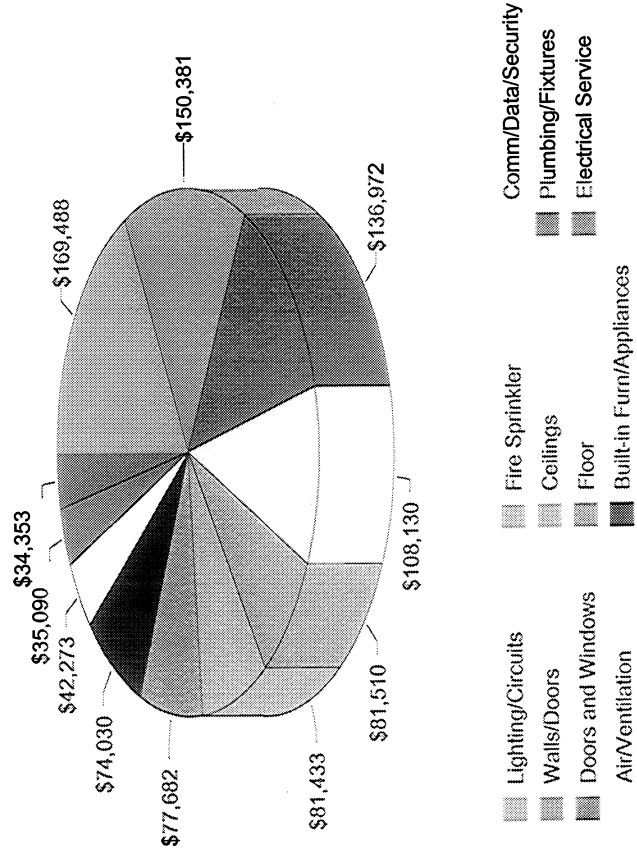
Gross Area: 10,000 SF

System Group Code/Life/SqFt	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
1	Fire Sprinkler	1		\$6.27	\$62,700	30	130.00%	\$81,510	100.00%	2001	\$0	\$81,510	130.00%
	Subtotal			\$6.27	\$62,700			\$81,510			\$0	\$81,510	
Electrical	Comm/Data/Security	1		\$4.70	\$46,970	10	90.00%	\$42,273	100.00%	2001	\$0	\$42,273	
	Electrical Service	1		\$3.82	\$38,170	30	90.00%	\$34,353	100.00%	2001	\$0	\$34,353	
	Lighting/Circuits	1		\$18.83	\$188,320	20	90.00%	\$169,488	100.00%	2001	\$0	\$169,488	
	Subtotal			\$27.35	\$273,460			\$246,114			\$0	\$246,114	90.00%
Ext. Closure	Doors and Windows	1		\$12.45	\$124,520	30	110.00%	\$136,972	100.00%	2001	\$0	\$136,972	
	Exterior Walls	1		\$39.53	\$395,340	100	100.00%	\$395,340	80.00%	2021	\$0	\$0	
	Roofing	1		\$8.42	\$84,150	20	120.00%	\$100,980	25.00%	2016	\$0	\$0	
	Subtotal			\$60.40	\$604,010			\$633,292			\$0	\$136,972	22.66%
Interiors	Ceilings	1		\$7.40	\$74,030	15	110.00%	\$81,433	100.00%	2001	\$0	\$81,433	
	Floor	1		\$7.06	\$70,620	15	110.00%	\$77,682	100.00%	2001	\$0	\$77,682	
	Wall Finish	1		\$7.92	\$79,200	10	100.00%	\$79,200	80.00%	2003	\$0	\$0	
	Walls/Doors	1		\$16.71	\$167,090	40	90.00%	\$150,381	100.00%	2001	\$0	\$150,381	
	Subtotal			\$39.09	\$390,940			\$388,696			\$0	\$309,496	79.17%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$108,130	20	100.00%	\$108,130	100.00%	2001	\$0	\$108,130	
	Heating/Cooling	1		\$25.91	\$259,050	25	100.00%	\$259,050	40.00%	2016	\$0	\$0	
	Plumbing/Fixtures	1		\$3.51	\$35,090	30	100.00%	\$35,090	100.00%	2001	\$0	\$35,090	
	Subtotal			\$40.23	\$402,270			\$402,270			\$0	\$143,220	35.60%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$74,030	20	100.00%	\$74,030	100.00%	2001	\$0	\$74,030	
	Subtotal			\$7.40	\$74,030			\$74,030			\$0	\$74,030	100.00%
Structural,	Found./Slab/Structure	1		\$36.49	\$364,870	100	100.00%	\$364,870	50.00%	2051	\$0	\$0	
	Subtotal			\$36.49	\$364,870			\$364,870			\$0	\$0	0.00%
	Grand Total			\$217.23	\$2,172,280			\$2,190,782			\$0	\$991,342	45.64%

Future Facility Funding vs FCI for Music Complex



Estimate by Building System - Music Complex



Facility Executive Summary

Facility: Santa Monica Community College\Northeast Quadrant\Concert Hall

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Concert Hall is located in the northeast quadrant of the campus adjacent to Pico Blvd. The one (1) story, 6,139 square foot structure was originally constructed in 1978. This facility has a 250 seat theater that also serves as a classroom and lecture hall. The theater is available to the community for various musical and lecture productions. It promotes and maintains an essential college-to-community relationship.

The building rests on spread footings and shows no signs of damage or settlement. The building's structural system consists of steel framing with exterior cement plaster skin. The exterior storefront system utilizes 50% operable single pane glazing in metal frames.

The roof was replaced with a modified bitumorous roofing system in August 2000 and is experiencing continuous minor leaks. The entire eastern portion of the building's exterior perimeter wall at grade leaks; a below grade waterproofing repair job was completed in June 2001.

The interior finishes include two (2) year old carpet in the Concert Hall and sheet vinyl in the back of house areas with painted gypsum board ceiling.

The fire alarm system is an antiquated and obsolete "Simplex" system that lacks both battery backup and memory. The building does not have a fire sprinkler system.

MECHANICAL

The mechanical system consists of two 5-ton package, rooftop, gas/electric, multizone units that are one year old. The system has DDC controls with a modem to connect to the main campus system.

ELECTRICAL

The electrical system is fed from an outdoor transformer that delivers 120/208 volt, 3-phase power via a rooftop 800-amp distribution panel. This panel further feeds the HVAC units and smaller panels located throughout the building. All of the switchgear is in good condition.

There is a small theater dimming/lighting system that appears to be in good condition.

The lighting for the building appears original and in good condition. The main room contains metal halide and incandescent fixtures. The office area is served with fluorescent lighting with T-12 lamps.

PLUMBING

There are no restroom facilities within this building.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

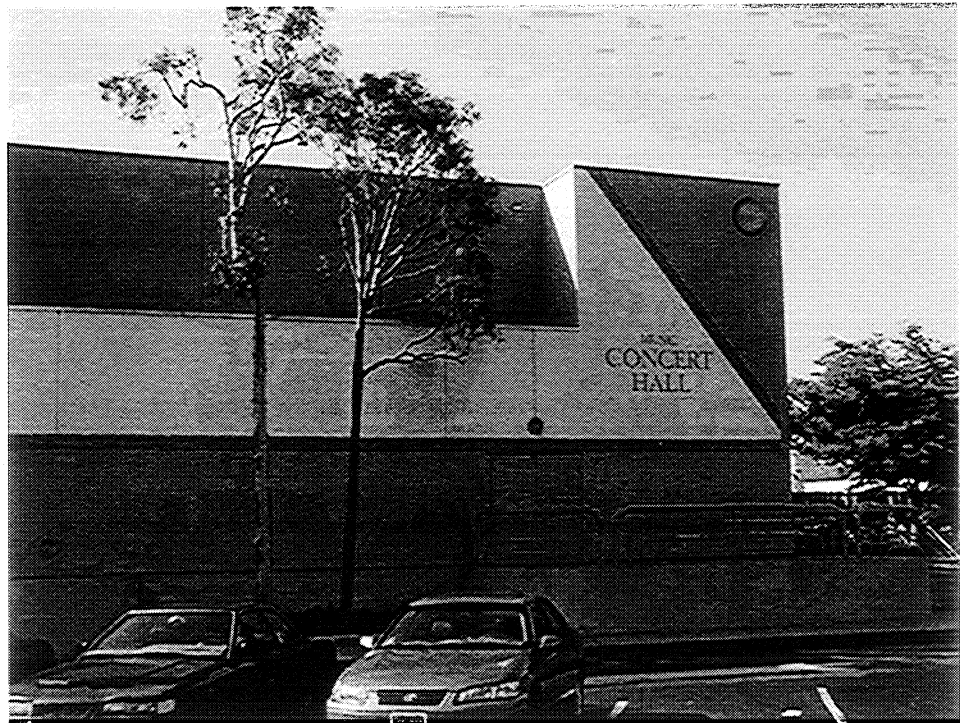
\$359,801.75

Replacement Cost:

\$1,333,562.69

FCI:

26.98%

**Photo Description:**

Concert Hall, Northeast Quadrant

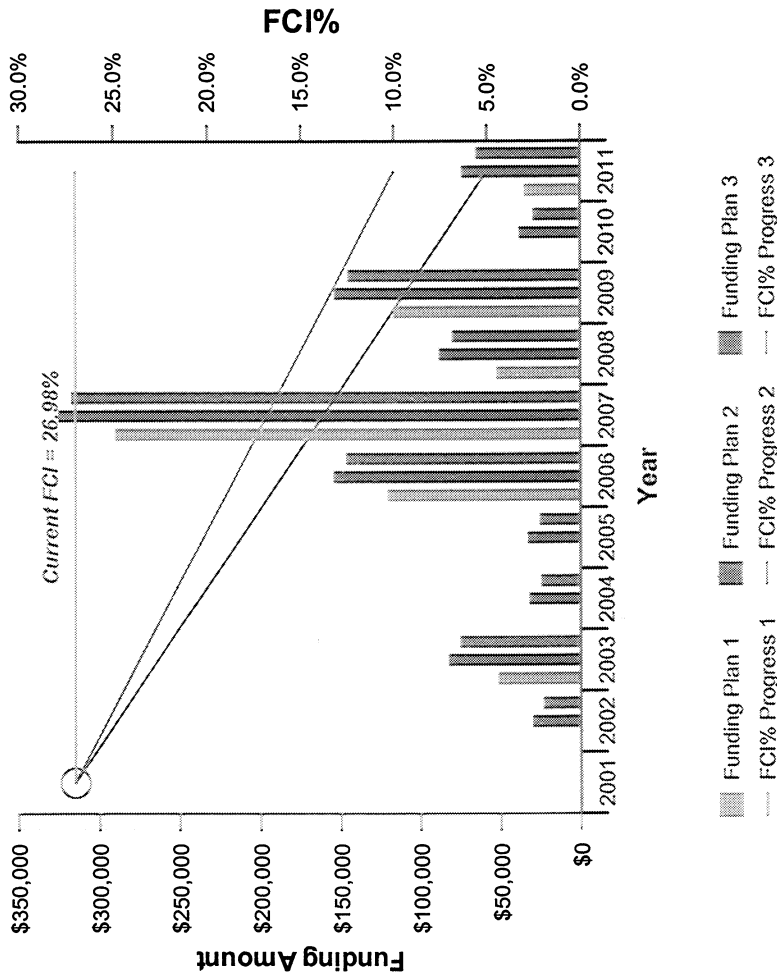
Facility Cost Summary

Northeast Quadrant - Concert Hall

Gross Area: 6,139 SF

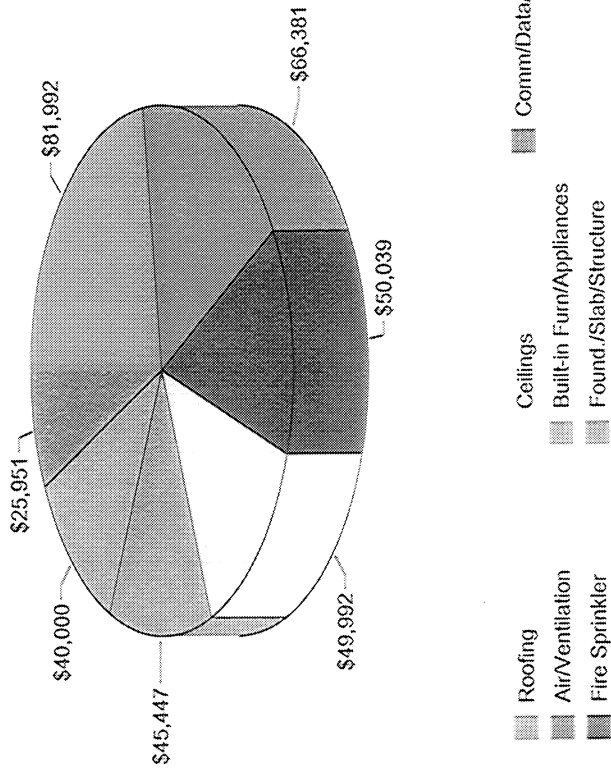
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$6.27	\$36,492	30	130.00%	\$50,039	100.00%	2001	\$0	\$50,039	130.00%
	Subtotal			\$6.27	\$36,492			\$50,039			\$0	\$50,039	
Electrical	Comm/Data/Security	1		\$4.70	\$28,835	10	90.00%	\$25,951	100.00%	2001	\$0	\$25,951	
	Electrical Service	1		\$3.82	\$23,433	30	90.00%	\$21,089	75.00%	2008	\$0	\$0	
	Lighting/Circuits	1		\$18.83	\$115,610	20	90.00%	\$104,049	75.00%	2006	\$0	\$0	
	Subtotal			\$27.35	\$167,877			\$151,089			\$0	\$25,951	15.46%
Ext. Closure	Doors and Windows	1		\$12.45	\$76,443	30	110.00%	\$84,087	80.00%	2007	\$0	\$0	
	Exterior Walls	1		\$39.53	\$242,699	100	100.00%	\$242,699	80.00%	2021	\$0	\$0	
	Roofing	1	Roof is still leaking	\$8.42	\$51,660	20	120.00%	\$61,992	100.00%	2001	\$20,000	\$81,992	
	Subtotal			\$60.40	\$370,802			\$388,778			\$20,000	\$81,992	22.11%
Interiors	Ceilings	1		\$7.40	\$45,447	15	110.00%	\$49,992	100.00%	2001	\$0	\$49,992	
	Floor	1		\$7.06	\$43,354	15	110.00%	\$47,689	20.00%	2013	\$0	\$0	
	Wall Finish	1		\$7.92	\$48,621	10	100.00%	\$48,621	80.00%	2003	\$0	\$0	
	Walls/Doors	1		\$16.71	\$102,577	40	90.00%	\$92,319	80.00%	2009	\$0	\$0	
	Subtotal			\$39.09	\$239,998			\$238,620			\$0	\$49,992	20.83%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$66,381	20	100.00%	\$66,381	100.00%	2001	\$0	\$66,381	
	Heating/Cooling	1		\$25.91	\$159,031	25	100.00%	\$159,031	75.00%	2007	\$0	\$0	
	Plumbing/Fixtures	1		\$3.51	\$21,542	30	100.00%	\$21,542	75.00%	2008	\$0	\$0	
	Subtotal			\$40.23	\$246,954			\$246,954			\$0	\$66,381	26.88%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$45,447	20	100.00%	\$45,447	100.00%	2001	\$0	\$45,447	100.00%
	Subtotal			\$7.40	\$45,447			\$45,447			\$0	\$45,447	
Structural,	Found./Slab/Structure	1	Foundation is leaking	\$36.49	\$223,994	100	100.00%	\$223,994	50.00%	2051	\$40,000	\$40,000	17.86%
	Subtotal			\$36.49	\$223,994			\$223,994			\$40,000	\$40,000	
	Grand Total			\$217.23	\$1,333,563			\$1,344,921			\$60,000	\$359,802	26.98%

Future Facility Funding vs FCI for Concert Hall



COMET - Printed on: 8/7/01
Escalation %: 3%

Estimate by Building System - Concert Hall



Facility Executive Summary

Facility: Santa Monica Community College\Northwest Quadrant\Science Village

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

Science Village is a cluster of temporary, modular buildings located in the northwest quadrant of the campus next to the tennis courts. The one (1) story, 22,800 square foot facility was originally erected in 1994. This facility houses math classrooms as well as faculty offices and some student counseling services. The building is of modular construction and is approached by means of wooden stairways and ramps.

The building rests on a concrete foundation and shows no signs of damage or settlement. The building's structural system was constructed of sandwich panels over studs with T-111 plywood for siding on the outside and drywall on the inside. The interior studs are metal with painted gyp. board over. The windows are discrete aluminum units set in the exterior sandwich system and doors are hollow core set in metal frames.

The interior finishes include carpeting, gyp. board and suspended ceiling.

This facility lacks both fire sprinklers and a centrally monitored fire alarm system. Additionally, the building is not handicap compliant, lacking accessible toilets.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

\$1,089,110.40

Replacement Cost:

\$2,107,176.00

FCI:

51.69%



Photo Description:

Science Village, Northwest Quadrant

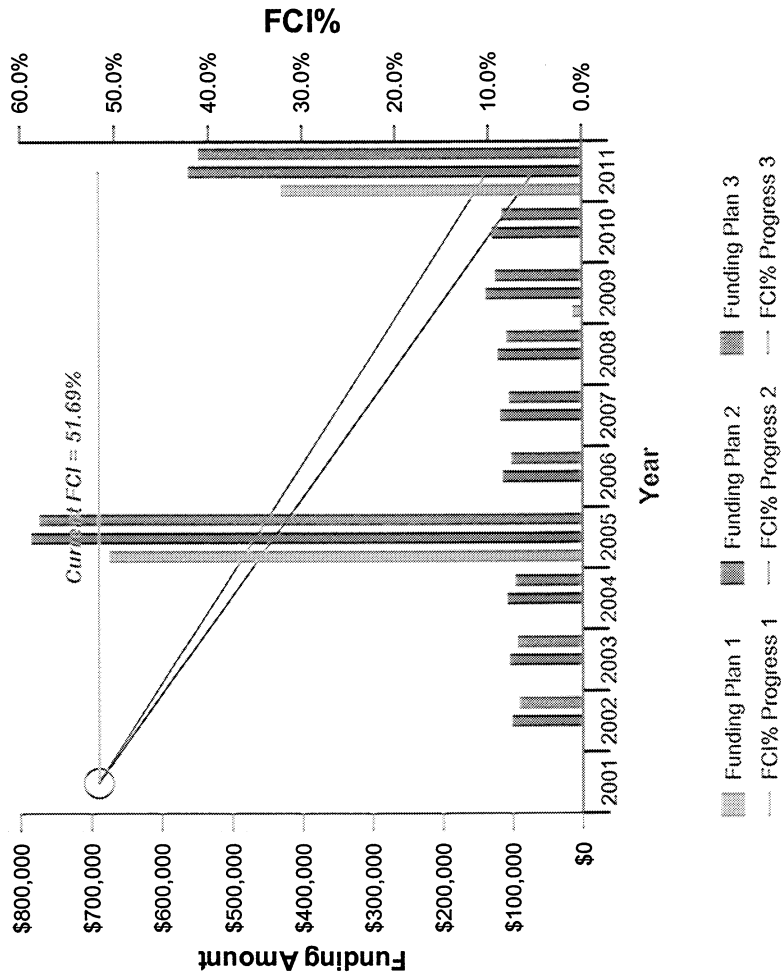
Facility Cost Summary

Northwest Quadrant - Science Village

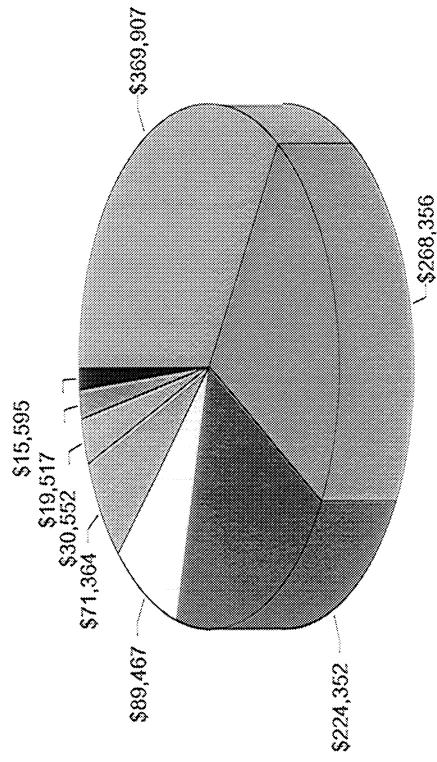
Gross Area: 22,800 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Conveying	1		\$0.79	\$18,012	20	100.00%	\$18,012	80.00%	2005	\$0	\$0	
	Stairs	1		\$0.35	\$7,980	20	100.00%	\$7,980	80.00%	2005	\$0	\$0	
	Superstructure	1		\$3.49	\$79,572	80	100.00%	\$79,572	80.00%	2017	\$0	\$0	0.00%
	Subtotal			\$4.63	\$105,564			\$105,564			\$0	\$0	
Code/Life/Saf	Fire Sprinkler	1		\$0.55	\$12,540	20	100.00%	\$12,540	80.00%	2005	\$0	\$0	0.00%
	Subtotal			\$0.55	\$12,540			\$12,540			\$0	\$0	
Electrical	Comm/Data/Security	1		\$1.07	\$24,396	20	80.00%	\$19,517	100.00%	2001	\$0	\$19,517	
	Electrical Service	1		\$0.57	\$12,996	20	120.00%	\$15,595	100.00%	2001	\$0	\$15,595	
	Lighting/Circuits	1		\$4.72	\$107,616	20	100.00%	\$107,616	80.00%	2005	\$0	\$0	
	Subtotal			\$6.36	\$145,008			\$142,728			\$0	\$35,112	24.21%
Ext. Closure	Doors and Windows	1		\$11.77	\$268,356	20	100.00%	\$268,356	100.00%	2001	\$0	\$268,356	
	Exterior Walls	1		\$9.55	\$217,740	50	100.00%	\$217,740	80.00%	2011	\$0	\$0	
	Roofing	1		\$3.13	\$71,364	10	100.00%	\$71,364	100.00%	2001	\$0	\$71,364	
	Subtotal			\$24.45	\$557,460			\$557,460			\$0	\$339,720	60.94%
Interiors	Ceilings	1		\$1.34	\$30,552	10	100.00%	\$30,552	100.00%	2001	\$0	\$30,552	
	Floor	1		\$3.27	\$74,556	20	120.00%	\$89,467	100.00%	2001	\$0	\$89,467	
	Wall Finish	1		\$7.02	\$160,056	20	80.00%	\$128,045	80.00%	2005	\$0	\$0	
	Walls/Doors	1		\$2.96	\$67,488	20	100.00%	\$67,488	80.00%	2005	\$0	\$0	
	Subtotal			\$14.59	\$332,652			\$315,552			\$0	\$120,019	36.08%
Mech / Plumb.	Heating/Cooling	1		\$9.84	\$224,352	30	100.00%	\$224,352	100.00%	2001	\$0	\$224,352	
	Plumbing/Fixtures	1		\$20.28	\$462,384	20	80.00%	\$369,907	100.00%	2001	\$0	\$369,907	
	Subtotal			\$30.12	\$686,736			\$594,259			\$0	\$594,259	86.53%
Specialties	Built-in Furn/Appliances	1		\$0.42	\$9,576	40	110.00%	\$10,534	80.00%	2009	\$0	\$0	0.00%
	Subtotal			\$0.42	\$9,576			\$10,534			\$0	\$0	
Structural,	Found/Slab/Structure	1		\$11.30	\$257,640	20	100.00%	\$257,640	80.00%	2005	\$0	\$0	0.00%
	Subtotal			\$11.30	\$257,640			\$257,640			\$0	\$0	
	Grand Total			\$82.42	\$2,107,176			\$1,996,277			\$0	\$1,089,110	51.69%

Future Facility Funding vs FCI for Science Village



Estimate by Building System - Science Village



- Plumbing/Fixtures
- Doors and Windows
- Heating/Cooling
- Floor
- Roofing
- Ceilings
- Comm/Data/Security
- Electrical Service

Facility Executive Summary

Facility: Santa Monica Community College\Southwest Quadrant\Library Village

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

Library Village is a cluster of temporary, modular buildings located in the southwest quadrant of the campus next to the library (which is currently being remodelled). The one (1) story, 44,872 square foot facility was originally erected in 1995. This facility houses classrooms, the temporary library, and faculty offices. The building is of modular construction and is approached by means of wooden stairways, ramps, and a boardwalk. The roofing is roll roofing.

