



Facility Condition Assessment Report



August, 2001

3D/I

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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%
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15b Concert Hall	1978	6,139	\$1,333,563	\$359,802	27%
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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										
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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

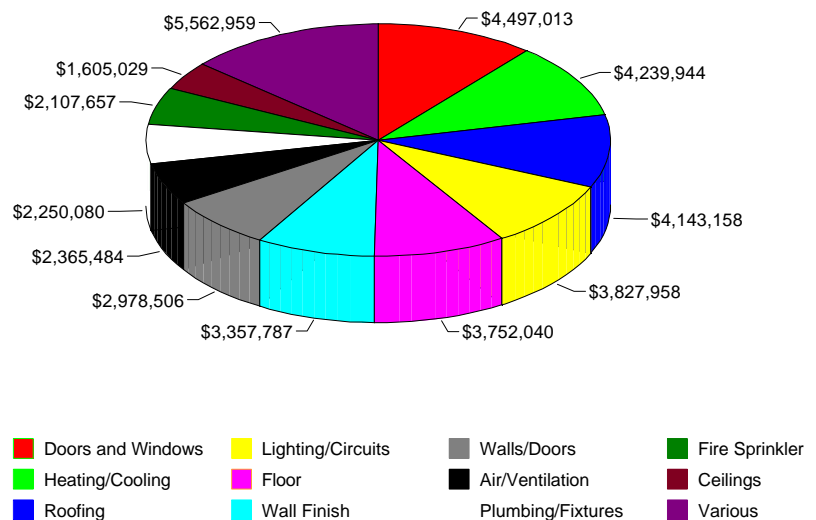
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While a 27% FCI is a poor overall rating (as defined below), the facilities have been well maintained by the District and represent what we find for facilities of similar age and function across the nation. Five buildings have FCI's of 10% or less, 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.

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.



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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

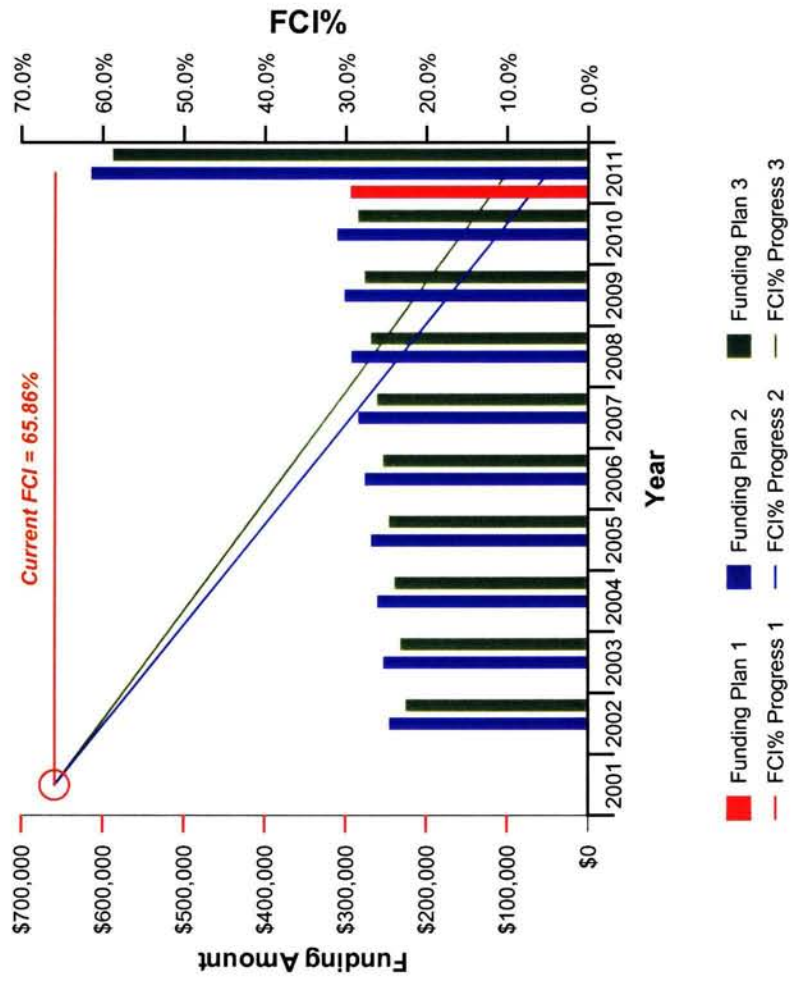
Facility Cost Summary

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 %
1	Fire Sprinkler	1		\$6.27	\$112,948	30	130.00%	\$146,832	100.00%	2001	\$0	\$146,832	130.00%
	Subtotal			\$6.27	\$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



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

Estimate by Building System - Administration

