

### 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:**

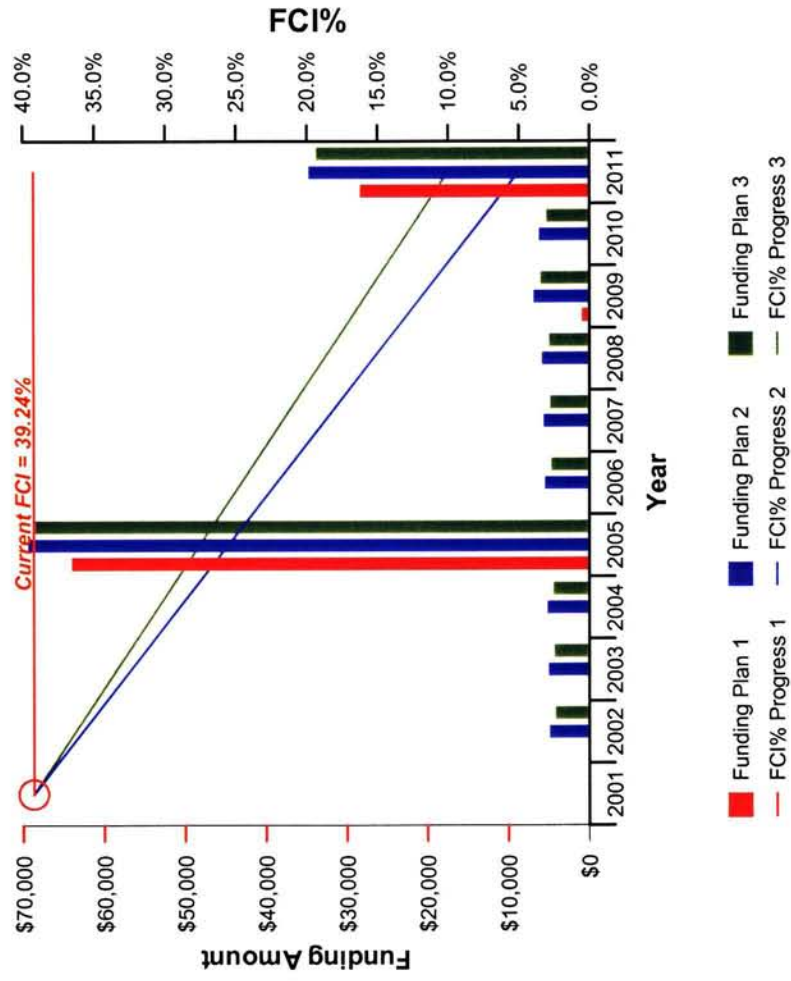
Counseling Annex, Southeast Quadrant

Southeast Quadrant - Counseling Annex

Gross Area: 1,504 SF

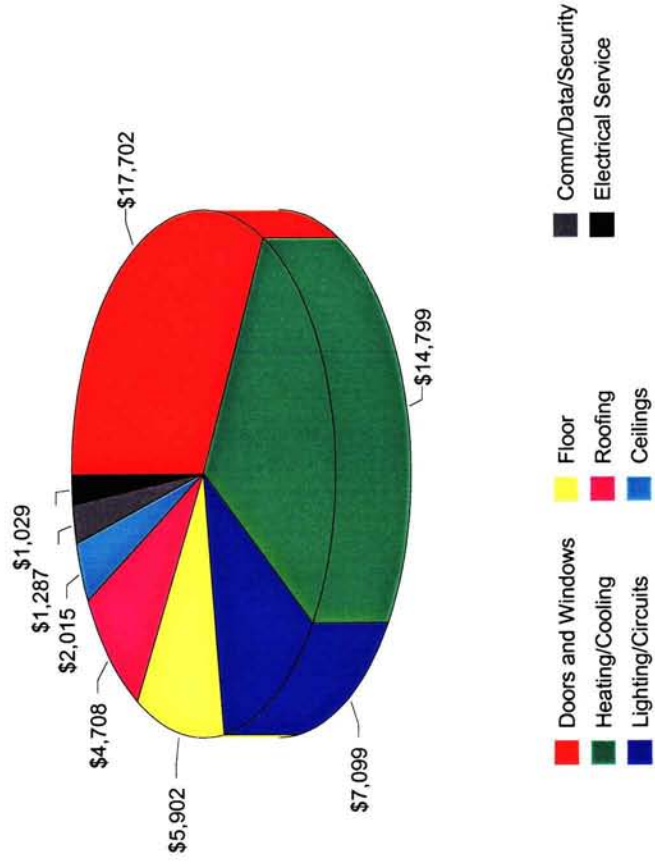
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Conveying	1		\$0.79	\$1,188	20	100.00%	\$1,188	80.01%	2004	\$0	\$0	
	Stairs	1		\$0.35	\$526	20	100.00%	\$526	80.00%	2005	\$0	\$0	
	Supersstructure	1		\$3.49	\$5,249	80	100.00%	\$5,249	80.00%	2017	\$0	\$0	0.00%
	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	0.00%
	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	\$9,565			\$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