The buildings rest on concrete foundations and shows no signs of damage or settlement. The buildings' structural system was constructed of sandwich panels over studs with T-111 plywood for siding on the outside and drywall on the inside. The interior studs are metal with painted gyp. board over. The windows are discrete aluminum units set in the exterior sandwich system and doors are hollow core set in metal frames.

The interior finishes include carpeting, gyp. board and suspended ceiling.

This facility lacks both fire sprinklers and a centrally monitored fire alarm system. Additionally, the building is not handicap compliant, lacking accessible toilets.

MECHANICAL

The building is heated and cooled by means of rooftop units.

ELECTRICAL

The building has 200 amp 120/208 service. There is adequate capacity.

PLUMBING

The building has womens rest rooms and mens rest rooms.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$2,143,445.70

Replacement Cost:
\$4,147,070.24

FCI:
51.69%

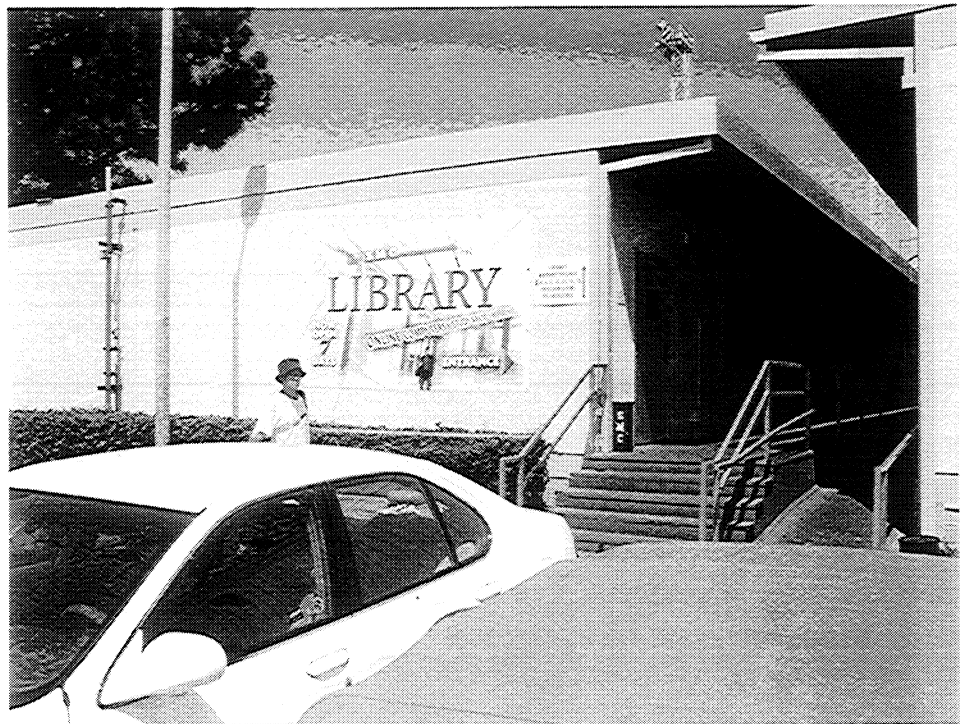


Photo Description:

Library Village, Southwest Quadrant

Facility Cost Summary

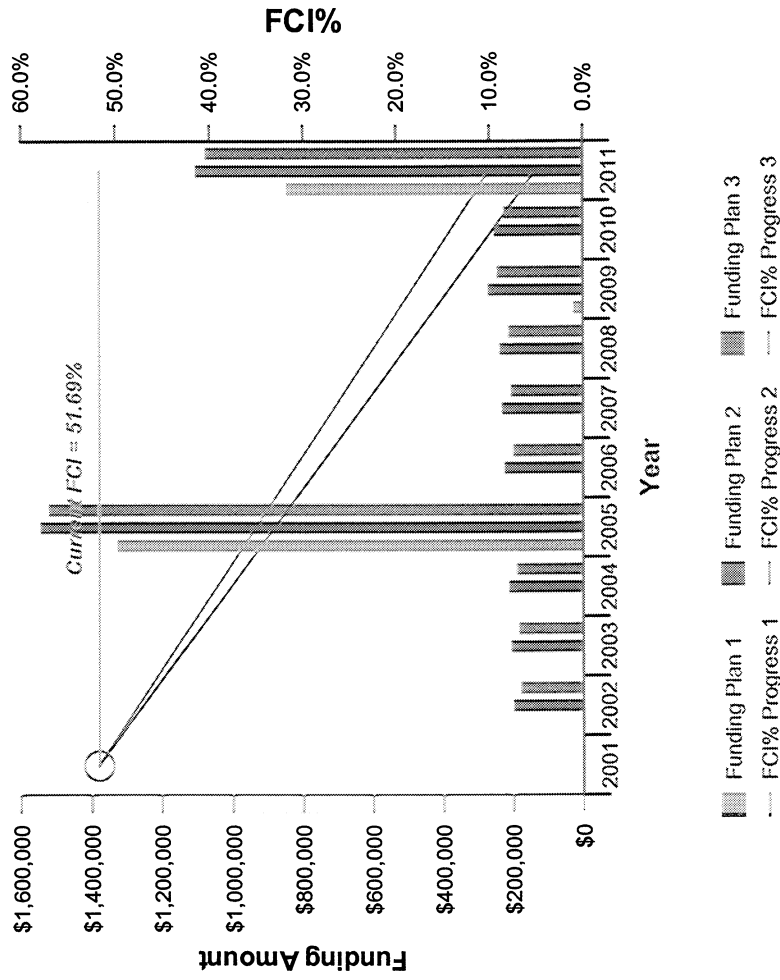
Santa Monica, CA

Southwest Quadrant - Library Village

Gross Area: 44,872 SF

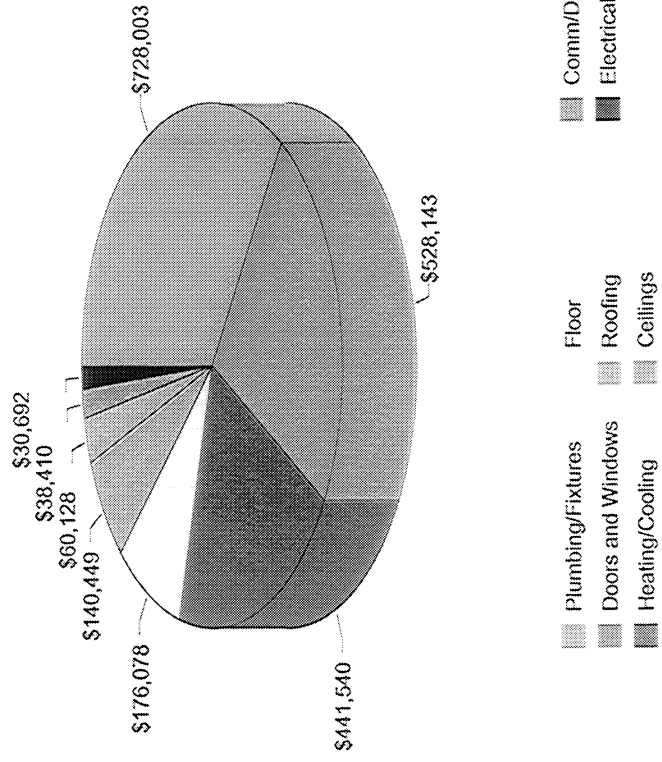
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Conveying	1		\$0.79	\$35,449	20	100.00%	\$35,449	80.00%	2005	\$0	\$0	
	Stairs	1		\$0.35	\$15,705	20	100.00%	\$15,705	80.00%	2005	\$0	\$0	
	Superstructure	1		\$3.49	\$156,603	80	100.00%	\$156,603	80.00%	2017	\$0	\$0	
	Subtotal			\$4.63	\$207,757			\$207,757			\$0	\$0	0.00%
Code/Life/Saf	Fire Sprinkler	1		\$0.55	\$24,680	20	100.00%	\$24,680	80.00%	2005	\$0	\$0	
	Subtotal			\$0.55	\$24,680			\$24,680			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$1.07	\$48,013	20	80.00%	\$38,410	100.00%	2001	\$0	\$38,410	
	Electrical Service	1		\$0.57	\$25,577	20	120.00%	\$30,692	100.00%	2001	\$0	\$30,692	
	Lighting/Circuits	1		\$4.72	\$211,796	20	100.00%	\$211,796	80.00%	2005	\$0	\$0	
	Subtotal			\$6.36	\$285,386			\$280,899			\$0	\$69,103	24.21%
Ext. Closure	Doors and Windows	1		\$11.77	\$528,143	20	100.00%	\$528,143	100.00%	2001	\$0	\$528,143	
	Exterior Walls	1		\$9.55	\$428,528	50	100.00%	\$428,528	80.00%	2011	\$0	\$0	
	Roofing	1		\$3.13	\$140,449	10	100.00%	\$140,449	100.00%	2001	\$0	\$140,449	
	Subtotal			\$24.45	\$1,097,120			\$1,097,120			\$0	\$668,593	60.94%
Interiors	Ceilings	1		\$1.34	\$60,128	10	100.00%	\$60,128	100.00%	2001	\$0	\$60,128	
	Floor	1		\$3.27	\$146,731	20	120.00%	\$176,078	100.00%	2001	\$0	\$176,078	
	Wall Finish	1		\$7.02	\$315,001	20	80.00%	\$252,001	80.00%	2005	\$0	\$0	
	Walls/Doors	1		\$2.96	\$132,821	20	100.00%	\$132,821	80.00%	2005	\$0	\$0	
	Subtotal			\$14.59	\$654,682			\$621,028			\$0	\$236,206	36.08%
Mech / Plumb.	Heating/Cooling	1		\$9.84	\$441,540	30	100.00%	\$441,540	100.00%	2001	\$0	\$441,540	
	Plumbing/Fixtures	1		\$20.28	\$910,004	20	80.00%	\$728,003	100.00%	2001	\$0	\$728,003	
	Subtotal			\$30.12	\$1,351,545			\$1,169,544			\$0	\$1,169,544	86.53%
Specialties	Built-in Furn/Appliances	1		\$0.42	\$18,846	40	110.00%	\$20,731	80.00%	2009	\$0	\$0	
	Subtotal			\$0.42	\$18,846			\$20,731			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$11.30	\$507,054	20	100.00%	\$507,054	80.00%	2005	\$0	\$0	
	Subtotal			\$11.30	\$507,054			\$507,054			\$0	\$0	0.00%
	Grand Total			\$92.42	\$4,147,070			\$3,928,813			\$0	\$2,143,446	51.69%

Future Facility Funding vs FCI for Library Village



COMET - Printed on: 8/7/01
Escalation %: 3%

Estimate by Building System - Library Village



Facility Executive Summary

Facility: Santa Monica Community College\Southwest Quadrant\Stadium\Maint, Oper, & Warehs

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Stadium is located in the southwest quadrant of the campus adjacent to 16th street. The 5,500 +/- capacity stadium was originally constructed in 1925. In addition to the school's athletic events (football and soccer games, and track and field events), the stadium is used by the community at large for annual jazz festivals and 4th of July fireworks displays. Maintenance workshops and warehouses are located under the concrete stadium's bench seating. The shop facilities include electrical, plumbing, metal shop, and carpentry. The shipping and receiving warehouse and mezzanine was constructed in 1983.

The ceiling above the maintenance shops has sustained several leaks. The most recent epoxy re-sealing occurred in 1983 at the roof over the metal shop. Approximately 33% of the reinforced concrete beams sustained noticeable damage in the 1994 earthquake and were repaired in 1996 with epoxy injection.

The public restrooms (men and women) are located on grade level adjacent to 16th street and are both ADA accessible.

MECHANICAL

Two (2) air-handling units (AHU) supply the heating and cooling for the 3-story portion of this complex. For cooling the AHU's are served with chilled water by two (2) 226-ton chillers and four (4) circulating pumps located in the basement, and two (2) roof top cooling towers served by two (2) circulating pumps. For heating the AHU's are served with hot water by three (3) natural gas fired boilers located in a rooftop mechanical room.

Two (2) AHU's supply the heating and cooling for the 2-story portion of this complex. The AHU's are served with chilled and hot water from the same source as the 3-story complex. Part of the 2-story portion is not served with cooling. Additional heating for the 2-story portion is provided by reheat units at each zone.

There is no re-circulated air in this complex. All air is exhausted by several large central exhaust systems. There is a Carrier Energy Management System that serves the complex. All controls are pneumatic with air provided from a rooftop mechanical room compressor. All mechanical equipment is two years old and in excellent condition.

ELECTRICAL

The electrical system is fed from a 2500 KVA transformer that delivers 277/480 volt, 3-phase power via a 4000-amp panel that is located in the basement of the 3-story building. This panel provides power to numerous other panels and transformers located throughout the complex, and a 300 KVA emergency stand-by diesel generator set located at ground level adjacent to the complex. The transformers are of various sizes and provide 120/208 volt, 3-phase power to numerous panels located electrical rooms throughout the complex. The 480-volt power serves all major electrical equipment through motor control centers. The 277-volt power serves complex lighting, most of which is fluorescent with electronic ballasts and T-8 lamps. The 120-volt power serves miscellaneous small equipment and electrical outlets throughout the complex.

The stand-by generator is a self-contained unit that has a built-in 600-gallon fuel tank. This generator will provide power to all essential equipment and lighting that is wired into system in the event of a power failure. The exterior lighting is controlled by a Microlite Lighting Control system. All electrical equipment is two years old and in excellent condition.

PLUMBING

The plumbing system consists of low flush toilets and valves. Domestic hot water is provided from natural gas fired boilers and circulating pumps that are located in a rooftop mechanical room. There is a sump pump in the basement. All plumbing equipment is two years old and in excellent condition.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$1,542,981.93

Replacement Cost:
\$5,047,509.81

FCI:
30.57%

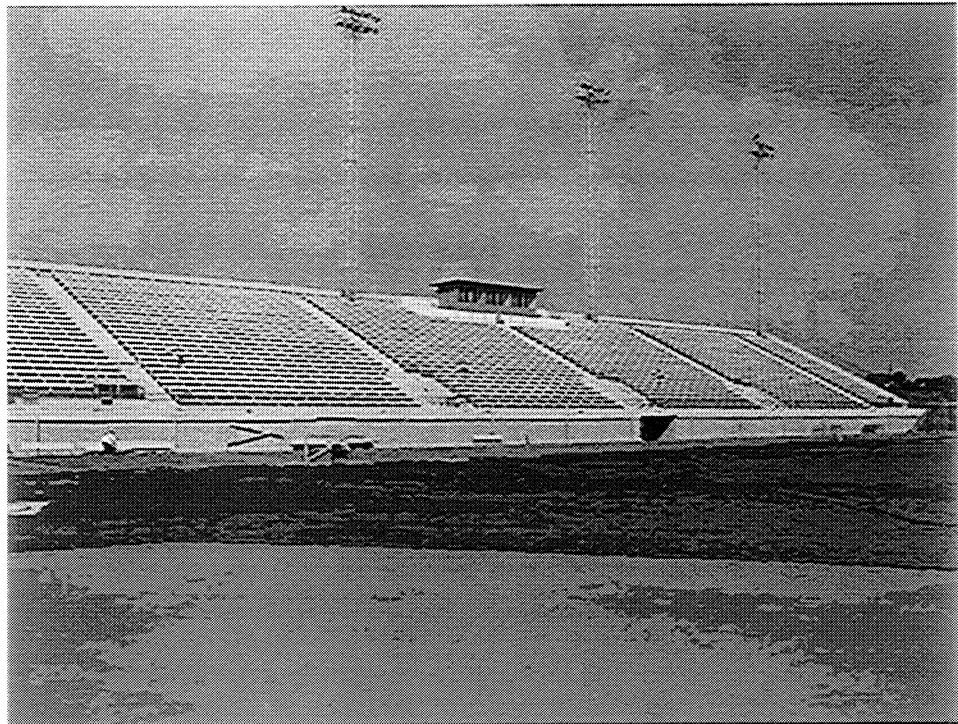


Photo Description:

Stadium, Southwest Quadrant

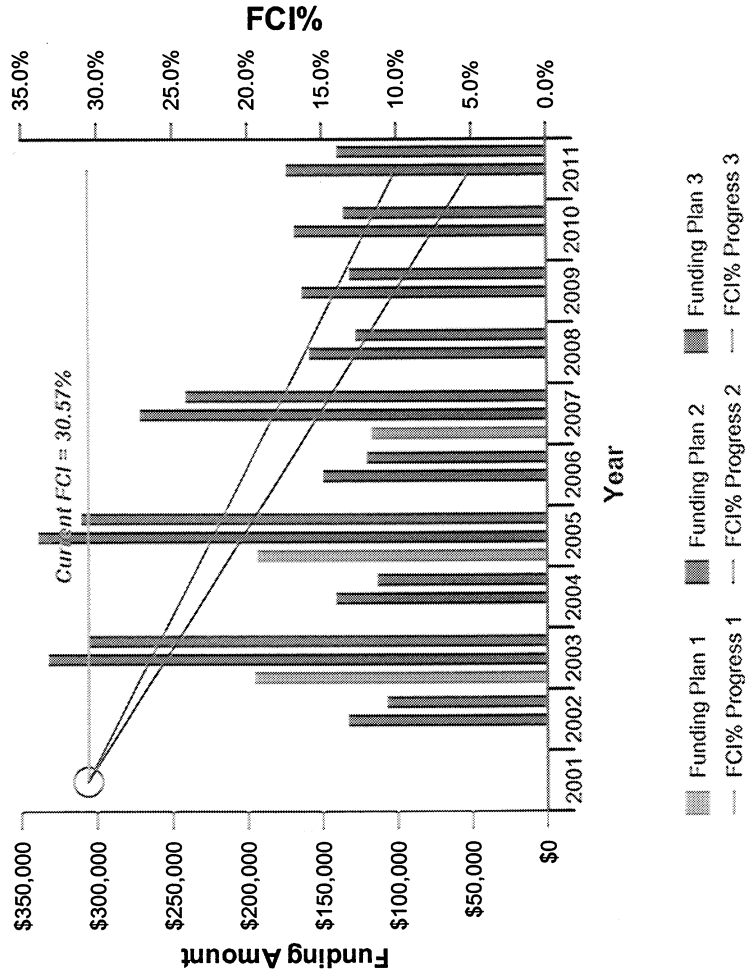
Santa Monica, CA -

Southwest Quadrant - Stadium/Maint, Oper, & Warehs

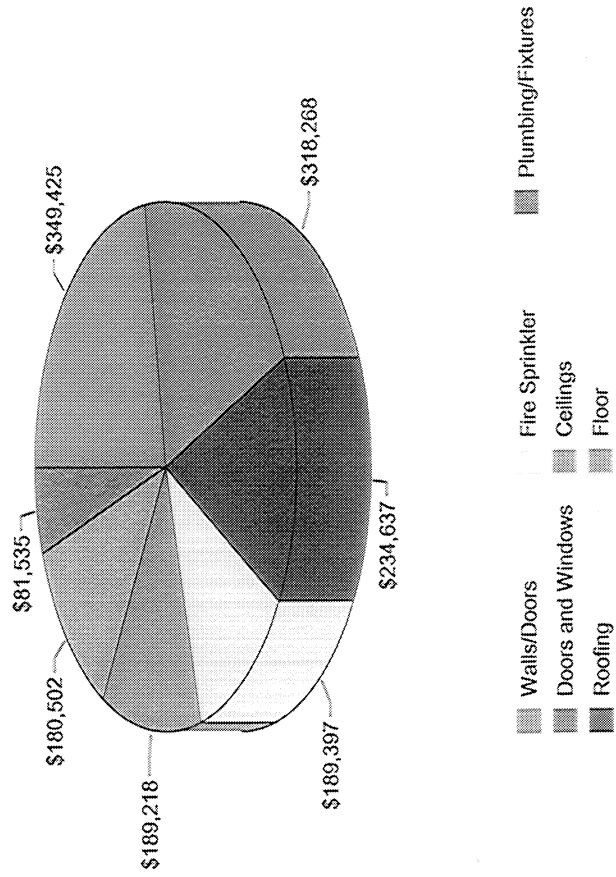
Gross Area: 23,236 SF

System Group	System Description	Priority	Discrepancy	Cost	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$6.27	\$145,690	30	130.00%	\$189,397	100.00%	2001	\$0	\$189,397	130.00%
	Subtotal			\$6.27	\$145,690			\$189,397		2001	\$0	\$189,397	
Electrical	Comm/Data/Security	1		\$4.70	\$109,139	10	90.00%	\$96,226	40.00%	2007	\$0	\$0	\$0
	Electrical Service	1		\$3.82	\$88,692	30	90.00%	\$79,823	10.00%	2028	\$0	\$0	\$0
	Lighting/Circuits	1		\$18.83	\$437,580	20	90.00%	\$393,822	20.00%	2017	\$0	\$0	\$0
	Subtotal			\$27.35	\$635,412			\$571,870			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$12.45	\$289,335	30	110.00%	\$318,268	100.00%	2001	\$0	\$318,268	
	Exterior Walls	1		\$39.53	\$918,612	100	100.00%	\$918,612	60.00%	2041	\$0	\$0	\$0
	Roofing	1		\$8.42	\$195,531	20	120.00%	\$234,637	100.00%	2001	\$0	\$234,637	
	Subtotal			\$60.40	\$1,403,478			\$1,471,517			\$0	\$552,905	39.40%
Interiors	Ceilings	1		\$7.40	\$172,016	15	110.00%	\$189,218	100.00%	2001	\$0	\$189,218	
	Floor	1		\$7.06	\$164,093	15	110.00%	\$180,502	100.00%	2001	\$0	\$180,502	
	Wall Finish	1		\$7.92	\$184,029	10	100.00%	\$184,029	75.00%	2003	\$0	\$0	\$0
	Walls/Doors	1		\$16.71	\$388,250	40	90.00%	\$349,425	100.00%	2001	\$0	\$349,425	
	Subtotal			\$39.09	\$908,388			\$903,174			\$0	\$719,145	79.17%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$251,251	20	100.00%	\$251,251	10.00%	2019	\$0	\$0	\$0
	Heating/Cooling	1		\$25.91	\$601,929	25	100.00%	\$601,929	20.00%	2021	\$0	\$0	\$0
	Plumbing/Fixtures	1		\$3.51	\$81,535	30	100.00%	\$81,535	100.00%	2001	\$0	\$81,535	
	Subtotal			\$40.23	\$934,715			\$934,715			\$0	\$81,535	8.72%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$172,016	20	100.00%	\$172,016	80.00%	2005	\$0	\$0	\$0
	Subtotal			\$7.40	\$172,016			\$172,016			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$36.49	\$847,812	100	100.00%	\$847,812	43.00%	2058	\$0	\$0	\$0
	Subtotal			\$36.49	\$847,812			\$847,812			\$0	\$0	0.00%
	Grand Total			\$217.23	\$5,047,510			\$5,090,501			\$0	\$1,542,982	30.57%

Future Facility Funding vs FCI for Stadium/Maint, Oper, & Warehs



Estimate by Building System - Stadium/Maint, Oper, & Warehs



Facility Executive Summary**Facility:** Santa Monica Community College\Southeast Quadrant\Student Activities**Facility Description:****ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

Student Activities and Cayton Center is located in the southeast quadrant of the campus north of the clock tower quad. The 2 story, 57,041 square foot facility houses the following activities: faculty dining at the "Bread Factory", student dining commons, "Carl's Jr.", Health Center, Study Hall, Computer Lab, and KCRW public radio station. The structure was originally constructed in 1952; the 2nd floor, 12,390 square foot Cayton Center was added in 1990. The student dining area was remodelled in 1993, the scope of the remodel included new lighting, sheet vinyl flooring and repainting the walls and ceiling. The lighting in Study Hall was replaced and upgraded in 2001.

The building rests on spread footings that are showing no signs of damage or settlement. The building structural system was constructed of poured in place reinforced concrete exterior walls. The interior walls are wood studs with metal lathe and cement plaster. The exterior storefront system and doors are single pane glazing with metal frames. The original roofing system was replaced with "monofrom" in 1976 and is experiencing minor leaks.

The interior building finishes are painted drywall, flooring in the high traffic area is sheet vinyl. The roof over the Student Activities Center has numerous leaks.

The building is not fire sprinklered but has a centrally monitored Simplex fire alarm system utilizing both fire annunciators and strobes.

The building complies with accessibility requirements for the ramping to the main entrance and mens' and womens' toilets, however the elevator is not ADA compliant.

MECHANICAL

The complex is a series of buildings, additions, and remodels that contain a variety of systems of different ages. The basement contains radio station KCRW and is fully air conditioned by several different systems that have been installed at various times.

The west portion of the basement system is chilled water with no heat and was installed in approximately 1990. All equipment appears to be in good condition. The air handler is located in a basement mechanical room. The chiller is mounted on the roof. The east portion of the basement system is split system heat pump and was installed in approximately 1991. All equipment appears to be in good condition. The air handler is located in a basement mechanical room. The condenser is mounted on the roof. The KCRW office area has a newly installed HVAC system with condensers mounted outside at ground level.

The health office has a self-contained roof mounted HVAC unit of approximately 5 tons and is approximately 12 years old. The bookstore, student dining room, and the second floor are supplied by hot water heat-vent systems fed by natural gas fired boilers in the basement. The hot water boilers were replaced in 1991 and are in good condition. The staff lounge is currently being renovated and contains a stand-alone roof mounted HVAC unit of approximately 7 tons and is approximately 10 years old.

There are several food vendors that have stand-alone systems that serve their individual spaces. These systems are serviced and maintained by the food vendors.

There are several roof mounted toilet exhaust fans of various ages.

ELECTRICAL

The electrical system for this complex is fed from two transformers. The original unit is 200 KVA, installed in 1952, and provides 120/208 volt, 3-phase power to most of the building via an 800-amp distribution panel. The transformer, along with most of the feeder and distribution wiring for the facility, is beyond its expected life and should be replaced. A 300 KVA transformer was added to accommodate the needs of KCRW in 1993, and provides 120/208 volt, 3-phase power via a 1000-amp panel that is located in a ground mounted electrical room. This 1000-amp panel provides power to smaller panels located within the basement. This electrical room also contains a self-contained 75 KVA diesel powered generator that provides back up power to the critical loads for the radio station. This unit was installed by KCRW in 2000.

The lighting system for this complex is of various types and ages. Most of the lighting is fluorescent. The vapor lighting system on the second floor is inefficient and should be replaced with fluorescent fixtures. The student dining area was remodeled in approximately 1990, new fixtures were installed, and are in good condition. Other portions of the complex contain fluorescent fixtures that have exceeded their useful life and should be replaced. A portion of the second floor received new fluorescent lighting with T-8 lamps and electronic ballasts this year.

There is an emergency central battery backup system that is not functioning. This system was designed to provide emergency power to exit signs and some additional building lighting. This unit has exceeded its useful life and should be replaced.

PLUMBING

The plumbing system, as with the other systems, is of different ages and conditions. There is a sewer lift station that serves the basement restroom facilities. The pumps appear to have been replaced and the system is working properly. A grease interceptor system was installed in 1990 to provide for grease collection from the various food vendors.

Domestic hot water is supplied from a natural gas fired water heater located in the basement.

There is no fire sprinkler system in this building.

Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\Student Activities

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$804,962.59

Replacement Cost:
\$12,480,000.39

FCI:
6.45%



Photo Description:

Student Activities, Southeast Quadrant

Santa Monica College District

COMET Facility Report

Report Date: 13 Aug 2001

Santa Monica, CA -

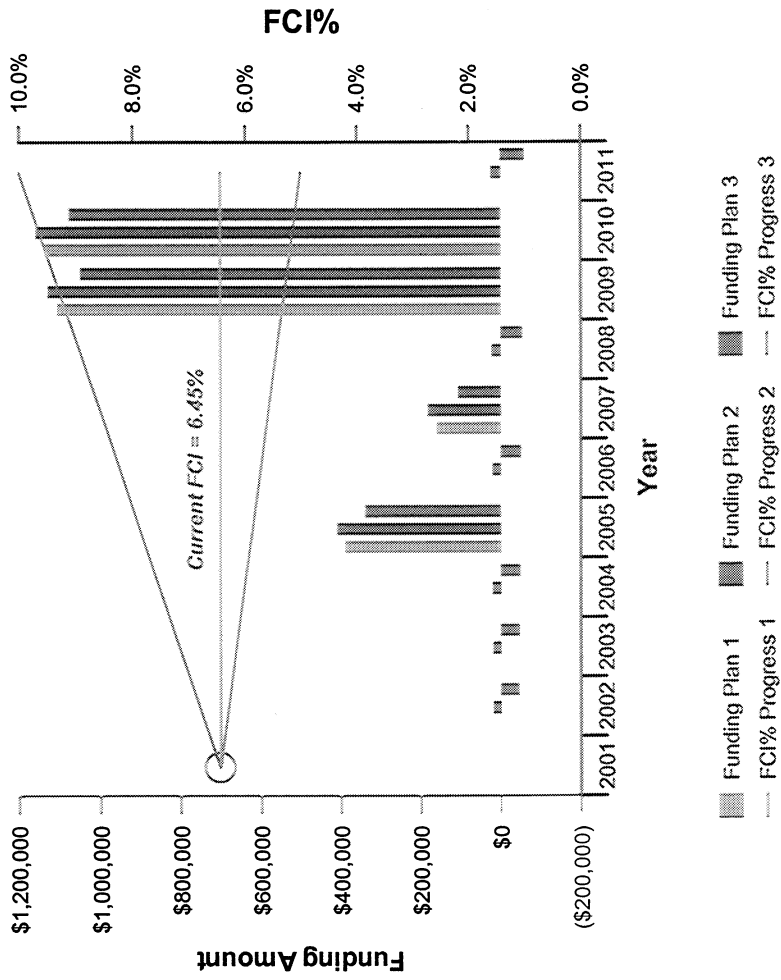
Facility Cost Summary

Southeast Quadrant - Student Activities

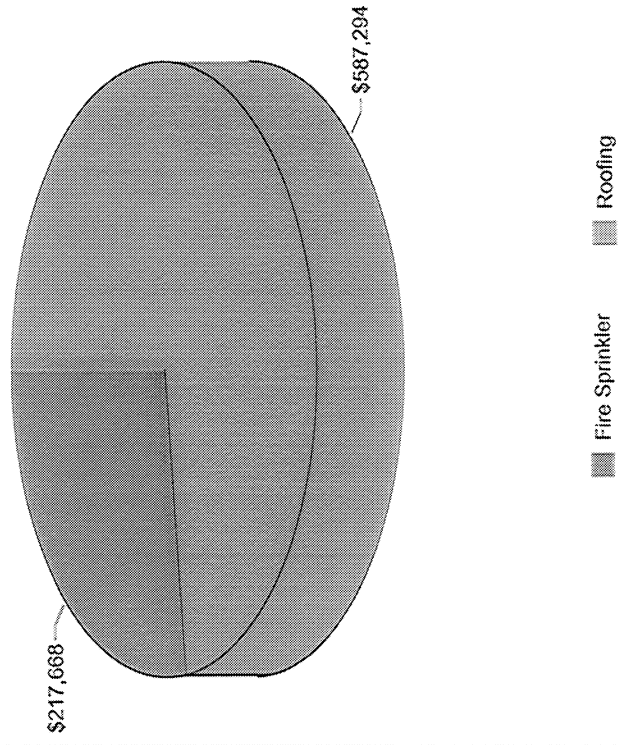
Gross Area: 57,041 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
1	Fire Sprinkler	1		\$3.18	\$181,390	20	120.00%	\$217,668	100.00%	2001	\$0	\$217,668	120.00%
	Subtotal			\$3.18	\$181,390			\$217,668			\$0	\$217,668	
Electrical	Comm/Data/Security	1		\$3.28	\$187,094	20	100.00%	\$187,094	10.00%	2019	\$0	\$0	\$0
	Electrical Service	1		\$3.10	\$176,827	30	80.00%	\$141,462	10.00%	2028	\$0	\$0	\$0
	Lighting/Circuits	1		\$20.40	\$1,163,636	30	100.00%	\$1,163,636	10.00%	2028	\$0	\$0	\$0
	Subtotal			\$26.78	\$1,527,556			\$1,492,193			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$11.45	\$653,119	20	100.00%	\$653,119	20.00%	2017	\$0	\$0	\$0
	Exterior Walls	1		\$24.05	\$1,371,836	50	100.00%	\$1,371,836	40.00%	2031	\$0	\$0	\$0
	Roofing	1		\$8.58	\$469,412	20	120.00%	\$587,294	100.00%	2001	\$0	\$587,294	\$587,294
	Subtotal			\$44.08	\$2,514,367			\$2,612,250			\$0	\$587,294	23.36%
Interiors	Ceilings	1		\$5.65	\$322,282	10	100.00%	\$322,282	10.00%	2010	\$0	\$0	\$0
	Floor	1		\$9.80	\$547,594	10	100.00%	\$547,594	10.00%	2010	\$0	\$0	\$0
	Wall Finish	1		\$6.06	\$345,668	10	100.00%	\$345,668	60.00%	2005	\$0	\$0	\$0
	Walls/Doors	1		\$15.31	\$873,298	20	100.00%	\$873,298	60.00%	2009	\$0	\$0	\$0
	Subtotal			\$36.82	\$2,088,841			\$2,088,841			\$0	\$0	0.00%
Mech / Plumb.	Plumbing/Fixtures	1		\$4.46	\$254,403	30	100.00%	\$254,403	20.00%	2025	\$0	\$0	\$0
	Subtotal			\$4.46	\$254,403			\$254,403			\$0	\$0	0.00%
Specialties	Built-in Furn/Appliances	1		\$38.41	\$2,190,945	50	100.00%	\$2,190,945	20.00%	2041	\$0	\$0	\$0
	Subtotal			\$38.41	\$2,190,945			\$2,190,945			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$28.52	\$1,626,809	100	100.00%	\$1,626,809	60.00%	2041	\$0	\$0	\$0
	Subtotal			\$28.52	\$1,626,809			\$1,626,809			\$0	\$0	0.00%
Unknown	Cooling	1		\$31.62	\$1,803,636	30	80.00%	\$1,442,909	10.00%	2028	\$0	\$0	\$0
	Site Utilities	1		\$2.77	\$158,004	50	100.00%	\$158,004	70.00%	2016	\$0	\$0	\$0
	Special Systems	1		\$2.35	\$134,046	30	100.00%	\$134,046	80.00%	2007	\$0	\$0	\$0
	Subtotal			\$36.74	\$2,095,686			\$1,734,959			\$0	\$0	0.00%
	Grand Total			\$218.79	\$12,480,000			\$12,218,068			\$0	\$804,963	6.45%

Future Facility Funding vs FCI for Student Activities



Estimate by Building System - Student Activities



Facility Executive Summary**Facility:** Santa Monica Community College\Southeast Quadrant\Science**Facility Description:****ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Science Building is located in the southeast quadrant of the campus, east of the Clocktower quad. The original Science Building that occupied the current site was damaged beyond repair in the 1994 Northridge Earthquake and required complete demolition. The current 98,400 square foot facility was constructed in 1999. The three (3) story eastern wing houses labs and classrooms, and the two (2) story western wing houses faculty and administrative offices as well as classrooms and lecture halls.

The building rests on spread footings and isolated concrete column bases that are showing no signs of damage or settlement. The building's structural system was constructed of steel frames with cement plaster exterior skin. The interior walls are metal studs with drywall. The exterior storefront system is dual glazed with metal frames. The western wing roof is constructed of standing seam metal roofing and it experiences severe leaking at the outboard gutter locations.

The interior finishes include 12" x 12" ceramic tile in lobby areas, sheet vinyl in the laboratories, and carpet in the lecture halls. The ceiling treatment is primarily 24" x 24" regular lay-in ceiling tiles.

The fire alarm system consists of strobes and alarms in all corridors and other public areas. The "Simplex" system is centrally monitored, and the building is completely fire sprinklered. The building is entirely ADA accessible with exterior ramps, interior accessible elevators and men and women's toilet rooms.

MECHANICAL

Two (2) air-handling units (AHU) supply the heating and cooling for the 3-story portion of this complex. For cooling the AHU's are served with chilled water by two (2) 226-ton chillers and four (4) circulating pumps located in the basement, and two (2) roof top cooling towers served by two (2) circulating pumps. For heating the AHU's are served with hot water by three (3) natural gas fired boilers located in a rooftop mechanical room.

Two (2) AHU's supply the heating and cooling for the 2-story portion of this complex. The AHU's are served with chilled and hot water from the same source as the 3-story complex. Part of the 2-story portion is not served with cooling. Additional heating for the 2-story portion is provided by reheat units at each zone.

There is no recirculated air in this complex. All air is exhausted by several large central exhaust systems. There is a Carrier Energy Management System that serves the complex. All controls are pneumatic with air provided from a rooftop mechanical room compressor. All mechanical equipment is two years old and in excellent condition.

ELECTRICAL

The electrical system is fed from a 2500 KVA transformer that delivers 277/480 volt, 3-phase power via a 4000-amp panel that is located in the basement of the 3-story building. This panel provides power to numerous other panels and transformers located throughout the complex, and a 300 KVA emergency stand-by diesel generator set located at ground level adjacent to the complex. The transformers are of various sizes and provide 120/208 volt, 3-phase power to numerous panels located electrical rooms throughout the complex. The 480-volt power serves all major electrical equipment through motor control centers. The 277-volt power serves complex lighting, most of which is fluorescent with electronic ballasts and T-8 lamps. The 120-volt power serves miscellaneous small equipment and electrical outlets throughout the complex.

The stand-by generator is a self-contained unit that has a built-in 600-gallon fuel tank. This generator will provide power to all essential equipment and lighting that is wired into system in the event of a power failure. The exterior lighting is controlled by a Microlite Lighting Control system. All electrical equipment is two years old and in excellent condition.

PLUMBING

The plumbing system consists of low flush toilets and valves. Domestic hot water is provided from natural gas fired boilers and circulating pumps that are located in a rooftop mechanical room. There is a sump pump in the basement. All plumbing equipment is two years old and in excellent condition.

Photographer:
WEden**Date:**
13-Jul-2001**Repair Costs:**
\$202,130.00**Replacement Cost:**
\$23,064,960.00**FCI:**
0.88%**Photo Description:**

Science, Southeast Quadrant

Facility Cost Summary

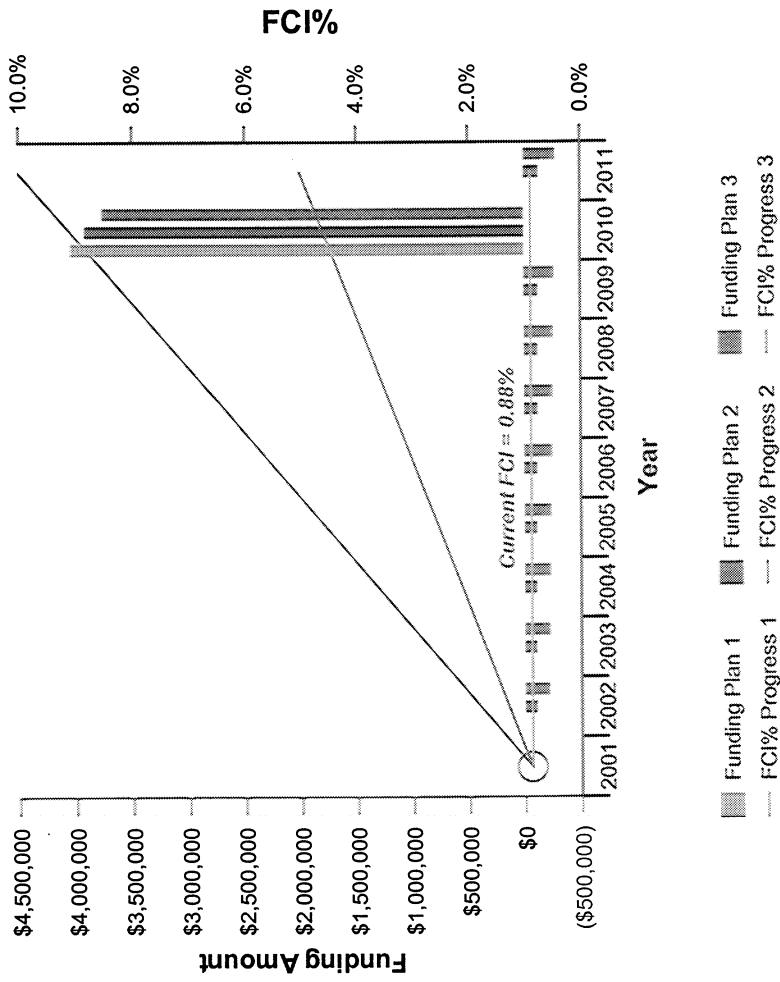
Santa Monica, CA

Southeast Quadrant - Science

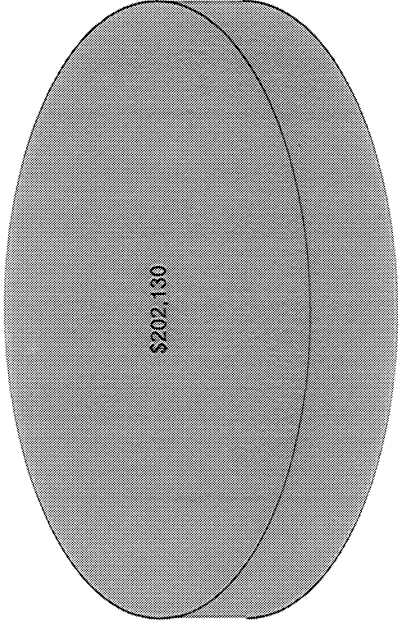
Gross Area: 98,400 SF

System Group	System Description	Priority	Discrepancy	Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Superstructure	1		\$1.09	\$107,256	100	100.00%	\$107,256	10.00%	2091	\$0	\$0	0.00%
	Subtotal			\$1.09	\$107,256			\$107,256			\$0	\$0	0.00%
Code/Life/Saf	Fire Sprinkler	1		\$3.65	\$359,160	20	120.00%	\$430,992	10.00%	2019	\$0	\$0	0.00%
	Subtotal			\$3.65	\$359,160			\$430,992			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$1.56	\$153,504	20	100.00%	\$153,504	10.00%	2019	\$0	\$0	
	Electrical Service	1		\$3.11	\$306,024	30	80.00%	\$244,819	10.00%	2028	\$0	\$0	
	Lighting/Circuits	1		\$19.15	\$1,884,360	30	100.00%	\$1,884,360	10.00%	2028	\$0	\$0	
	Subtotal			\$23.82	\$2,343,888			\$2,282,683			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$7.78	\$765,552	20	100.00%	\$765,552	10.00%	2019	\$0	\$0	
	Exterior Walls	1		\$3.90	\$383,760	60	100.00%	\$383,760	10.00%	2055	\$0	\$0	
	Roofing	1	Gutters are leaking	\$10.55	\$1,038,120	20	120.00%	\$1,245,744	10.00%	2019	\$202,130	\$202,130	9.24%
	Subtotal			\$22.23	\$2,187,432			\$2,395,056			\$202,130	\$202,130	9.24%
Interiors	Ceilings	1		\$8.81	\$866,904	10	100.00%	\$866,904	10.00%	2010	\$0	\$0	
	Floor	1		\$11.83	\$1,164,072	10	100.00%	\$1,164,072	10.00%	2010	\$0	\$0	
	Wall Finish	1		\$10.85	\$1,067,640	10	100.00%	\$1,067,640	10.00%	2010	\$0	\$0	
	Walls/Doors	1		\$20.12	\$1,979,808	20	100.00%	\$1,979,808	10.00%	2019	\$0	\$0	
	Subtotal			\$51.61	\$5,078,424			\$5,078,424			\$0	\$0	0.00%
Mech / Plumb.	Plumbing/Fixtures	1		\$50.95	\$5,013,480	40	100.00%	\$5,013,480	10.00%	2037	\$0	\$0	
	Subtotal			\$50.95	\$5,013,480			\$5,013,480			\$0	\$0	0.00%
Specialties	Built-in Furn/Appliances	1		\$2.93	\$288,312	30	100.00%	\$288,312	10.00%	2028	\$0	\$0	
	Subtotal			\$2.93	\$288,312			\$288,312			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$39.95	\$3,931,080	100	100.00%	\$3,931,080	10.00%	2091	\$0	\$0	
	Subtotal			\$39.95	\$3,931,080			\$3,931,080			\$0	\$0	0.00%
Unknown	Cooling	1		\$38.17	\$3,755,928	30	80.00%	\$3,004,742	10.00%	2028	\$0	\$0	
	Subtotal			\$38.17	\$3,755,928			\$3,004,742			\$0	\$0	0.00%
	Grand Total			\$234.40	\$23,064,960			\$22,532,026			\$202,130	\$202,130	0.88%

Future Facility Funding vs FCI for Science



Estimate by Building System - Science



Roofing

Facility Executive Summary**Facility:** Santa Monica Community College\Northwest Quadrant\Technology**Facility Description:**

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Technology Building is located in the northwest quadrant of the campus. The three-story, 111,145 square foot facility was originally constructed in 1969. The first two floors contain classrooms, laboratory facilities, and lecture halls, while the third floor contains offices and the computer data rooms. The second floor was remodelled in 1989 and the third floor was added in 1992. This facility houses technology as well as vocational courses.