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

# 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 lathe 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 bitumerous 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

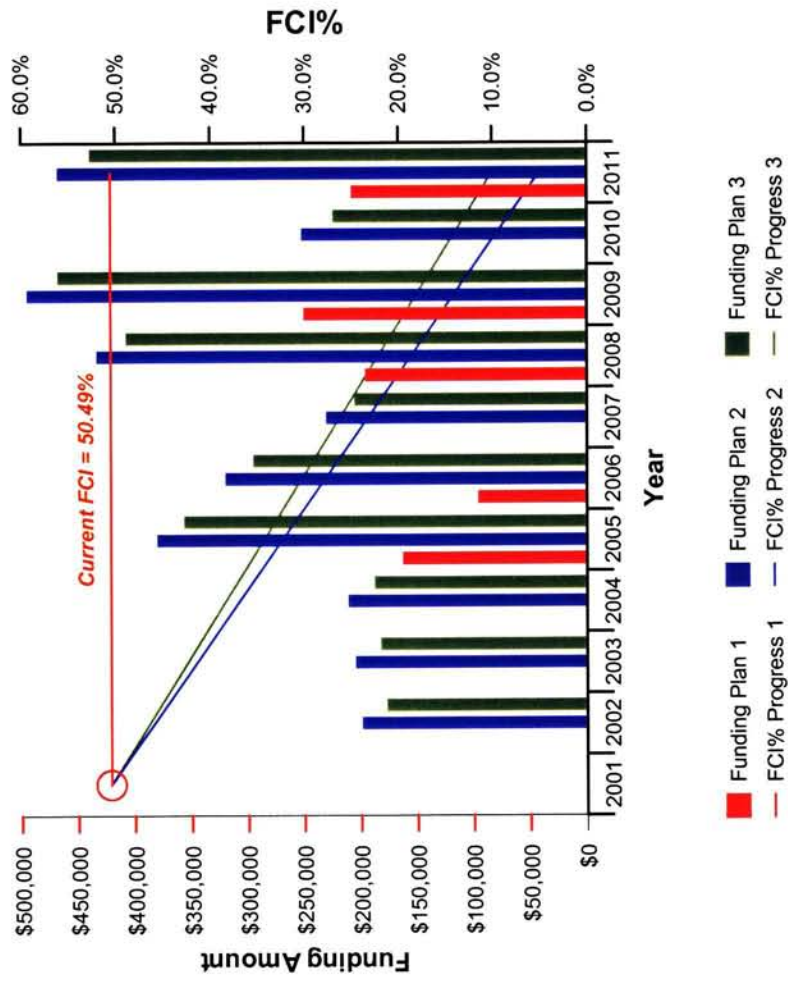
Santa Monica, CA -

Northwest Quadrant - Art Complex

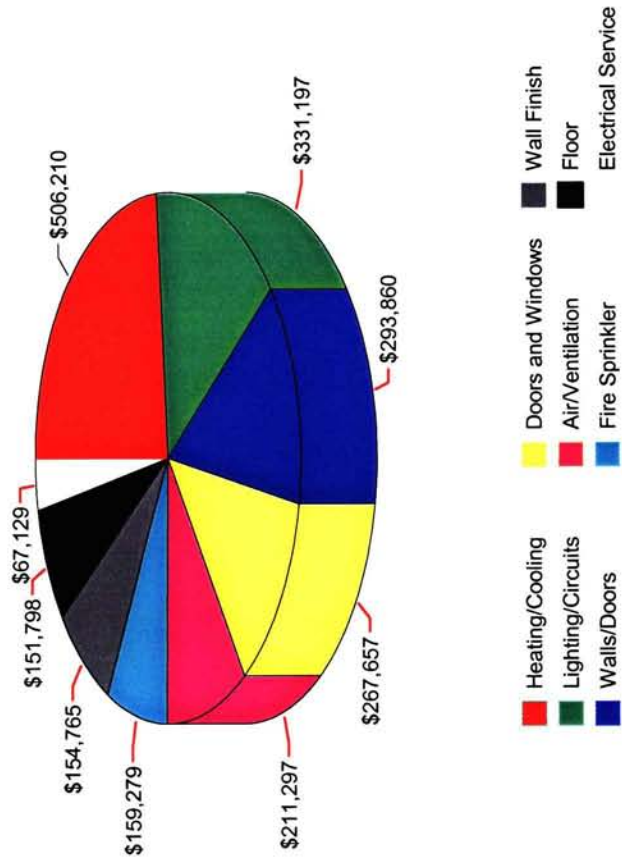
Gross Area: 19,541 SF

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 %
1	Fire Sprinkler	1		\$6.27	\$122,522	30	130.00%	\$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	\$91,784	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