The building rests on spread footings and shows no signs of damage or settlement. The building's structural system was constructed of poured in place reinforced concrete walls with reinforced (board-marked) concrete infill as well as some CMU infill. The interior studs are metal with painted gyp. board. Ceiling finishes include perforated metal and painted gypsum board. The exterior storefront system and doors are single pane glazing in metal frames with some operable units.

The interior finishes include carpeting and resilient flooring in the lobby, carpet and resilient flooring in the classrooms, and ceramic tile in the restrooms. The roofing is a membrane system which was replaced in 1992 and has no leaks.

This facility has a state of the art fire sprinkler system and a centrally monitored fire alarm system, which are interconnected. Additionally, the building is handicap compliant, and has handicap accessible toilets.

MECHANICAL

This building contains several different types of HVAC equipment depending on when the addition was completed or the area was remodeled. The basement boiler room provides hot water for heating and consists of four (4) natural gas fired hot water boilers and six (6) circulating pumps. All of this equipment is five years old.

The rooftop contains two (2) 100-ton chilling units and pumps. The York unit serves the third floor and is scheduled for replacement. The Carrier unit serves a portion of the first floor and the entire second floor, is four years old.

A rooftop mounted multi-zone air-handling unit (AHU) serves the third floor heating and cooling. This AHU is provided chilled water from the above-mentioned York unit. Individual zone reheat units that are supplied with hot water from the basement boiler room provide heat. The third floor system design was never adequate and is inefficient because of the high ceilings and extensive use of glass. The HVAC system for this floor should be redesigned and replaced.

A third floor mechanical room contains the AHU that serves the second floor. This AHU has a new cooling coil served with chilled water from the roof mounted Carrier chiller. The heat coil within the AHU has been disconnected. Individual zone reheat units that are supplied with hot water from the basement boiler room provide heat.

The first floor shop areas contain AHU's that are ceiling hung and serve each individual space. The heat coils within the AHU's are supplied with hot water from the basement boiler and provide heat. Outside air is ducted through the AHU to provide ventilation. Most of this equipment is 32 years old, obsolete and outdated, beyond its useful life, and should be replaced. Room T-100 has a new roof mounted natural gas fired heat/vent unit. Rooms T-101 A&B each have a new 3-ton package unit.

A roof mounted exhaust fan serving auto and photo shops on the first floor has just been replaced. Additional roof mounted exhaust fans of various ages and serving toilets and special classroom needs appear to be functioning properly and are within normal life expectancy.

MCC's are located in the boiler room, second floor mechanical room, and on the rooftop, are providing power to the localized equipment. Most of the building HVAC controls are pneumatic. Some of the building is DDC.

ELECTRICAL

The electrical system is fed from an SCE transformer that delivers 277/480 volt, 3-phase power via a 3000-amp distribution panel located on the ground floor within the shop area. This panel provides power to numerous other panels and transformers located throughout the complex, and a new, small, emergency stand-by, self contained, diesel generator set, located at ground level adjacent to the building, that provides power to the third floor computer area. The transformers are of various sizes and provide 120/208 volt, 3-phase power to numerous panels located electrical rooms throughout the building. The 480-volt power serves all major electrical equipment through motor control centers. The 277-volt power serves building lighting. Fluorescent with electronic ballasts and T-8 lamps serves most of the second floor. T-12 fluorescent lights serve most of the third floor. The first floor has a mixture of T-8 and T-12 consisting of different ages and serving various areas. The 120-volt power serves miscellaneous small equipment and electrical outlets throughout the complex. There are also some transformers providing 120/240 volt, 1-phase power to older parts of the building.

Most of the distribution equipment has served its useful life, is obsolete, and should be replaced. The fluorescent fixtures on the first floor with T-12 lamps have served their useful life, are obsolete, and should be replaced.

PLUMBING

The plumbing system - piping and fixtures - for this building is of different ages and conditions. The building has low flush toilets. The majority of faucets are seven years old. There is a sump pump in the basement and a clarifier serves the auto shop area.

Two 75-gallon natural gas fired water heaters and a circulating pump provide domestic hot water. This system is seven years old.

Facility Executive Summary

Facility: Santa Monica Community College\Northwest Quadrant\Technology

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$2,520,768.60

Replacement Cost:
\$26,052,388.00

FCI:
9.68%

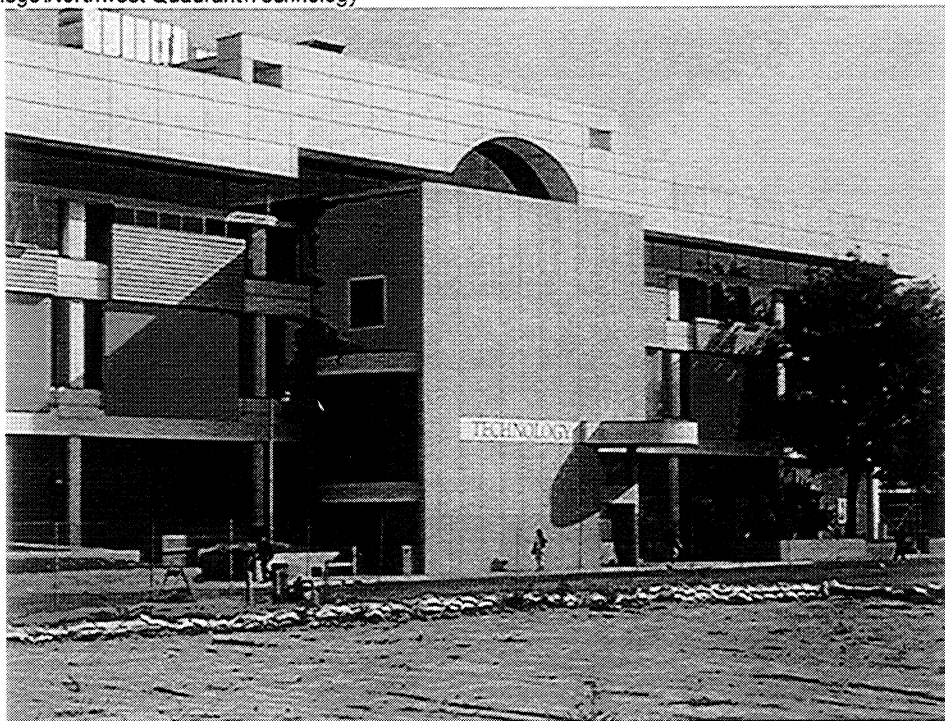


Photo Description:

Technology, Northwest Quadrant

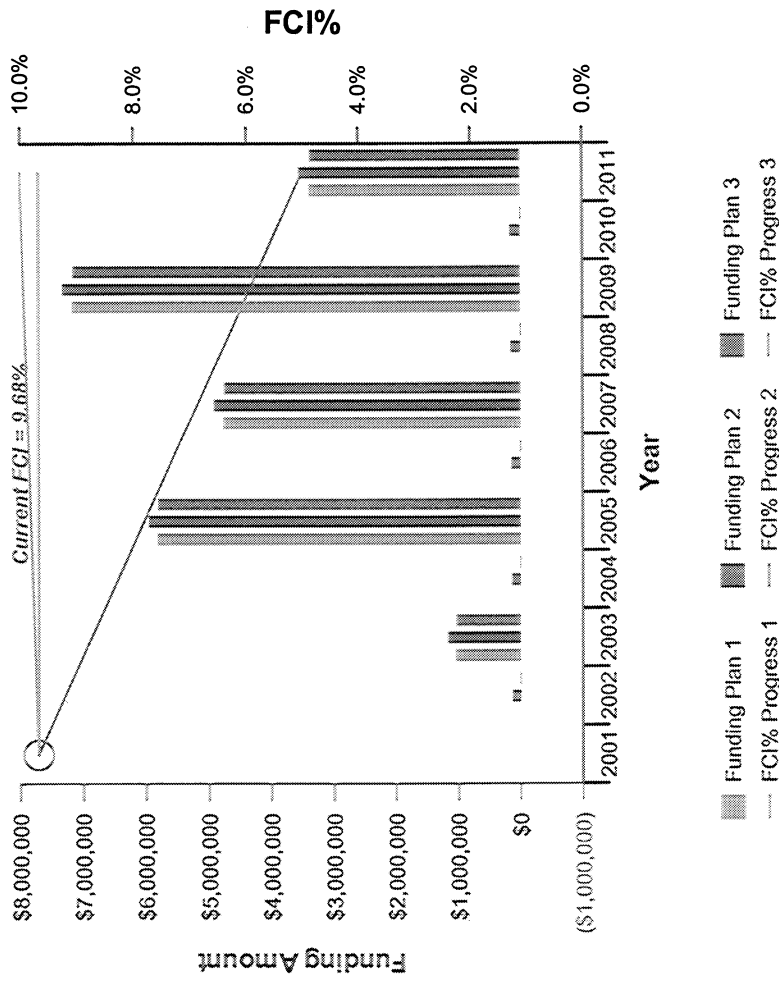
Facility Cost Summary

Northwest Quadrant - Technology

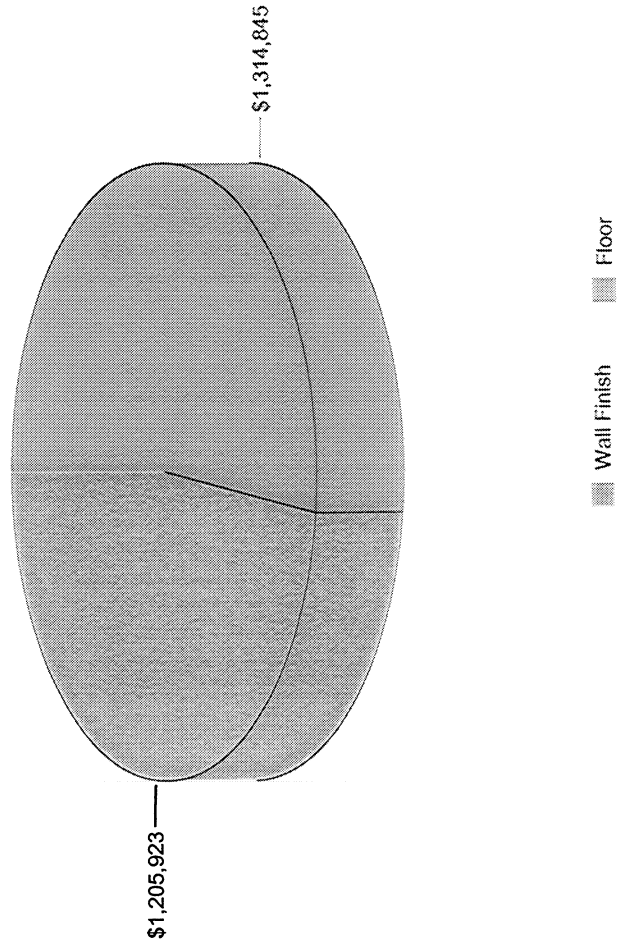
Gross Area: 111,145 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Superstructure	1		\$1.09	\$121,148	100	100.00%	\$121,148	50.00%	2051	\$0	\$0	0.00%
	Subtotal			\$1.09	\$121,148			\$121,148			\$0	\$0	0.00%
Code/Life/Saf	Fire Sprinkler	1		\$3.65	\$405,679	20	120.00%	\$486,815	80.00%	2005	\$0	\$0	0.00%
	Subtotal			\$3.65	\$405,679			\$486,815			\$0	\$0	0.00%
Electrical	Commy/Data/Security	1		\$1.56	\$173,386	20	100.00%	\$173,386	80.00%	2005	\$0	\$0	
	Electrical Service	1		\$3.11	\$345,661	30	80.00%	\$276,529	80.00%	2007	\$0	\$0	
	Lighting/Circuits	1		\$19.15	\$2,128,427	30	100.00%	\$2,128,427	50.00%	2016	\$0	\$0	
	Subtotal			\$23.82	\$2,647,474			\$2,578,342			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$7.78	\$664,708	20	100.00%	\$664,708	80.00%	2005	\$0	\$0	
	Exterior Walls	1		\$3.90	\$433,466	60	100.00%	\$433,466	80.00%	2013	\$0	\$0	
	Roofing	1		\$10.55	\$1,172,580	20	120.00%	\$1,407,096	80.00%	2005	\$0	\$0	
	Subtotal			\$22.23	\$2,470,753			\$2,705,269			\$0	\$0	0.00%
Interiors	Ceilings	1		\$8.81	\$979,187	10	100.00%	\$979,187	80.00%	2003	\$0	\$0	
	Floor	1		\$11.83	\$1,314,845	10	100.00%	\$1,314,845	100.00%	2001	\$0	\$1,314,845	
	Wall Finish	1		\$10.85	\$1,205,923	10	100.00%	\$1,205,923	100.00%	2001	\$0	\$1,205,923	
	Walls/Doors	1		\$20.12	\$2,236,237	20	100.00%	\$2,236,237	80.00%	2005	\$0	\$0	
	Subtotal			\$51.61	\$5,736,193			\$5,736,193			\$0	\$2,520,769	43.94%
Mech / Plumb.	Plumbing/Fixtures	1		\$50.95	\$5,662,838	40	100.00%	\$5,662,838	80.00%	2009	\$0	\$0	
	Subtotal			\$50.95	\$5,662,838			\$5,662,838			\$0	\$0	0.00%
Specialties	Built-in Furn/Appliances	1		\$2.93	\$325,655	30	100.00%	\$325,655	80.00%	2007	\$0	\$0	
	Subtotal			\$2.93	\$325,655			\$325,655			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$39.95	\$4,440,243	100	100.00%	\$4,440,243	80.00%	2021	\$0	\$0	
	Subtotal			\$39.95	\$4,440,243			\$4,440,243			\$0	\$0	0.00%
Unknown	Cooling	1		\$38.17	\$4,242,405	30	80.00%	\$3,393,924	80.00%	2007	\$0	\$0	
	Subtotal			\$38.17	\$4,242,405			\$3,393,924			\$0	\$0	0.00%
	Grand Total			\$234.40	\$26,052,388			\$25,450,427			\$0	\$2,520,769	9.68%

Future Facility Funding vs FCI for Technology



Estimate by Building System - Technology



Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\Admissions

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Admissions building is located in the southeast quadrant of the campus, adjacent to Pearl Street and is a one-story, 18,014 square foot facility that houses Admissions, Records and Counseling. Additionally, Admissions employs an open office design utilizing desk clusters; Records and Counseling use individual offices.

The building rests on spread footings that are showing no signs of damage or settlement. The building structural system was constructed of reinforced concrete exterior walls. The interior walls are wood studs with metal lathe and cement plaster. The exterior storefront system and doors are single pane glazing with metal frames. The original roofing system was replaced with "monoform" in 1976 and is experiencing minor leaks.

The interior building finishes contain asbestos in the ceiling tile mastic and floor tile mastic that cover approximately 50% of the building. The balance of the building floor area is covered with substandard carpeting in the offices.

The building doesn't have: fire sprinklers, strobes, annunciators, nor a functioning fire alarm system. Additionally, 50% of the exterior single pane windows contain asbestos, and the building is not handicap compliant.

MECHANICAL

The heating system consists of baseboard style radiators that are served with hot water from three (3) natural gas fired boilers in the basement. Some of the baseboard radiators are not functioning due to malfunctioning valves. The radiators, boilers, and piping are obsolete and beyond their expected useful life, and should be replaced and upgraded.

There are two (2) split system cooling units rated at 3 tons each. The condensing units are roof mounted and serve the air-handlers below. These systems are inadequately sized, beyond their useful life, and do not provide sufficient cooling for the building. Open windows and portable electric fans provide fresh air ventilation. The toilet exhaust fan is roof mounted, functioning but beyond its useful life, and should be replaced.

ELECTRICAL

The electrical system is fed from a 300KVA transformer that delivers 120/208 volt, 3-phase power via an 800-amp panel, all located in the basement. This 800-amp panel provides power to smaller panels located within the building. Most of the feeder and distribution wiring for the facility is beyond its expected life and should be replaced.

The building lighting system has not been upgraded. The fluorescent lighting with T-12 lamps is beyond its useful life and should be replaced. Emergency exit signs contain individual battery backup power and appear to have served their useful life.

PLUMBING

The plumbing system - piping and fixtures - is original and though functioning adequately is beyond its expected useful life. Domestic hot water is supplied from a natural gas fired water heater located in the basement. The sewer main line serving this building is subject to frequent blockages that require roto-rooter service several times each year and should be replaced.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

\$1,518,552.18

Replacement Cost:

\$2,305,875.22

FCI:

65.86%



Photo Description:

Admissions, Southeast Quadrant

Facility Selected: Southeast Quadrant\Admissions

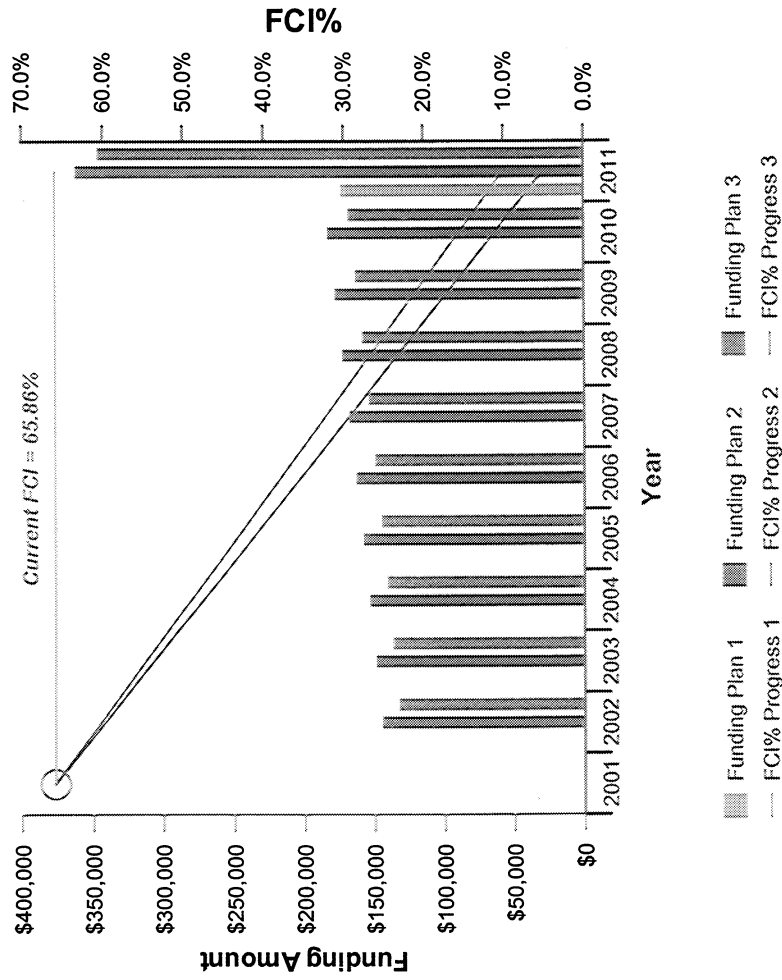
Santa Monica, CA

Southeast Quadrant - Admissions

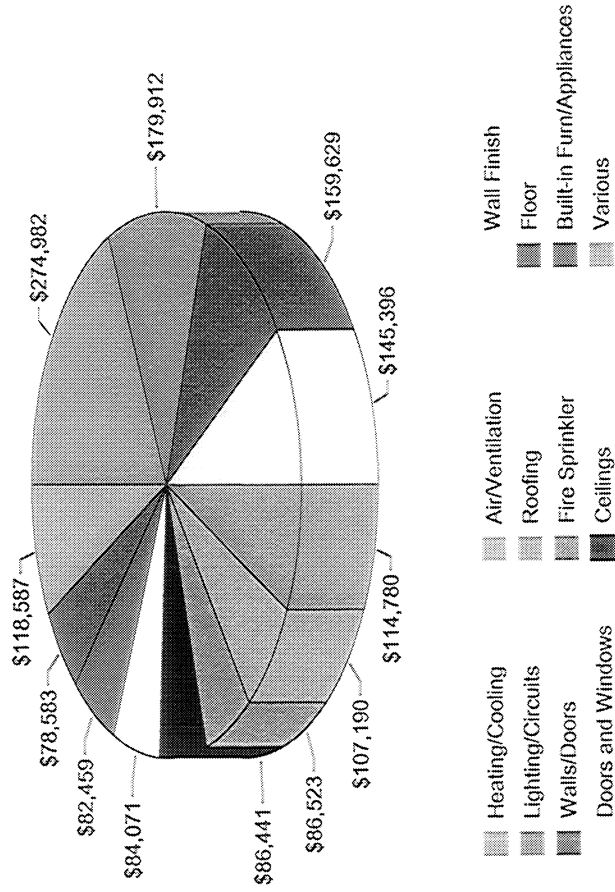
Gross Area: 10,615 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Fire Sprinkler		5	Non existant, retrofit program currentl	\$6.27	\$66,556	30	130.00%	\$66,523	100.00%	2001	\$0	\$66,523	130.00%
Subtotal				\$6.27	\$66,556			\$66,523			\$0	\$66,523	
Electrical	Comm/Data/Security	4		\$4.70	\$49,859	10	90.00%	\$44,873	100.00%	2001	\$0	\$44,873	
	Electrical Service	2	Exceed 150% of est. life	\$3.82	\$40,517	30	90.00%	\$36,466	100.00%	2001	\$0	\$36,466	
	Lighting/Circuits	2	150% of est. life cycle	\$18.83	\$199,902	20	90.00%	\$179,912	100.00%	2001	\$0	\$179,912	
Subtotal				\$27.35	\$290,278			\$281,250			\$0	\$281,250	90.00%
Ext. Closure	Doors and Windows	4		\$12.45	\$132,178	30	110.00%	\$145,396	100.00%	2001	\$0	\$145,396	
	Exterior Walls	6		\$39.53	\$419,653	100	100.00%	\$419,653	49.00%	2052	\$0	\$0	
	Roofing	3	Minor leaks are occurring	\$8.42	\$89,325	20	120.00%	\$107,190	100.00%	2001	\$0	\$107,190	
Subtotal				\$60.40	\$641,157			\$672,239			\$0	\$252,586	39.40%
Interiors	Ceilings	4	Mastic contains asbestos	\$7.40	\$78,583	15	110.00%	\$86,441	100.00%	2001	\$0	\$86,441	
	Floor	4	Mastic contains asbestos	\$7.06	\$74,963	15	110.00%	\$82,459	100.00%	2001	\$0	\$82,459	
	Wall Finish	4		\$7.92	\$84,071	10	100.00%	\$84,071	100.00%	2001	\$0	\$84,071	
	Walls/Doors	4		\$16.71	\$177,366	40	90.00%	\$159,629	100.00%	2001	\$0	\$159,629	
Subtotal				\$39.09	\$414,983			\$412,601			\$0	\$412,601	99.43%
Mech / Plumb.	Air/Ventilation	2	150% of est. life cycle	\$10.81	\$114,780	20	100.00%	\$114,780	100.00%	2001	\$0	\$114,780	
	Heating/Cooling	4		\$25.91	\$274,982	25	100.00%	\$274,982	100.00%	2001	\$0	\$274,982	
	Plumbing/Fixtures	2	150% of est. life cycle	\$3.51	\$37,248	30	100.00%	\$37,248	100.00%	2001	\$0	\$37,248	
Subtotal				\$40.23	\$427,010			\$427,010			\$0	\$427,010	100.00%
Specialties	Built-in Furn/Appliances	4		\$7.40	\$78,583	20	100.00%	\$78,583	100.00%	2001	\$0	\$78,583	
Subtotal				\$7.40	\$78,583			\$78,583			\$0	\$78,583	100.00%
Structural,	Found./Slab/Structure	6		\$36.49	\$387,310	100	100.00%	\$387,310	49.00%	2052	\$0	\$0	
Subtotal				\$36.49	\$387,310			\$387,310			\$0	\$0	0.00%
Grand Total				\$217.23	\$2,305,875			\$2,325,515			\$0	\$1,518,552	65.86%

Future Facility Funding vs FCI for Admissions



Estimate by Building System - Admissions



Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\Environmental Studies

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Environmental Studies building is located off the campus proper in the Southeast Quadrant, adjacent to Pearl Street. This building was originally constructed as a single family dwelling in 1941. The single story 900 square foot facility houses only offices.

The building rests on continuous spread footings and a raised floor that are showing no signs of settlement. The building's structural system was constructed of wood joists, studs and rafters. The exterior skin is cement plaster and wood siding. The composition tile roof does not leak but it is beyond its useful life and should be replaced.

The interior finishes include sheet vinyl flooring and carpeting with drywall ceilings and painted cement plaster walls.

The building does not contain a fire alarm system and is not generally handicap accessible; the only accessible element is a ramp to the main entrance.

MECHANICAL

This former house is served with a natural gas fired floor furnace that is controlled by a wall thermostat. Open windows provide fresh air. There is no air conditioning.

ELECTRICAL

The electrical system is fed with a 100-amp sub feed from a 200-amp, 120/240 volt, single phase metered service mounted on the green house at the rear of the property. The sub panel is residential grade and feeds lighting and power circuits throughout the building. The original wiring is romex and should be upgraded and replaced.

PLUMBING

The kitchen facilities and shower of this former house have been removed. The toilet and sink have been upgraded. The sink is served with hot water from a natural gas fired water heater mounted in a steel cabinet at the rear of the building.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$50,996.70

Replacement Cost:
\$120,357.00

FCI:
42.37%



Photo Description:

Environmental Studies, Southeast Quadrant

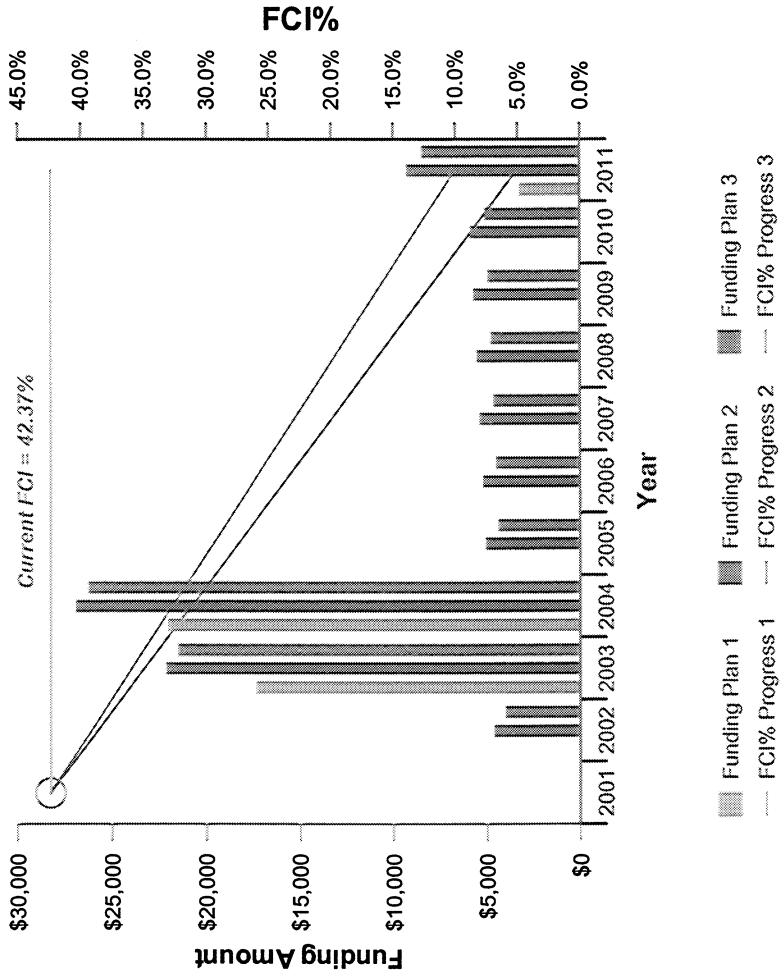
Facility Cost Summary

Southeast Quadrant - Environmental Studies

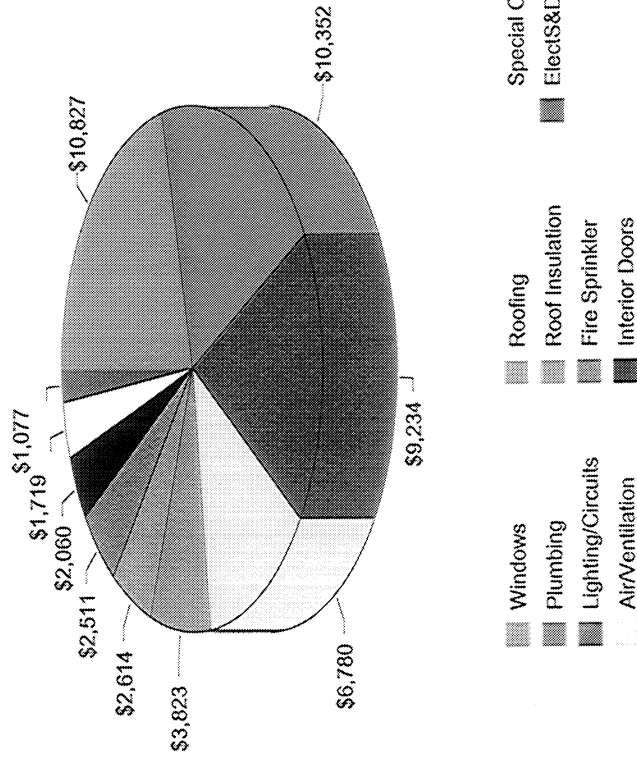
Gross Area: 900 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Elect&D	1		\$1,33	\$1,197	30	90.00%	\$1,077	100.00%	2001	\$0	\$1,077	
	Excavation	1		\$1.96	\$1,764	100	0.00%	\$0	60.00%	2041	\$0	\$0	
	Exterior Closure	1		\$0.60	\$540	40	110.00%	\$594	60.00%	2017	\$0	\$0	
	Int/Ext Finishes	1		\$12.73	\$11,457	10	100.00%	\$11,457	80.00%	2003	\$0	\$0	
	Interior Doors	1		\$2.18	\$1,962	25	105.00%	\$2,060	100.00%	2001	\$0	\$2,060	
	Plumbing	1		\$12.78	\$11,502	30	90.00%	\$10,352	100.00%	2001	\$0	\$10,352	
	Roof Deck	1		\$19.70	\$17,730	100	0.00%	\$0	80.00%	2021	\$0	\$0	
	Roof Insulation	1		\$2.42	\$2,178	20	120.00%	\$2,614	100.00%	2001	\$0	\$2,614	
	Slab on Grade	1		\$6.09	\$5,481	100	0.00%	\$0	50.00%	2051	\$0	\$0	
	Special Construction	1		\$1.91	\$1,719	40	100.00%	\$1,719	100.00%	2001	\$0	\$1,719	
	Windows	1		\$12.03	\$10,827	25	100.00%	\$10,827	100.00%	2001	\$0	\$10,827	
	Subtotal			\$73.73	\$66,357			\$40,700			\$0	\$28,649	43.17%
Code/Life/Saf	Fire Sprinkler	1		\$3.10	\$2,790	25	90.00%	\$2,511	100.00%	2001	\$0	\$2,511	90.00%
	Subtotal			\$3.10	\$2,790			\$2,511			\$0	\$2,511	
Electrical	Comm/Data/Security Lighting/Circuits	1		\$2.83	\$2,547	10	100.00%	\$2,547	80.00%	2003	\$0	\$0	
	Subtotal			\$11.40	\$10,260	20	90.00%	\$9,234	100.00%	2001	\$0	\$9,234	72.10%
	Subtotal			\$14.23	\$12,807			\$11,781			\$0	\$9,234	
Ext. Closure	Roofing	1		\$3.54	\$3,186	20	120.00%	\$3,823	100.00%	2001	\$0	\$3,823	120.00%
	Subtotal			\$3.54	\$3,186			\$3,823			\$0	\$3,823	
Interiors	Ceilings	1		\$3.96	\$3,564	15	105.00%	\$3,742	80.00%	2004	\$0	\$0	
	Floor	1		\$16.57	\$14,913	15	110.00%	\$16,404	80.00%	2004	\$0	\$0	
	Wall Finish	1		\$2.62	\$2,358	10	100.00%	\$2,358	80.00%	2003	\$0	\$0	
	Walls/Doors	1		\$2.67	\$2,403	50	100.00%	\$2,403	80.00%	2011	\$0	\$0	
	Subtotal			\$25.82	\$23,238			\$24,908			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	1		\$8.37	\$7,533	25	90.00%	\$6,780	100.00%	2001	\$0	\$6,780	90.00%
	Subtotal			\$8.37	\$7,533			\$6,780			\$0	\$6,780	
Structural,	Found./Slab/Structure	1		\$4.94	\$4,446	100	0.00%	\$0	80.00%	2021	\$0	\$0	0.00%
	Subtotal			\$4.94	\$4,446			\$0			\$0	\$0	0.00%
	Grand Total			\$133.73	\$120,357			\$90,502			\$0	\$50,997	42.37%

Future Facility Funding vs FCI for Environmental Studies



Estimate by Building System - Environmental Studies



Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\International Ed. Counseling

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The International Student Center Counseling or International Education Counseling building is located off the campus proper in the Southeast Quadrant, adjacent to Pearl Street. This building was originally constructed as a single family dwelling in 1941. The single story 1,228 square foot facility houses only offices.

The building rests on continuous spread footings and a raised floor that are showing no signs of settlement. The building's structural system was constructed of wood joists, studs and rafters. The exterior skin is cement plaster and wood siding. The 3-tab asphalt shingle roof does not leak but it is beyond its useful life and should be replaced.

The interior finishes include sheet vinyl flooring and carpeting with drywall ceilings and painted cement plaster walls.

The building does not contain a fire alarm system and is not generally handicap accessible; the only accessible element is a ramp to the main entrance.

MECHANICAL

This former house is served with a natural gas fired floor furnace that is controlled by a wall thermostat. Open windows provide fresh air. There is no air conditioning.

ELECTRICAL

The electrical system is fed with a 100-amp sub feed from a 200-amp, 120/240 volt, single phase metered service mounted on the green house at the rear of the property. The sub panel is residential grade and feeds lighting and power circuits throughout the building. The original wiring is romex and should be upgraded and replaced.

PLUMBING

The kitchen facilities and shower of this former house have been removed. The toilet and sink have been upgraded. The sink is served with hot water from a natural gas fired water heater mounted in a steel cabinet at the rear of the building.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

\$69,582.16

Replacement Cost:

\$164,220.44

FCI:

42.37%

**Photo Description:**

International Ed. Counseling

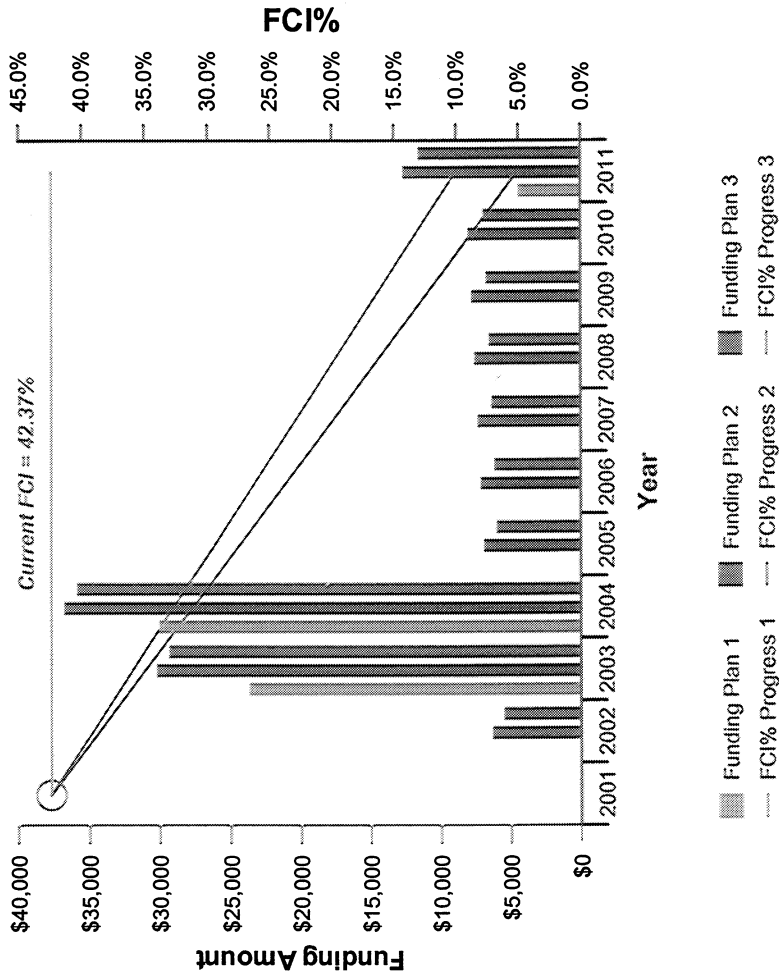
Facility Cost Summary

Southeast Quadrant - International Ed. Counseling

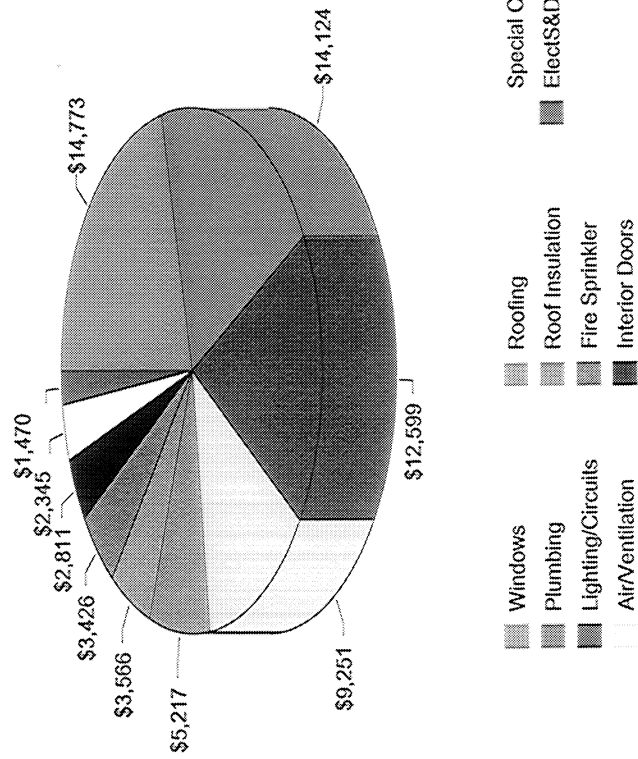
Gross Area: 1,228 SF

System Group	System Description	Priority	Discrepancy	Cost / Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Elect&D	1		\$1.33	\$1,633	30	90.00%	\$1,470	100.00%	2001	\$0	\$1,470	
	Excavation	1		\$1.96	\$2,407	100	0.00%	\$0	60.00%	2041	\$0	\$0	
	Exterior Closure	1		\$0.60	\$737	40	110.00%	\$810	60.00%	2017	\$0	\$0	
	Int/Ext Finishes	1		\$12.73	\$15,632	10	100.00%	\$15,632	80.00%	2003	\$0	\$0	
	Interior Doors	1		\$2.18	\$2,677	25	105.00%	\$2,811	100.00%	2001	\$0	\$2,811	
	Plumbing	1		\$12.78	\$15,694	30	90.00%	\$14,124	100.00%	2001	\$0	\$14,124	
	Roof Deck	1		\$19.70	\$24,192	100	0.00%	\$0	80.00%	2021	\$0	\$0	
	Roof Insulation	1		\$2.42	\$2,972	20	120.00%	\$3,566	100.00%	2001	\$0	\$3,566	
	Slab on Grade	1		\$6.09	\$7,479	100	0.00%	\$0	50.00%	2051	\$0	\$0	
	Special Construction	1		\$1.91	\$2,345	40	100.00%	\$2,345	100.00%	2001	\$0	\$2,345	
	Windows	1		\$12.03	\$14,773	25	100.00%	\$14,773	100.00%	2001	\$0	\$14,773	
	Subtotal			\$73.73	\$90,540			\$55,533			\$0	\$39,090	43.17%
Code/Life/Saf	Fire Sprinkler	1		\$3.10	\$3,807	25	90.00%	\$3,426	100.00%	2001	\$0	\$3,426	
	Subtotal			\$3.10	\$3,807			\$3,426			\$0	\$3,426	90.00%
Electrical	Comm/Data/Security Lighting/Circuits	1		\$2.83	\$3,475	10	100.00%	\$3,475	80.00%	2003	\$0	\$0	
	Subtotal			\$11.40	\$13,999	20	90.00%	\$12,599	100.00%	2001	\$0	\$12,599	
	Subtotal			\$14.23	\$17,474			\$16,075			\$0	\$12,599	72.10%
Ext. Closure	Roofing	1		\$3.54	\$4,347	20	120.00%	\$5,217	100.00%	2001	\$0	\$5,217	
	Subtotal			\$3.54	\$4,347			\$5,217			\$0	\$5,217	120.00%
Interiors	Ceilings	1		\$3.96	\$4,863	15	105.00%	\$5,106	80.00%	2004	\$0	\$0	
	Floor	1		\$16.57	\$20,348	15	110.00%	\$22,383	80.00%	2004	\$0	\$0	
	Wall Finish	1		\$2.62	\$3,217	10	100.00%	\$3,217	80.00%	2003	\$0	\$0	
	Walls/Doors	1		\$2.67	\$3,279	50	100.00%	\$3,279	80.00%	2011	\$0	\$0	
	Subtotal			\$25.82	\$31,707			\$33,985			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	1		\$8.37	\$10,278	25	90.00%	\$9,251	100.00%	2001	\$0	\$9,251	
	Subtotal			\$8.37	\$10,278			\$9,251			\$0	\$9,251	90.00%
Structural,	Found./Slab/Structure	1		\$4.94	\$6,066	100	0.00%	\$0	80.00%	2021	\$0	\$0	
	Subtotal			\$4.94	\$6,066			\$0			\$0	\$0	0.00%
	Grand Total			\$133.73	\$164,220			\$123,485			\$0	\$69,582	42.37%

Future Facility Funding vs FCI for International Ed. Counseling



Estimate by Building System - International Ed. Counseling



Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\Institute Research

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Institutional Research building is located off the campus proper in the Southeast Quadrant, adjacent to Pearl Street. This building was originally constructed as a single family dwelling in 1941. The single story 994 square foot facility houses only offices.

The building rests on continuous spread footings and a raised floor that are showing no signs of settlement. The building's structural system was constructed of wood joists, studs and rafters. The exterior skin is cement plaster and wood siding. The 3-tab asphalt shingle roof does not leak but it is beyond its useful life and should be replaced.

The interior finishes include sheet vinyl flooring and carpeting with drywall ceilings and painted cement plaster walls.

The building does not contain a fire alarm system and is not generally handicap accessible; the only accessible element is a ramp to the main entrance.

MECHANICAL

This former house is served with a natural gas fired floor furnace that is controlled by a wall thermostat. Open windows provide fresh air. There is no air conditioning.

ELECTRICAL

The electrical system is fed with a 100-amp sub feed from a 200-amp, 120/240 volt, single phase metered service mounted on the green house at the rear of the property. The sub panel is residential grade and feeds lighting and power circuits throughout the building. The original wiring is romex and should be upgraded and replaced.

PLUMBING

The kitchen facilities and shower of this former house have been removed. The toilet and sink have been upgraded. The sink is served with hot water from a natural gas fired water heater mounted in a steel cabinet at the rear of the building.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$56,323.02

Replacement Cost:
\$132,927.62

FCI:
42.37%



Photo Description: Institute Research, Southeast Quadrant

Santa Monica College District

COMET Facility Report

Report Date: 13 Aug 2001

Santa Monica, CA

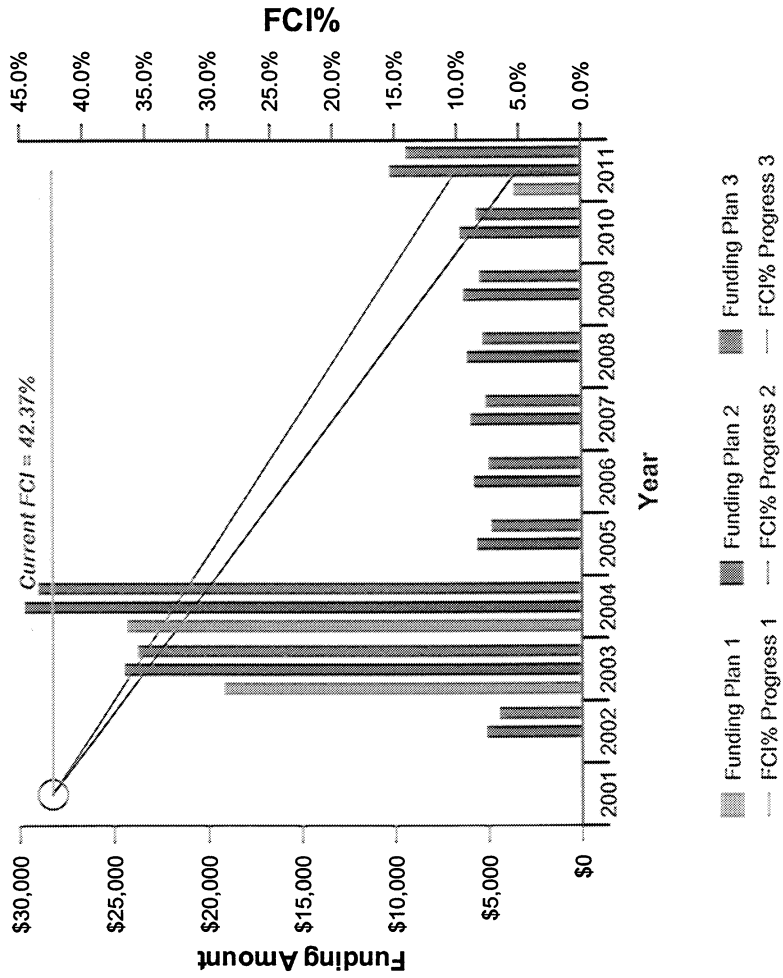
Facility Cost Summary

Southeast Quadrant - Institute Research

Gross Area: 994 SF

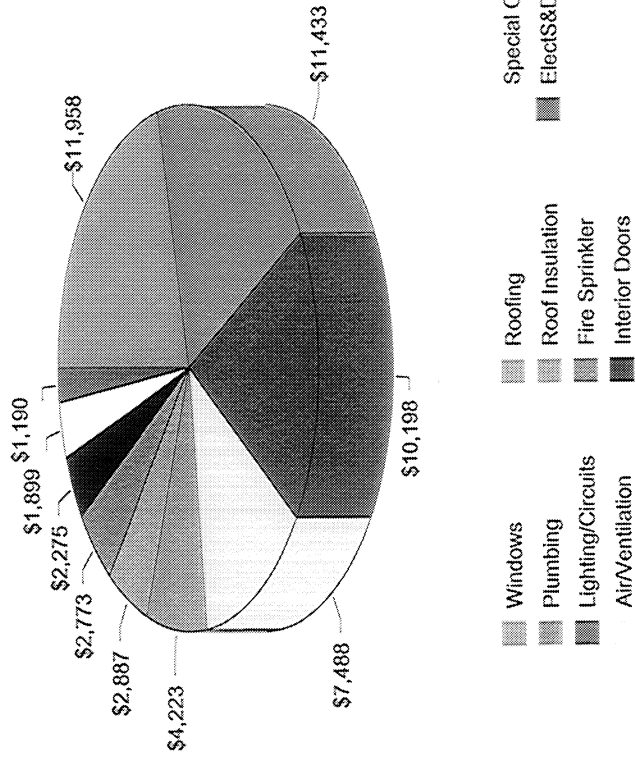
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Elect&D	1		\$1.33	\$1,322	30	90.00%	\$1,190	100.00%	2001	\$0	\$1,190	
	Excavation	1		\$1.96	\$1,948	100	0.00%	\$0	60.00%	2041	\$0	\$0	
	Exterior Closure	1		\$0.60	\$566	40	110.00%	\$656	60.00%	2017	\$0	\$0	
	Int/Ext Finishes	1		\$12.73	\$12,654	10	100.00%	\$12,654	80.00%	2003	\$0	\$0	
	Interior Doors	1		\$2.16	\$2,167	25	105.00%	\$2,275	100.00%	2001	\$0	\$2,275	
	Plumbing	1		\$12.78	\$12,703	30	90.00%	\$11,433	100.00%	2001	\$0	\$11,433	
	Roof Deck	1		\$19.70	\$19,582	100	0.00%	\$0	80.00%	2021	\$0	\$0	
	Roof Insulation	1		\$2.42	\$2,405	20	120.00%	\$2,887	100.00%	2001	\$0	\$2,887	
	Slab on Grade	1		\$6.09	\$6,053	100	0.00%	\$0	50.00%	2051	\$0	\$0	
	Special Construction	1		\$1.91	\$1,899	40	100.00%	\$1,899	100.00%	2001	\$0	\$1,899	
	Windows	1		\$12.03	\$11,958	25	100.00%	\$11,958	100.00%	2001	\$0	\$11,958	
	Subtotal			\$73.73	\$73,288			\$44,951			\$0	\$31,641	43.17%
Code/Life/Saf	Fire Sprinkler	1		\$3.10	\$3,081	25	90.00%	\$2,773	100.00%	2001	\$0	\$2,773	
	Subtotal			\$3.10	\$3,081			\$2,773			\$0	\$2,773	90.00%
Electrical	Comm/Data/Security Lighting/Circuits	1		\$2.83	\$2,813	10	100.00%	\$2,813	80.00%	2003	\$0	\$0	
	Subtotal			\$11.40	\$11,332	20	90.00%	\$10,198	100.00%	2001	\$0	\$10,198	
	Subtotal			\$14.23	\$14,145			\$13,011			\$0	\$10,198	72.10%
Ext. Closure	Roofing	1		\$3.54	\$3,519	20	120.00%	\$4,223	100.00%	2001	\$0	\$4,223	
	Subtotal			\$3.54	\$3,519			\$4,223			\$0	\$4,223	120.00%
Interiors	Ceilings	1		\$3.96	\$3,936	15	105.00%	\$4,133	80.00%	2004	\$0	\$0	
	Floor	1		\$16.57	\$16,471	15	110.00%	\$18,118	80.00%	2004	\$0	\$0	
	Wall Finish	1		\$2.62	\$2,604	10	100.00%	\$2,604	80.00%	2003	\$0	\$0	
	Walls/Doors	1		\$2.67	\$2,654	50	100.00%	\$2,654	80.00%	2011	\$0	\$0	
	Subtotal			\$25.82	\$25,665			\$27,509			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	1		\$8.37	\$8,320	25	90.00%	\$7,488	100.00%	2001	\$0	\$7,488	
	Subtotal			\$8.37	\$8,320			\$7,488			\$0	\$7,488	90.00%
Structural,	Found./Slab/Structure	1		\$4.94	\$4,910	100	0.00%	\$0	60.00%	2021	\$0	\$0	
	Subtotal			\$4.94	\$4,910			\$0			\$0	\$0	0.00%
	Grand Total			\$133.73	\$132,928			\$99,955			\$0	\$56,323	42.37%

Future Facility Funding vs FCI for Institute Research



COMET - Printed on: 8/7/01
Escalation %: 3%

Estimate by Building System - Institute Research



Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\Campus Police

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Campus Police Building is located in the southeast quadrant of the campus on the south side of Pearl Street. The building used to be a residence and is of wood frame construction. The Campus Police Building is a one story building containing 1,990 square feet. It was built in 1941.

The building has spread footings and a crawl space with a stem wall foundation. All framing members are wood and the building has a masonry chimney. The exterior skin of the building is stucco over metal lath over wood framing, with some wood siding at trim areas. Interior finishes include drywall, ceramic tile, and suspended ceilings. The roofing system is 3-tab asphalt shingles.

There is no sprinkler system and compliance with handicap requirements is minimal.

MECHANICAL, PLUMBING, ELECTRICAL

These systems are typical of fifty-year-old homes and need to be updated.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

\$112,759.37

Replacement Cost:

\$266,122.70

FCI:

42.37%



Photo Description:

Campus Police, Southeast Quadrant

Santa Monica, CA

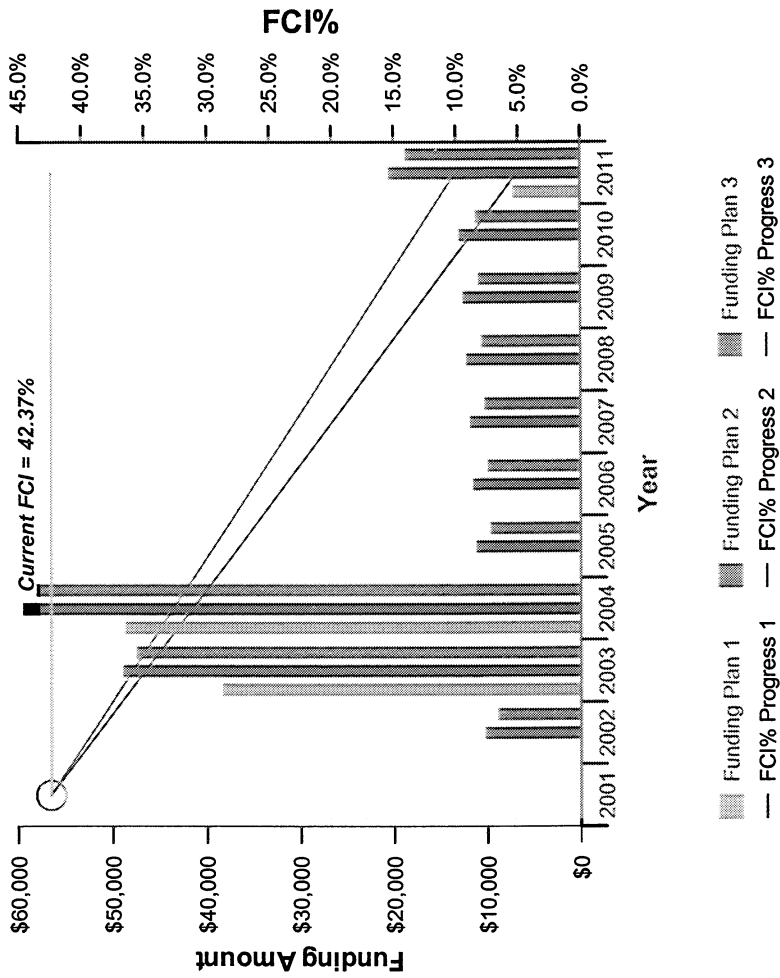
Facility Cost Summary

Southeast Quadrant - Campus Police

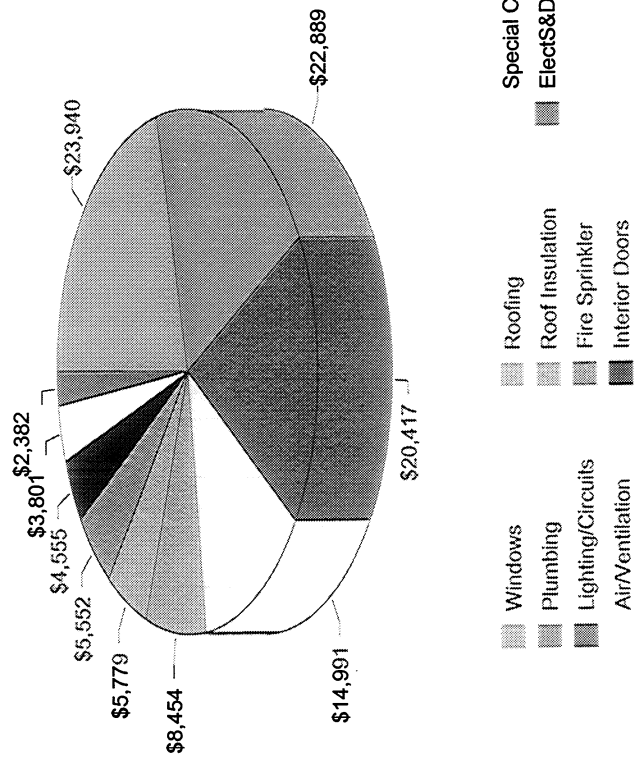
Gross Area: 1,990 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Elect&SD	1		\$1.33	\$2,647	30	90.00%	\$2,382	100.00%	2001	\$0	\$2,382	
	Excavation	1		\$1.96	\$3,900	100	0.00%	\$0	60.00%	2041	\$0	\$0	
	Exterior Closure	1		\$0.60	\$1,194	40	110.00%	\$1,313	60.00%	2017	\$0	\$0	
	Int/Ext Finishes	1		\$12.73	\$25,333	10	100.00%	\$25,333	80.00%	2003	\$0	\$0	
	Interior Doors	1		\$2.18	\$4,338	25	105.00%	\$4,555	100.00%	2001	\$0	\$4,555	
	Plumbing	1		\$12.78	\$25,432	30	90.00%	\$22,889	100.00%	2001	\$0	\$22,889	
	Roof Deck	1		\$19.70	\$39,203	100	0.00%	\$0	80.00%	2021	\$0	\$0	
	Roof Insulation	1		\$2.42	\$4,816	20	120.00%	\$5,779	100.00%	2001	\$0	\$5,779	
	Slab on Grade	1		\$6.09	\$12,119	100	0.00%	\$0	60.00%	2041	\$0	\$0	
	Special Construction	1		\$1.91	\$3,801	40	100.00%	\$3,801	100.00%	2001	\$0	\$3,801	
	Windows	1		\$12.03	\$23,940	25	100.00%	\$23,940	100.00%	2001	\$0	\$23,940	
	Subtotal			\$73.73	\$146,723			\$89,992			\$0	\$63,946	43.17%
Code/Life/Saf	Fire Sprinkler	1		\$3.10	\$6,169	25	90.00%	\$5,552	100.00%	2001	\$0	\$5,552	90.00%
	Subtotal			\$3.10	\$6,169			\$5,552			\$0	\$5,552	90.00%
Electrical	Comm/Data/Security Lighting/Circuits	1		\$2.83	\$5,632	10	100.00%	\$5,632	80.00%	2003	\$0	\$0	
	Subtotal			\$11.40	\$22,686	20	90.00%	\$20,417	100.00%	2001	\$0	\$20,417	72.10%
	Subtotal			\$14.23	\$28,318			\$26,049			\$0	\$20,417	72.10%
Ext. Closure	Roofing	1		\$3.54	\$7,045	20	120.00%	\$8,454	100.00%	2001	\$0	\$8,454	120.00%
	Subtotal			\$3.54	\$7,045			\$8,454			\$0	\$8,454	120.00%
Interiors	Ceilings	1		\$3.96	\$7,880	15	105.00%	\$8,274	80.00%	2004	\$0	\$0	
	Floor	1		\$16.57	\$32,974	15	110.00%	\$36,272	80.00%	2004	\$0	\$0	
	Wall Finish	1		\$2.62	\$5,214	10	100.00%	\$5,214	80.00%	2003	\$0	\$0	
	Walls/Doors	1		\$2.67	\$5,313	50	100.00%	\$5,313	80.00%	2011	\$0	\$0	
	Subtotal			\$25.82	\$51,382			\$55,073			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	1		\$8.37	\$16,656	25	90.00%	\$14,991	100.00%	2001	\$0	\$14,991	90.00%
	Subtotal			\$8.37	\$16,656			\$14,991			\$0	\$14,991	90.00%
Structural,	Found./Slab/Structure	1		\$4.94	\$9,831	100	0.00%	\$0	80.00%	2021	\$0	\$0	
	Subtotal			\$4.94	\$9,831			\$0			\$0	\$0	0.00%
	Grand Total			\$133.73	\$266,123			\$200,110			\$0	\$112,759	42.37%

Future Facility Funding vs FCI for Campus Police



Estimate by Building System - Campus Police



Facility Executive Summary

Facility: Santa Monica Community College\Southeast Quadrant\Campus Police Annex

Facility Description:

RCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Campus Police Building is located in the southeast quadrant of the campus on the south side of Pearl Street. The building used to be a residence and is of wood frame construction. The Campus Police Building Annex is a one story building containing 842 square feet. It was built in 1941.

The building has spread footings and a crawl space with a stem wall foundation. All framing members are wood and the building has a masonry chimney. The exterior skin of the building is stucco over metal lath over wood framing, with some wood siding at trim areas. Interior finishes include drywall, ceramic tile, and suspended ceilings. The roofing system is 3-tab asphalt shingles.

There is no sprinkler system and compliance with handicap requirements is minimal.

MECHANICAL, PLUMBING, ELECTRICAL

These systems are typical of fifty-year-old homes and need to be updated.

Photographer:
WEden

Date:
13-Jul-2001

Repair Costs:
\$47,710.25

Replacement Cost:
\$112,600.66

FCI:
42.37%



Photo Description:

Campus Police Annex, Southeast Quadrant

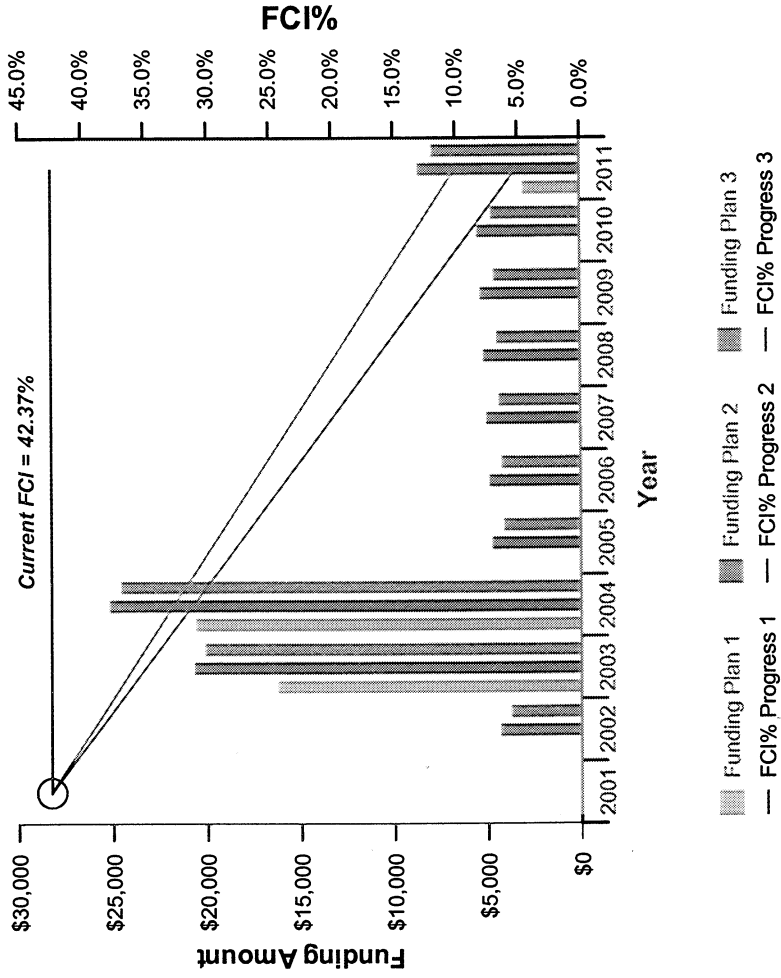
Facility Cost Summary

Southeast Quadrant - Campus Police Annex

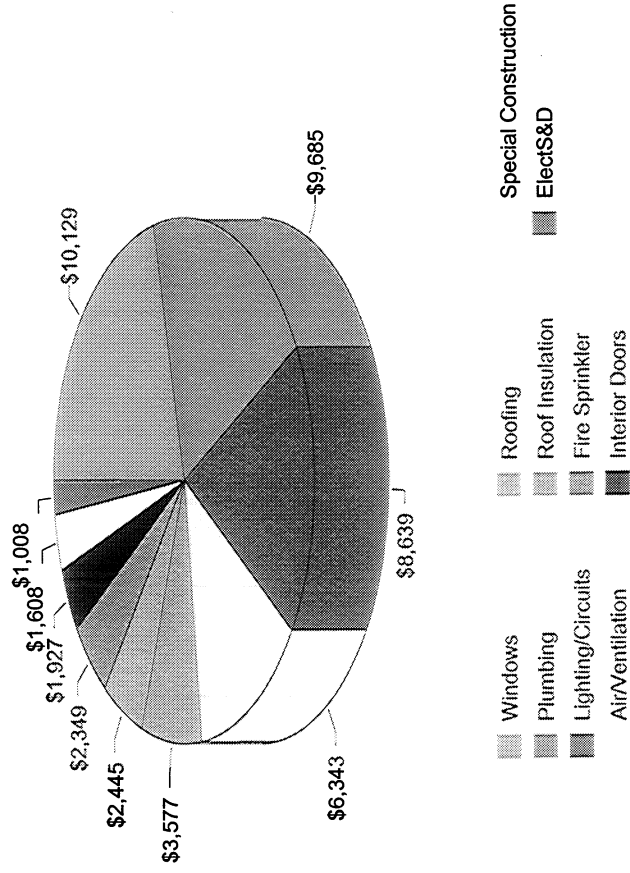
Gross Area: 842 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Elect/S&D	1		\$1.33	\$1,120	30	90.00%	\$1,008	100.00%	2001	\$0	\$1,008	
	Excavation	1		\$1.96	\$1,650	100	0.00%	\$0	60.00%	2041	\$0	\$0	
	Exterior Closure	1		\$0.60	\$505	40	110.00%	\$556	60.00%	2017	\$0	\$0	
	Int/Ext Finishes	1		\$12.73	\$10,719	10	100.00%	\$10,719	80.00%	2003	\$0	\$0	
	Interior Doors	1		\$2.18	\$1,836	25	105.00%	\$1,927	100.00%	2001	\$0	\$1,927	
	Plumbing	1		\$12.78	\$10,761	30	90.00%	\$9,685	100.00%	2001	\$0	\$9,685	
	Roof Deck	1		\$19.70	\$16,587	100	0.00%	\$0	80.00%	2021	\$0	\$0	
	Roof Insulation	1		\$2.42	\$2,038	20	120.00%	\$2,445	100.00%	2001	\$0	\$2,445	
	Slab on Grade	1		\$6.09	\$5,128	100	0.00%	\$0	50.00%	2051	\$0	\$0	
	Special Construction	1		\$1.91	\$1,608	40	100.00%	\$1,608	100.00%	2001	\$0	\$1,608	
	Windows	1		\$12.03	\$10,129	25	100.00%	\$10,129	100.00%	2001	\$0	\$10,129	
	Subtotal			\$73.73	\$62,081			\$38,077			\$0	\$26,803	43.17%
Code/Life/Saf	Fire Sprinkler	1		\$3.10	\$2,610	25	90.00%	\$2,349	100.00%	2001	\$0	\$2,349	
	Subtotal			\$3.10	\$2,610			\$2,349			\$0	\$2,349	90.00%
Electrical	Comm/Data/Security	1		\$2.83	\$2,383	10	100.00%	\$2,383	80.00%	2003	\$0	\$0	
	Lighting/Circuits	1		\$11.40	\$9,599	20	90.00%	\$8,639	100.00%	2001	\$0	\$8,639	
	Subtotal			\$14.23	\$11,982			\$11,022			\$0	\$8,639	72.10%
Ext. Closure	Roofing	1		\$3.54	\$2,981	20	120.00%	\$3,577	100.00%	2001	\$0	\$3,577	
	Subtotal			\$3.54	\$2,981			\$3,577			\$0	\$3,577	120.00%
Interiors	Ceilings	1		\$3.96	\$3,334	15	105.00%	\$3,501	80.00%	2004	\$0	\$0	
	Floor	1		\$16.57	\$13,952	15	110.00%	\$15,347	80.00%	2004	\$0	\$0	
	Wall Finish	1		\$2.62	\$2,206	10	100.00%	\$2,206	80.00%	2003	\$0	\$0	
	Walls/Doors	1		\$2.67	\$2,248	50	100.00%	\$2,248	80.00%	2011	\$0	\$0	
	Subtotal			\$25.82	\$21,740			\$23,302			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	1		\$8.37	\$7,048	25	90.00%	\$6,343	100.00%	2001	\$0	\$6,343	
	Subtotal			\$8.37	\$7,048			\$6,343			\$0	\$6,343	90.00%
Structural,	Found./Slab/Structure	1		\$4.94	\$4,159	100	0.00%	\$0	80.00%	2021	\$0	\$0	
	Subtotal			\$4.94	\$4,159			\$0			\$0	\$0	0.00%
	Grand Total			\$133.73	\$112,601			\$84,670			\$0	\$47,710	42.37%

Future Facility Funding vs FCI for Campus Police Annex



Estimate by Building System - Campus Police Annex



Facility Executive Summary

Facility: Santa Monica Community College\Off-Campus\Madison

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Madison building is located off campus at the corner of Santa Monica Boulevard and 11th Street. The building is a 2 story, 42,819 square foot classroom and office building. It was originally constructed in 1943 and the interior of the building has received a series of cosmetic renovations, the most recent being a complete renovation in 1996. The existing auditorium has not been upgraded.

The building rests on spread footings that are showing no signs of damage or settlement. The building structural system was constructed of reinforced concrete exterior walls. The interior walls are wood studs with metal lathe and cement plaster. The exterior storefront system and doors are single pane glazing with metal frames. The exterior of the building is whitewash over stucco over reinforced concrete and block infill.

The interior building finishes include carpeting, VCT, and perforated metal ceiling systems. The fire alarm system is a Simplex system which is centrally monitored. The building does not have a firesprinkler system. Egress corridors have appropriate fire separation and interior doors on escape corridors do have fire ratings. Fire safety systems also include strobes and annunciators, lighted exit signs, and pull down alarms. The complex is also handicap compliant.

MECHANICAL

This building contains a mixture of mechanical systems depending on when the area was remodeled. Portions of the building are heated with residential natural gas fired wall heaters that were installed at various times between 1993 and 1996. There are portions of the building that are not served with heat.

Open windows and portable electric fans provide ventilation. Most of the building has no air conditioning. The exception is the Art Gallery, which is served with two (2) 5-ton gas/electric package rooftop units that were installed last year.

The basement elevator equipment room has a new exhaust fan.

The auditorium area is currently used for storage and was not reviewed.

ELECTRICAL

The electrical system is fed from an SCE transformer that delivers 277/480 volt, 3-phase power via an 800-amp distribution panel located in a weatherproof enclosure at the exterior of the building. This 800-amp panel provides power to smaller panels, and various transformers located throughout the building. Most fluorescent lighting is fed with 277-volt power. The transformers provide 120/208 volt, 3-phase power for incandescent lighting, miscellaneous small equipment, and electrical outlets throughout the building. Most of the electrical equipment was installed during a partial building remodel in 1996.

Remodeled portions of the building are lit with fluorescent fixtures with electronic ballasts and T-8 lamps. The parking lot and cafeteria space is lit with High Intensity Discharge lamps. There is a Lithonia Lighting Control System located in the basement that controls the exterior lighting.

The auditorium area is currently used for storage and was not reviewed.

PLUMBING

The building restrooms were completely remodeled during the 1996 renovation. Low flush toilets and flush valves were installed. A 100-gallon natural gas fired water heater and circulating pump provides hot water to the building and is located in the basement.

A small air compressor is located in the basement and provides simulated oxygen to the second floor nursing area.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

\$1,018,886.67

Replacement Cost:

\$9,301,485.73

FCI:

10.95%



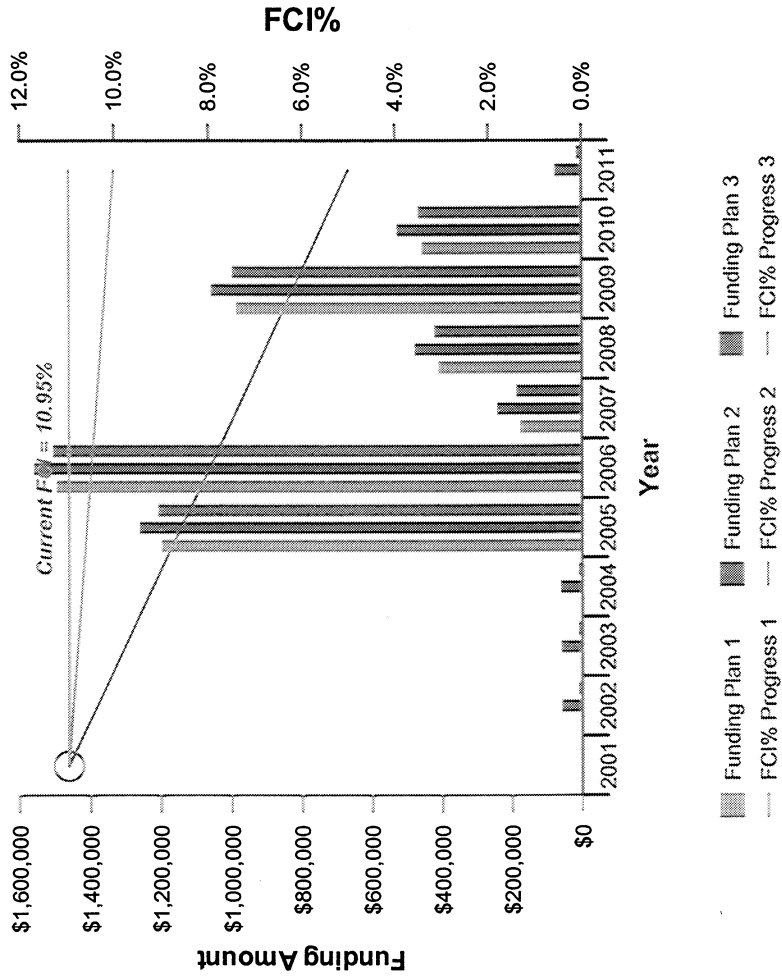
Facility Cost Summary

Off-Campus - Madison

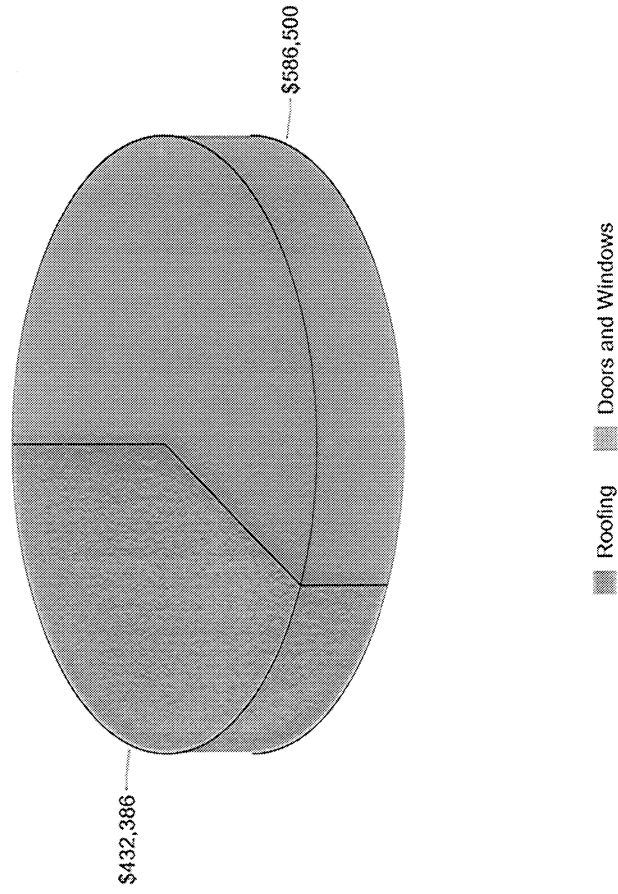
Gross Area: 42,819 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Fire Sprinkler		1		\$6.27	\$288,475	30	130.00%	\$349,018	15.00%	2026	\$0	\$0	0.00%
	Subtotal			\$6.27	\$288,475			\$349,018			\$0	\$0	0.00%
Electrical	Commy/Data/Security	1		\$4.70	\$201,121	10	90.00%	\$181,009	50.00%	2006	\$0	\$0	
	Electrical Service	1		\$3.82	\$163,440	30	90.00%	\$147,096	80.00%	2007	\$0	\$0	
	Lighting/Circuits	1		\$18.83	\$806,367	20	90.00%	\$725,731	80.00%	2005	\$0	\$0	
	Subtotal			\$27.35	\$1,170,928			\$1,053,836			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$12.45	\$533,182	30	110.00%	\$586,500	100.00%	2001	\$0	\$586,500	
	Exterior Walls	1		\$39.53	\$1,682,806	100	100.00%	\$1,682,806	60.00%	2041	\$0	\$0	
	Roofing	1		\$8.42	\$380,322	20	120.00%	\$432,386	100.00%	2001	\$0	\$432,386	
	Subtotal			\$60.40	\$2,586,310			\$2,711,693			\$0	\$1,018,887	39.40%
Interiors	Ceilings	1		\$7.40	\$316,989	15	110.00%	\$348,688	40.00%	2010	\$0	\$0	
	Floor	1		\$7.06	\$302,388	15	110.00%	\$332,627	50.00%	2008	\$0	\$0	
	Wall Finish	1		\$7.92	\$339,126	10	100.00%	\$339,126	60.00%	2005	\$0	\$0	
	Walls/Doors	1		\$16.71	\$715,463	40	90.00%	\$643,916	10.00%	2037	\$0	\$0	
	Subtotal			\$39.09	\$1,673,966			\$1,664,357			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$463,002	20	100.00%	\$463,002	60.00%	2009	\$0	\$0	
	Heating/Cooling	1		\$25.91	\$1,109,226	25	100.00%	\$1,109,226	80.00%	2006	\$0	\$0	
	Plumbing/Fixtures	1		\$3.51	\$150,252	30	100.00%	\$150,252	60.00%	2013	\$0	\$0	
	Subtotal			\$40.23	\$1,722,480			\$1,722,480			\$0	\$0	0.00%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$316,989	20	100.00%	\$316,989	60.00%	2009	\$0	\$0	
	Subtotal			\$7.40	\$316,989			\$316,989			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$36.49	\$1,562,337	100	100.00%	\$1,562,337	60.00%	2041	\$0	\$0	
	Subtotal			\$36.49	\$1,562,337			\$1,562,337			\$0	\$0	0.00%
	Grand Total			\$217.23	\$9,301,486			\$9,380,709			\$0	\$1,018,887	10.95%

Future Facility Funding vs FCI for Madison



Estimate by Building System - Madison



Facility Executive Summary

Facility: Santa Monica Community College\Off-Campus\Temp Administration

Facility Description:

ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY

The Temporary Administration Building is located off campus in a low-rise office building at 2174 Pico Boulevard. The building has parking on the basement and ground levels with office space on the second and third floors. The building was constructed in 1985 and has 42,597 square feet. The building is of brick and wood and steel construction. The roof is a modified bitumen flat roof.

The building contains the personnel, payroll, administration, and executive offices of the college. The building rests on columns and isolated piers. The original roof was repaired in 2001 and is not leaking. The exterior doors are metal and windows are operable. They are single pane units with metal frames. Interior partitions are painted drywall and most ceilings are 2 x 4 acoustical tile. The offices are carpeted and the hallways contain exposed lightweight concrete and 12" x 12" VCT. The wooden interior doors are in metal frames.

The Siemens fire alarm system is centrally monitored. The building does not have a fire sprinkler system. Egress corridors have appropriate fire separation and interior doors on escape corridors do have fire ratings. Emergency systems include strobes and annunciators as well as lighted exit signs. The complex is handicap compliant.

MECHANICAL

Two 12-ton and two 10-ton gas/electric package units that are located on the roof, provide the heating and cooling for this building. There is a roof mounted natural gas fired boiler and circulating pump that provides hot water to some reheat units that are located at building perimeter zones and provide supplemental heat for these areas. This equipment was installed as part of the building renovation and is six months old.

There is a garage exhaust system that is located in the lower level mechanical room. This fan appears to be part of the original building construction and is 16 years old. The fan seems noisy and is approaching the end of its useful life.

ELECTRICAL

The electrical service is fed from an SCE transformer that delivers 120/208 volt, 3-phase power via a 1200-amp distribution panel located on the ground floor. This panel serves smaller panels located throughout the building. The main electrical distribution equipment appears to be part of the original building construction and is 16 years old.

Lighting for the parking area is T-12 fluorescent fixtures that appear to be part of the original building construction and is 16 years old, obsolete, nearing the end of its useful life, and should be replaced and upgraded with new fluorescent lighting that has electronic ballasts and T-8 lamps. The second and third floors are lit with compact fluorescent fixtures, and tube fluorescent fixtures with electronic ballasts and T-8 lamps, were installed as part of the building renovation and are six months old.

There is an exterior ground mounted 10-KW self-contained diesel standby generator set that provides backup power for the telephone system.

PLUMBING

The toilet facilities for the building were remodeled as part of the building renovation six months ago. Low flush toilets and flush valves were installed. All other fixtures and faucets were also replaced. A third floor closet contains a 75-gallon natural gas fired water heater that provides hot water to the building.

The basement garage contains a sump pump that appears to be part of the original building construction and is 16 years old.

Photographer: WEden

Date: 13-Jul-2001

Repair Costs: \$0.00

Replacement Cost: \$6,784,424.19

FCI: 0.00%



Facility Cost Summary

Santa Monica, CA -

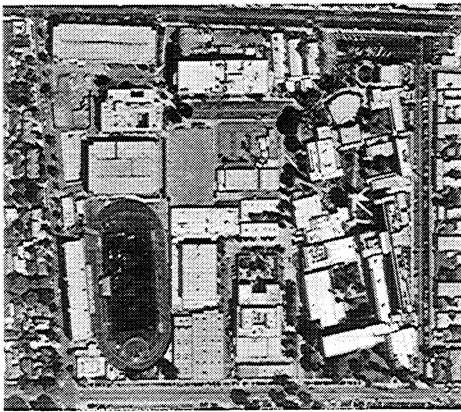
Off-Campus - Temp Administration

Gross Area: 42,597 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Conveying	1		\$2.98	\$126,939	25	75.00%	\$95,204	60.00%	2011	\$0	\$0	
	Exterior Closure	1		\$12.64	\$538,426	30	110.00%	\$592,269	50.00%	2016	\$0	\$0	
	Interior Construction	1		\$49.88	\$2,124,738	20	115.00%	\$2,443,449	75.00%	2006	\$0	\$0	
	Mechanical	1		\$33.25	\$1,416,350	25	90.00%	\$1,274,715	60.00%	2011	\$0	\$0	
	Substructure	1		\$6.65	\$283,270	100	0.00%	\$0	15.00%	2086	\$0	\$0	
	Superstructure	1		\$25.27	\$1,076,426	100	100.00%	\$1,076,426	15.00%	2086	\$0	\$0	
	Subtotal			\$130.67	\$5,566,150			\$5,482,064			\$0	\$0	0.00%
Electrical	Electrical Service	1		\$11.97	\$509,886	25	90.00%	\$458,897	60.00%	2011	\$0	\$0	
	Subtotal			\$11.97	\$509,886			\$458,897			\$0	\$0	0.00%
Ext. Closure	Roofing	1		\$8.65	\$368,464	20	120.00%	\$442,157	75.00%	2006	\$0	\$0	
	Subtotal			\$8.65	\$368,464			\$442,157			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$7.98	\$339,924	100	100.00%	\$339,924	15.00%	2086	\$0	\$0	
	Subtotal			\$7.98	\$339,924			\$339,924			\$0	\$0	0.00%
	Grand Total			\$159.27	\$6,784,424			\$6,723,042			\$0	\$0	0.00%

New Facilities Assessment

**New Facilities
Assessment**



Project Listing

A number of meetings were held with the District, in consultation with Administration, Academic and Student Services Departments, to identify and describe the capital improvement projects required to meet your current and planned needs.

The resulting listing of projects is provided below.

Group 1	1.1	Site Plan and Infrastructure Development & Environmental Impact Report (EIR)
	1.2	Central Utility Plant and Distribution System
	1.3	Campus Technology Improvements
	1.4	Campus Safety Improvements
	1.5	Campus Perimeter Enhancements
	1.6	Pedestrian Boulevard
Group 2	2.1	Student Services & Administration Center
	2.2	Pico Boulevard Piazza & Underground Parking
	2.3	New Liberal Arts Facility
	2.4	Underground Parking for Liberal Arts Facility
	2.5	Literacy Center
	2.6	Off-Site Warehouse & Land Acquisition
	2.7	Replacement Off-Site Parking & Land Acquisition
	2.8	Emeritus College Replacement
	2.9	Land Acquisition
Group 3	3.7	Renovation of Main Stage Theater
	3.8	Science Facility Addition
	3.9	Parking Ramp & Recessed Plaza
	3.10	Student Activities Building Modernization
	3.11	Letters & Sciences Building Replacement
	3.12	Demolition of Old Liberal Arts Building

Project Grouping

The projects have been organized into three different groupings as indicated above. The first group of 6 projects deals with energy, safety, technology, environmental and Campus perimeter enhancements. The second group of 9 projects consolidate, modernize or replace several severely deficient, temporary, modular and earthquake damaged buildings. The third group of 6 projects complete the renovation, modernization and replacement work planned as part of this proposed bond issue.

Project Listing Map

A map diagramming the approximate location for the proposed modernization and new construction projects is shown below. The numbering corresponds to the Project Listing shown above. Many of the new buildings would replace existing older, obsolete, temporary or modular facilities. The majority of the new projects would occur on the East side where the College originated along Pearl and 20th Street.



Preliminary Program Master Budget

Preliminary budgets were prepared for each of the proposed 21 projects to establish amounts for the entitlement, land acquisition, design & plan check, construction, furniture, fixtures & equipment, management, legal, accounting and a program contingency. The specific budget data for each project is shown below and followed by a summary key program level data.

SANTA MONICA COLLEGE PRELIMINARY BOND PROGRAM BUDGET									
Prepared by: 3D/International, Inc.								August 13, 2001	
Project	Size Sq. Ft.	Entitlement & Land	Design & Plan Check	Construction Costs	Furniture, Fixtures & Equipment	Bond Issuance	Management, Legal & Accounting	Program Contingency	TOTAL PROGRAM
Santa Monica College									
1.1 Site/Infrastructure Plan & EIR		\$501,000	\$0	\$0	\$0	\$0	\$50,100	\$25,050	\$576,150
1.2 Central Utility Plant & Distribution System	16,500	\$0	\$933,178	6,767,796	\$1,798,500	\$0	\$854,953	\$284,984	\$10,639,411
1.3 Campus Technology Improvements		\$0	\$457,061	\$3,407,349	\$0	\$0	\$347,797	\$115,932	\$4,328,138
1.4 Campus Safety Improvements		\$0	\$181,008	\$1,265,429	\$139,893	\$0	\$158,633	\$79,317	\$1,824,280
1.5 Campus Perimeter Enhancements		\$0	\$292,905	\$2,163,973	\$229,230	\$0	\$241,750	\$80,583	\$3,008,441
1.6 Pedestrian Boulevard		\$0	\$241,676	\$2,040,318	\$0	\$0	\$182,559	\$68,460	\$2,533,013
2.1 Student Services & Administration Center	80,000	\$0	\$2,960,871	21,473,479	\$2,317,203	\$0	\$2,407,640	\$802,547	\$29,961,738
2.2 Pico Blvd. Piazza & Underground Parking		\$0	\$971,418	\$9,402,257	\$1,028,560	\$0	\$1,026,201	\$342,067	\$12,770,503
2.3 Liberal Arts Facility	56,100	\$0	\$1,440,614	\$11,388,253	\$1,127,437	\$0	\$1,256,067	\$418,689	\$15,631,061
2.4 Underground Parking For Liberal Arts Facility	-	\$0	\$915,720	1,890,000	\$45,946	\$0	\$672,008	\$224,003	\$3,747,676
2.5 Literacy Center	19,000	\$0	\$879,780	\$6,380,532	\$688,523	\$0	\$715,395	\$238,465	\$8,902,696
2.6 Off-Site Warehouse & Land Acquisition	100,000	\$8,712,000	\$879,780	11,419,576	\$273,841	\$0	\$1,915,668	\$238,465	\$23,439,330
2.7 Replacement Off-Site Parking & Land Acquisition	-	\$4,500,000	\$650,272	\$9,143,124	\$219,252	\$0	\$1,306,138	\$435,379	\$16,254,166
2.8 Emeritus College Replacement	20,000	\$12,750,000	\$220,883	\$1,746,113	\$38,414	\$0	\$180,487	\$60,162	\$14,996,059
2.9 Land Acquisitions		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1 Renovation of Main Stage Theatre	17,330	\$0	\$361,537	\$2,389,251	\$260,189	\$0	\$270,988	\$90,329	\$3,372,294
3.2 Science Facility Addition	40,000	\$0	\$1,472,269	\$10,677,515	\$1,152,211	\$0	\$931,140	\$399,060	\$14,632,194
3.3 Parking Ramp & Recessed Plaza		\$0	446,257	3,192,511	349,245	\$0	\$358,921	\$0	\$4,346,934
3.4 Student Activities Building Modernization	57,000	\$0	915,720	6,551,032	\$0	\$0	\$672,008	\$0	\$8,138,759
3.5 Letters & Sciences Replacement	40,000	-	\$1,478,553	\$10,923,519	\$1,157,128	\$0	\$1,220,328	\$406,776	\$15,186,305
3.6 Old Liberal Arts Demolition	36,350	\$0	\$122,735	\$890,129	\$96,054	\$0	\$99,803	\$33,268	\$1,241,989
Subtotal Group 1 Projects		\$501,000	\$2,105,827	\$15,644,865	\$2,167,623	\$0	\$1,835,792	\$654,326	\$22,909,432
Subtotal Group 2 Projects		\$25,962,000	\$8,919,337	\$72,843,334	\$5,739,177	\$0	\$9,479,604	\$2,759,777	\$125,703,229
Subtotal Group 3 Projects		\$0	\$4,797,071	\$34,623,957	\$3,014,827	\$0	\$3,553,187	\$929,433	\$46,918,474
TOTAL COLLEGE BOND PROJECTS		\$26,463,000	\$15,822,234	\$123,112,156	\$10,921,627	\$0	\$14,868,583	\$4,343,536	\$195,531,136

	# Projects	Cost \$M's	%
Group 1 Projects	6	\$22.9	12%
Group 2 Projects	9	\$125.7	64%
Group 3 Projects	6	\$46.9	24%
Total Budget	21	\$195.5	100%
New Construction	16	\$164.5	84%
Renovation & Modernizations	5	\$31.0	16%
Total Budget	21	\$195.5	100%

	Cost \$M's	%
Entitlement & Land Acquisition	\$26.5	13.5%
Design & Plan Check	\$15.8	8.1%
Construction	\$123.1	63.0%
Furniture, Fixtures & Equipment	\$10.9	5.6%
Management, Office, Legal, Acct.	\$14.9	7.6%
Program Contingency	\$4.3	2.2%
Total Budget	\$195.5	100.0%
Hard Costs	\$164.0	83.9%
Soft Costs	\$31.5	16.1%
Total Budget	\$195.5	100.0%

Preliminary Program Master Schedule

A preliminary master program schedule was prepared for each of the 21 projects. The barchart diagramming the schedules is attached at the back of this document. A series of incremental milestones were established to develop durations for land acquisition, entitlement, design, bidding, construction and FF&E. The Preliminary Master Program Schedule shows all 21 projects completing within approximately 8 years.

SANTA MONICA COLLEGE DISTRICT PRELIMINARY BOND PROGRAM MASTER SCHEDULE									
Prepared by: 3D/International, Inc.									August 14, 2001
Project	2001	2002	2003	2004	2005	2006	2007	2008	2009
		▼ Election							
1.1 Site/Infrastructure Plan & EIR									
1.2 Central Utility Plant & Distribution System									
1.3 Campus Technology Improvements									
1.4 Campus Safety Improvements									
1.5 Campus Perimeter Enhancements									
1.6 Pedestrian Boulevard									
2.1 Student Services & Administration Center									
2.2 Pico Blvd. Piazza & Underground Parking									
2.4 Liberal Arts Under Ground Parking									
2.3 Liberal Arts Facility									
2.5 Literacy Center									
2.6 Off-Site Warehouse & Land Acquisition									
2.7 Replacement Off-Site Parking & Land Acquisition									
2.8 Emeritus College Replacement									
2.9 Land Acquisitions									
3.1 Main Stage Theatre Building Renovations									
3.2 Science Facility Addition									
3.3 Parking Ramp & Recessed Plaza									
3.4 Student Activities Building Modernization									
3.5 Letters & Sciences Replacement									
3.6 Old Liberal Arts Demolition									

Legend: Entitlements & Land Design & Permits Bid & Award Construction FF&E

Project Descriptions

Descriptions of the size, scope of work, and necessary sequencing for each of the 21 projects listed below are provided on the following pages.

Project No.	Project Name
1.1	Site Plan and Infrastructure Development & Environmental Impact Report (EIR)
1.2	Central Utility Plant and Distribution System
1.3	Campus Technology Improvements
1.4	Campus Safety Improvements
1.5	Campus Perimeter Enhancements
1.6	Pedestrian Boulevard
2.1	Student Services & Administration Center
2.2	Pico Boulevard Piazza & Underground Parking
2.3	New Liberal Arts Facility
2.4	Underground Parking for Liberal Arts Facility
2.5	Literacy Center
2.6	Off-Site Warehouse & Land Acquisition
2.7	Replacement Off-Site Parking & Land Acquisition
2.8	Emeritus College Replacement
2.9	Land Acquisition
3.1	Renovation of Main Stage Theater
3.2	Science Facility Addition
3.3	Parking Ramp & Recessed Plaza
3.4	Student Activities Building Modernization
3.5	Letters & Sciences Building Replacement
3.6	Demolition of Old Liberal Arts Building

1.1 Site Plan and Infrastructure Development & Environmental Impact Report (EIR)

Campus/Location: Main Campus; Entire site; all affected campuses/facilities

Size: 37 Acres (Main Campus)

Estimated Cost: \$0.6 M

Time Frame: 12 months

Description: Project mobilization requires confirmation, documentation, and organization of project components, phasing, site organization and division into construction zones, and scheduling. Thorough investigation of all utility systems must precede initial projects to insure adequate services and coordinate upgrades and disruptions with service providers. An EIR should be conducted to clear any concerns and allow permitting to proceed.

1. Conduct thorough mapping and investigation of all utility systems, both underground and overhead, and define rated capacities, current utilization, and available capacity to support new facilities. Verify adequacy of infrastructure components in individual projects.
2. Update master plan to reflect bond program activities.
3. Establish project parcels and construction zones, phasing schedules, project interaction and interference evaluations, and management procedures.
4. Prepare EIR.
5. Coordinate with local governments and utility providers to make them aware of projects and determine off-site impacts and work they will need to provide.
6. Develop public information campaign to provide progress reports and information throughout duration of bond program.

Pre-requisites: Authorization by Board

Follow-ons: First project to be accomplished before others should begin.

1.2 Central Utility Plant and Distribution System

Campus/Location: Main Campus; Entire site

Size: 9,000 GSF building + 12,000 LF distribution mains

Estimated Cost: \$10.6 M

Description: With 7 new structures proposed and major renovations desired for most existing permanent facilities, this is the most opportune time to install a centralized, water-borne air conditioning and heating system for the campus. For this size of campus, the long-term economic benefits for reduced energy consumption and environmental impacts will be significant to the operational costs of the College and beneficial to the taxpayers in general. Better long-term maintenance and reduced frequency of repairs to equipment will enhance serviceability and lessen demand on the physical plant operations.

1. Coordinate with projects currently in design or construction for incorporating central plant supplied chilled and hot water.
2. Survey existing facilities to ascertain loads and requirements for converting HVAC to central system.
3. Demolish Student Services Village, prepare site.
4. Construct a central utility plant building of approximately 9,000 GSF to house three chillers (approx. 2,600 tons) and three boilers (approx. 20,000 MBH) plus associated pipes and pumps, DDC controls, storage, and offices; includes equipment yard space of approximately 7,500 SF for three up-draft cooling towers, plus heavy duty service drive, loading area and access road. Provide visual and acoustical shielding.
5. Install by direct burial to a depth of 48" a four-pipe distribution loop consisting of 2 pre-insulated 16" chilled water and 2 pre-insulated 10" hot water pipes to serve all permanent existing and proposed facilities. The roughly rectangular loop requires a 15 ft. wide corridor or easement of approximately 875' x 600' on the sides. Taps, valves, and boxes for future attachments and incremental retrofitting are included.
6. Includes retrofitting of 10 existing buildings totaling 520,000 GSF with new heat exchangers and associated pipes and pumps and adapting existing air handlers.
7. Anticipates 7 new buildings totaling 320,000 GSF of which 4 may be constructed during this bond program.
8. Construct access road suitable for heavy trucks.

- Pre-requisites:
- Mapping of existing infrastructure
 - Removal of temporary structures on proposed site

- Follow-ons:
- Ground improvements to "heal in" loop burial corridor – coordinate with Pedestrian Boulevard project.
 - Coordinate with Campus Technology Improvements project, perhaps include cable duct banks in utility corridor.

1.3 Technology Improvements

Campus/Location: Main Campus; all facilities

Size: N/A

Estimated Cost: \$4.3 M

Time Frame: Phased incrementally over 48 months

Description: Develop campus-wide scheme for improving Instructional and Information Technology (IT) to meet or exceed commercial standards for high-speed voice, data, and video services. Include wireless and fiber optic technologies.

1. Enhance server centers and head-end installations in the Technology Building and develop state-of-the-art installations in the proposed Student Services & Administration Building.
2. Install a multi-strand fiber optic backbone throughout the Main Campus. Coordinate with Central Plant Distribution Loop project as possible corridor for ductbank installation. Terminate backbone in electronic equipment rooms (EER), a.k.a., main distribution frame rooms (MDF).
3. Connect other campuses with fiber optic links.
4. Incrementally enhance or upgrade IT systems in all buildings.
5. Upgrade lecture halls and classrooms for multimedia/IT capabilities.
6. Provide for universal student and faculty access to the network in all facilities and from off-campus.

Pre-requisites: • Mapping of existing infrastructure

Follow-ons: • Incremental implementation at other campuses

1.4 Campus Safety Improvements

- Campus/Location: All campuses
 Size: N/A
 Estimated Cost: \$1.8 M
 Time Frame: Phased incrementally over 48 months
- Description:
1. Survey all campuses for conditions that need improvement utilizing principles of Crime Prevention Through Environmental Design (CPTED).
 2. Accomplish ADA corrections and resurvey for current compliance and new conditions.
 3. Conduct a site lighting survey for photometrics and psychological parameters.
 4. Develop and install emergency call stations (“blue light phones”) throughout campus and in parking structures.
 5. Repair/upgrade or replace walkways with safer and more durable materials and widen to accommodate more people and bicycles.
 6. Improve signage and wayfinding systems.
 7. Evaluate surveillance systems and provide enhanced installations where appropriate.
 8. Upgrade fire alarm, detection, and suppression systems.
- Pre-requisites:
- Mapping of existing infrastructure
 - ADA conditions survey
 - Facility Condition Assessment report
- Follow-ons:
- Incremental installation coordinated with project schedules.
 - Coordinate with scheduled projects for overlap and sharing of scope and costs.
 - Coordinate with Campus Perimeter Enhancements.
 - Coordinate with Campus Technology Improvements.
 - Coordinate with Pedestrian Boulevard project.

1.5 Campus Perimeter Enhancements

Campus/Location: Main Campus

Size: Approximately 6000 lin. ft.

Estimated Cost: \$3.0 M

Time Frame: Phased incrementally over 48 months

Description: The overall image of Santa Monica College should be enhanced by the appearance of the campus along the streets. Defining the campus edge should give a clear signal of having arrived at the campus and entering a special environment. A quality appearance is important to first impressions that influence students and the community alike and portray a well-maintained and important asset of the community. Perimeter appearance reflects the quality and pride in the educational offerings and the character of Santa Monica and contributes to a pleasant environment for learning plus it makes for good neighbors.

1. Define the edges of the campus with landscaping, both hardscape and plantscape, signage, and lighting.
2. Improve landscaping along Pico and create a portal and main entry plaza, better signage, and bus stops.
3. Improve landscaping along 16th Street and remove unsightly storage buildings, enhance fencing, lighting, and overall stadium functioning and appearance.
4. Improve landscaping along Pearl Street with better bus stops, signage, walkways, an entry plaza and portal to the campus, and coordinate with middle school across the street.
5. Improve landscaping along the length of Parking Lot 1 and enhance directional signage.
6. Install irrigation for trees and planting beds.

Pre-requisites: • N/A

Follow-ons: • Coordinate with scheduled projects for overlap and sharing of scope and costs.
• Coordinate with Safety Improvements project.

1.6 Pedestrian Boulevard

Campus/Location: Main Campus; central north-south axis

Size: 1000 lin. ft. x approx. 60 ft. wide + north quad

Estimated Cost: \$2.5 M

Time Frame: Phased incrementally over 48 months

Description: The quality of the on-campus experience should be enhanced by landscaping and signage, improved safety features, and improved cross-campus movement. With several new buildings proposed along this axis, a new “Sense of Place” for the College should be created. Improve overall image of College as a well-maintained and important asset of the community. Appearance should reflect the quality and pride in the educational offerings and contribute to a pleasant environment for learning.

1. Coordinate with Safety Improvements project to enhance lighting, install emergency call stations, remove ADA impediments, and correct any tripping hazards.
2. Create new signage program for clarity and improved image, better directions and identification.
3. Improve landscaping including seating and study areas along wider and more attractive pedestrian ways.
4. Clarify through landscaping and signage the linkages with other cross-campus pathways.
5. During construction of projects bordering the Boulevard, provide protection to pedestrians but also visual stimulation and opportunities to learn about the construction work itself.

Pre-requisites: • Complete Site Plan and Infrastructure Development.

• Complete any underground utility work within project boundaries.

Follow-ons: • Coordinate with scheduled projects for overlap and sharing of scope and costs.

• Coordinate with Perimeter Enhancements and tie in to entry portals and plazas.

2.1 Student Services & Administration Center

Campus/Location: Main Campus; northeast quadrant

Size: 80,000 GSF; underground parking for 100 cars

Estimated Cost: \$29.9 M

Time Frame: 57 months

Description: Create a consolidated facility for 25 Student Services (so-called “One-Stop Shop”), a modern adequate Campus Bookstore, District and Campus Administration, and Administrative and Business Services currently scattered around the campus and off-campus. Provide a clear destination for public and student contact facing and accessible from Pico without having to enter the campus interior. Project includes underground parking for 100 cars in conformance with the Master Plan

1. Demolish the existing Amphitheater and International Center, road and parking.
2. Prepare and upgrade utilities, reroute as necessary.
3. Construct 80,000 sq. ft., four-story building, plus underground parking, to house all student services such as Admissions, Testing, Counseling, Records, Cashier, Bookstore, etc.; house District Administration currently located off-site, consolidate Campus Administration and related technical, business and financial services.
4. Relocate functions from temporary facilities on campus and off-campus.
5. Demolish Administrative Services bungalows along Pico adjacent to Technology Bldg.

Pre-requisites:

- Complete Site Plan and Infrastructure Development & EIR project.
- Complete any underground utility work.

Follow-ons:

- Coordinate with Pedestrian Boulevard project.
- Coordinate with Pico Piazza and Underground Parking project.
- Coordinate with Technology Improvements project.
- Coordinate with Liberal Arts Building project for roadway and utility impacts.

2.2 Pico Blvd. Piazza and Underground Parking

Campus/Location: Main Campus; northeast quadrant

Size: 2 Acres on surface & underground parking for 400 cars

Estimated Cost: \$12.8 M

Time Frame: 48 months

Description: In conjunction with the new Student Services & Administration Building and the Campus Perimeter Enhancements projects, a significant improvement to the image of the “front door” of the campus may be achieved while functionally improving the parking conditions on the north side. Upon removal of the temporary buildings along Pico, the parking garage may be excavated and a portal and piazza to the campus may be created in conformance to recommendations of the Master Plan.

1. Demolish the temporary buildings along Pico, entry road and connector, and surface parking.
2. Prepare and upgrade utilities, reroute as necessary.
3. Excavate and construct a 2-level below-grade parking structure to house approximately 400 cars.
4. Rebuild access roads and ramps; connect with interior campus roads.
5. Construct Pico Blvd. Piazza and main entry portal to campus.

Pre-requisites: • Complete Student Services & Administration Building

Follow-ons: • Coordinate with Pedestrian Boulevard project.
• Coordinate with Perimeter Enhancements project.
• Coordinate with Liberal Arts Building project for roadway and utility impacts.

2.3 New Liberal Arts Facility

Campus/Location: Main Campus; northwest quadrant

Size: 56,100 GSF

Estimated Cost: \$15.6 M

Time Frame: 42 months

Description: Replace existing earthquake-damaged Liberal Arts building to meet current educational adequacy standards. Funding will be a combination of FEMA, State, and Bond funds. Project includes 25,550 ASF of classrooms, 8,850 ASF of offices, and 2,100 ASF of social sciences laboratories.

1. Demolish tennis courts and temporary buildings.
2. Relocate and upgrade major utilities in this area.
3. Coordinate with preceding project to construct below-grade parking for approx. 120 cars (300' x 125') under footprint for Units 1 and 2.
4. Construct Liberal Arts Replacement.
5. Relocate departments from existing Liberal Arts Bldg.

Pre-requisites:

- Parking Garage 'C' Expansion
- Underground Parking for Liberal Arts Facility project.

Follow-ons:

- Coordinate New Liberal Arts Facility, Unit 1 and Unit 2 projects.
- Coordinate with Parking Ramp & Recessed Plaza project to below-grade entry to Garage 'C' Expansion and below-grade plaza.
- Pedestrian Boulevard project to create open space and quad to the east of the new buildings.

2.4 Underground Parking for New Liberal Arts Facility

Campus/Location: Main Campus; northwest quadrant

Estimated Cost: \$3.7M

Time Frame: 24 months

Description: This is a significant opportunity to increase on-site parking without committing precious open space at grade and is in keeping with the Master Plan objectives. Also, it is opportune to connect to the adjacent Parking Garage 'C' Expansion that has a below-grade level and access ramp. This project must be adopted immediately before finalizing plans and beginning construction of the New Liberal Arts Facilities Units, 1 and 2.

1. Demolish tennis courts, roads, parking, and temporary buildings on site. Prepare and upgrade utilities, reroute as necessary.
2. Excavate and construct a 1-level below-grade parking structure to house approximately 120 cars (approx. 300' x 125').
3. Rebuild access roads and ramps; connect with Parking Garage 'C' Expansion and with Parking Ramp & Recessed Plaza projects.

Pre-requisites: • Complete Parking Garage 'C' Expansion.

Follow-ons: • Coordinate with Liberal Arts Facility, Units 1 and 2 projects.

2.5 Literacy Center

Campus/Location: 1410 Pico Blvd.

Size: 19,000 GSF; underground parking for 50 cars

Estimated Cost: \$8.9 M

Time Frame: 33 months

Description: Construct a new facility off-campus to house federal- and state-funded literacy programs, the International Students Center and English as Second Language (ESL) programs. Removing these programs from the Main Campus will allow better use of that site and provide new, appropriately designed facilities for these programs that will enhance instruction and increase attractiveness of SMC to these students.

1. Construct a 2-story 19,000 GSF building and underground parking for 50 cars plus appropriate yard and visitor/drop-off parking on grade.
2. Relocate ESL from trailers at southwest corner of Main Campus and International Students program from facility in northeast quadrant.

Pre-requisites: • N/A

Follow-ons: • Demolish ESL trailers, or in the interim, use as swing space for projects requiring temporary relocation of activities.

2.6 Off-Site Warehouse Facility & Land Acquisition

Campus/Location: Off-site

Size: Approx. 4 acre site and 100,000 GSF building

Estimated Cost: \$23.4

Time Frame: 15 months

Description: Physical Plant activities, specifically maintenance shops and warehousing, are severely hampered by cramped, outdated, and unsightly facilities, most of which are crammed into narrow and difficult to access space in and around the Stadium. They are also unsightly to the neighborhood. Offices are in temporary buildings.

1. Construct or purchase office/warehouse facilities suitable for office functions, maintenance shops, receiving and warehousing of supplies and durable goods, and service truck storage yard.

Pre-requisites: • Land acquisition

Follow-ons: • Consider using vacated facilities as swing space until Main Campus construction projects no longer require it. Coordinate with Perimeter Improvements project.

2.7 Replacement Off-Site Parking & Land Acquisition

Campus/Location: Off-site (TBD)
 Size: Structure for 700 cars
 Estimated Cost: \$16.3 M
 Time Frame: 33 months

Description: This project provides for replacement of off-campus non-District owned parking facilities serviced by FEMA- funded shuttle service for the Main Campus. The FEMA shuttle service is scheduled to terminate December 2001. For example, in anticipation of not renewing the lease on remote parking facilities at the Santa Monica Airport, additional parking elsewhere in the City or even outside the City limits may be required. Shuttle service to the Main Campus and other service locations would be continued.

1. Construct a parking facility for 700 cars in conjunction with requirements of the City of Santa Monica (if the facility will be located within City limits).

Pre-requisites:

- Acquire land prior to expiration of current leases.
- Establish requirements for City of Santa Monica participation if facility is located within City limits, or requirements for other agency participation if facility is located outside City limits.

Follow-ons:

- Improve shuttle bus stops at Main Campus.

2.8 Emeritus College Replacement

Campus/Location: Off-site (TBD)

Size: 20,000 GSF; parking for 100 cars

Estimated Cost: \$15.0 M

Time Frame:

Description: It is probable that the current leased facility in a parking garage in Downtown Santa Monica will be taken back by the owner for other uses plus additional facilities for long-term development of the programs will be required. Emeritus serves primarily seniors programs and provides community service programs as well.

1. Construct or acquire and renovate classroom and office facilities along with parking for 100 cars for relocation of Emeritus College.

Pre-requisites: • Land acquisition

Follow-ons: • Vacate current lease space.

2.9 Land Acquisition

Campus/Location: Off campus

Size: N/A

Estimated Cost:

Time Frame: N/A

Description: To better utilize the main campus site and to concentrate academic activities without significantly increasing density, some service functions, like maintenance and warehousing, and auxiliary activities should be moved off-campus. Land must be acquired to accommodate these activities.

In addition to specific projects identified separately, a sinking fund should be established for funding land purchases as needs arise to alleviate crowding on the Main Campus and to meet new program opportunities around the district.

Pre-requisites: N/A

Follow-ons: N/A

3.1 Renovation of Main Stage Theater

Campus/Location: Main Campus; northeast quadrant

Size: Existing 14,930 GSF; Addition 2,400 GSF

Estimated Cost: \$3.4 M

Time Frame: 63 months

Description: Originally designed as a small children's theater and speech correction facility, the Main Stage was never intended for the production of drama and musical theater. It is aging and needs upgrades and expansion to meet modern production and teaching standards and to remedy current code and ADA violations. The Theater serves community audiences as well as campus instructional needs.

1. Construct a small addition and renovate the existing theater facility.

Pre-requisites: • Provide swing space if temporary relocation required.

Follow-ons: • Coordinate with Safety Improvements project.
• Coordinate with Technology Improvements project.
• Coordinate with Pedestrian Boulevard project.
• Coordinate with Student Services & Administration Building project.
• Coordinate with Central Plant & Distribution System project.

3.2 Science Facility Addition

Campus/Location: Main Campus; southeast quadrant

Size: 40,000 GSF

Estimated Cost: \$14.6 M

Time Frame: 75 months

Description: The current Science Village temporary buildings need to be replaced with modern laboratory, classroom, and office facilities to provide appropriate, educationally adequate, and safe facilities for teaching science courses.

Consolidate Nursing, Environmental Studies, Math and Earth Sciences among others in the new wing added to the recently built Science Building.

1. Demolish existing Admissions and Counseling Building in southeast corner of campus adjacent to the New Science Building.
2. Construct Addition to the new Science Building.
3. Demolish Science Village temporary structures.

- Pre-requisites:
- Completion of Student Services & Administration project in order to move out tenants of existing Admissions and Counseling Building.
 - Provision of swing space for any activities to be relocated prior to completion of new facility.
 - Due to construction of New Liberal Arts Facilities, Science Village may face earlier demolition than this narrative anticipates.

- Follow-ons:
- Coordinate with Perimeter Improvements project.
 - Create on the site of the former Science Village temporaries a new Quad in center of campus astride Pedestrian Boulevard east of new Liberal Arts Facility.

3.3 Parking Ramp & Recessed Plaza

Campus/Location: Main Campus; northwest quadrant

Size: N/A

Estimated Cost: \$4.3 M

Time Frame: 69 months

Description: This project is a necessary conclusion to the Parking Garage 'C' Expansion project currently underway. This will provide critical safety improvements by separating pedestrian flow from vehicular flow. This will also provide convenient access to the new garage space and create another entrance and exit for the expanded garage. Also, if below-grade parking is provided as part of the adjacent new Liberal Arts Facility project, this ramp and plaza should provide access to that garage.

1. Revise the surface roadway providing access to the existing Garage 'C' and service to the Business Building.
2. Relocate and upgrade utilities in this area.
3. Excavate and construct a two-way ramp from Pico Blvd. down to the lower level of the Garage 'C' Expansion.
4. Construct the below-grade plaza.

Pre-requisites: • Coordinate with Garage 'C' Expansion project.

Follow-ons: • Coordinate with Underground Parking for Liberal Arts Facility project.
• Coordinate with New Liberal Arts Facility, Units 1 and 2 projects.
• Coordinate with Safety Improvements project.

3.4 Student Activities Building Modernization

Campus/Location: Main Campus; southeast quadrant

Size: 57,000 GSF

Estimated Cost: \$8.1 M

Time Frame: 66 months

Description: Existing Student Activities Building is aging and needs refurbishing and reallocation of space to return full functionality to support student activities. Vacating the Bookstore area that is scheduled for relocation to the New Student Services Building will create an opportunity to revamp the whole facility as an improved study, social, and organizational meeting place.

1. Relocate tenants to swing space as required by phasing of the project.
2. Renovate interior and rehabilitate exterior as required.

Pre-requisites: • Vacating of Bookstore space to Student Services Bldg.

Follow-ons: • Coordinate with Pedestrian Boulevard project.
• Coordinate with Safety Improvements project.
• Coordinate with Technology Improvements project.
• Coordinate with Central Plant & Distribution System project.

3.5 Letter & Sciences Building Replacement

Campus/Location: Main Campus; southeast quadrant

Size: 40,000 GSF

Estimated Cost: \$15.2 M

Time Frame: 81 months

Description: This 50-year old facility is no longer adequate per contemporary standards and should be replaced to provide state-of-the-art teaching, learning and office facilities for Communications, Behavioral Studies, Child Development, Psychology, and the Corsair student newspaper.

1. Relocate activities being displaced by this project.
2. Demolish existing facility.
3. Construct replacement building on the same site.
4. Refurbish Clock Tower Quad.

Pre-requisites:

- Completion of Science Facility Addition
- Completion of Liberal Arts Complex
- Provision of swing space for possible relocation of activities affected by the construction.

Follow-ons:

- Coordinate with Pedestrian Boulevard project.
- Coordinate with Safety Improvements project.

3.6 Demolition of Old Liberal Arts Building

Campus/Location: Main Campus; southeast quadrant

Size: Demolish 36,350 GSF; construct parking lot for 100 cars

Estimated Cost: \$1.3 M

Time Frame: 84 months

Description: This building was damaged by the 1994 Northridge Earthquake and the College received funds from FEMA for replacement. After construction of a new Liberal Arts Complex on the northwest side of the campus, this building might be used for swing space to alleviate temporary relocation problems during other projects. Once those are completed, this building should be demolished.

1. Demolish existing Liberal Arts Building.
2. Construct surface parking lot for approximately 100 cars.

Pre-requisites: • Completion of the New Liberal Arts Complex.

Follow-ons: • Coordinate with adjacent Science Addition project.
• Coordinate with Perimeter Improvements project.
• Coordinate with Pedestrian Boulevard project.