**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

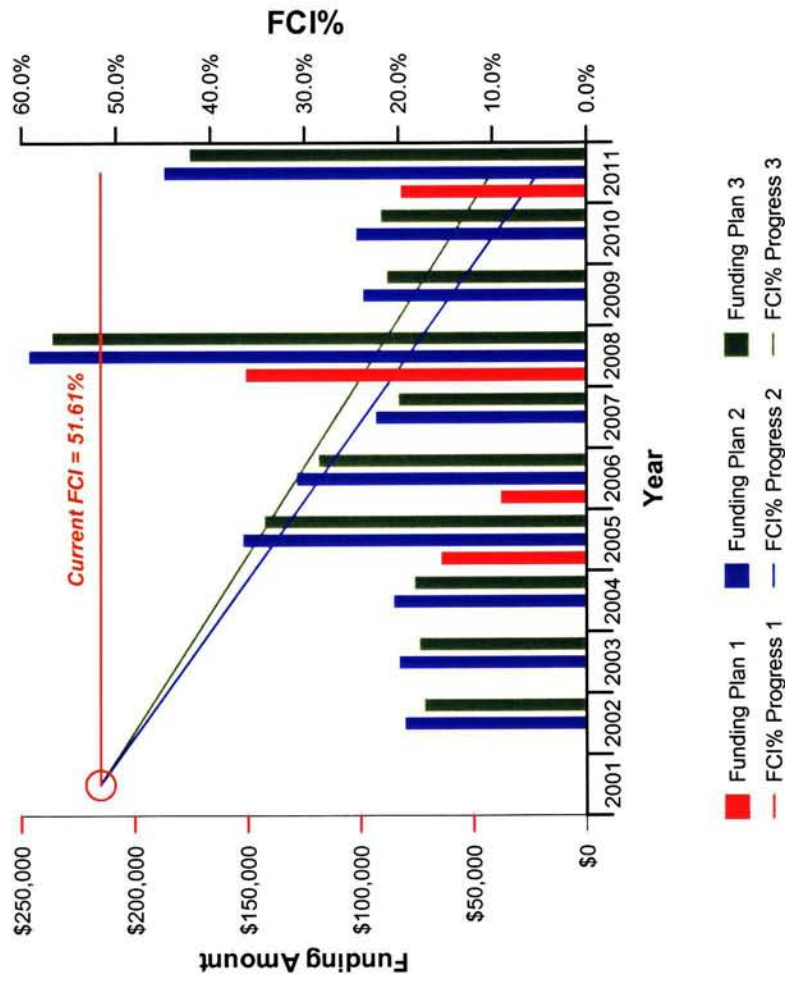
Facility Cost Summary

Northeast Quadrant - Amphitheater

Gross Area: 7,700 SF

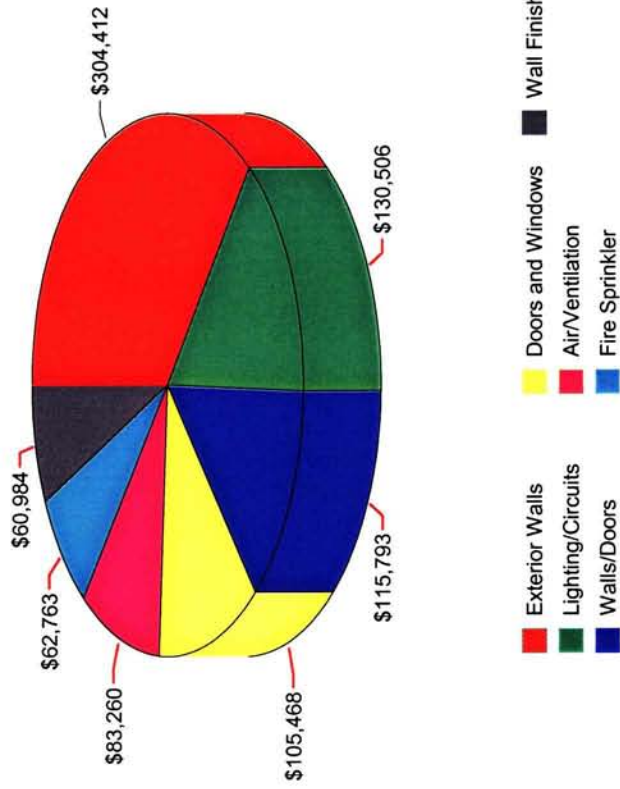
System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
1	Fire Sprinkler	1		\$6.27	\$48,279	30	130.00%	\$62,763	100.00%	2001	\$0	\$62,763	130.00%
	Subtotal			\$6.27	\$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%	\$105,488	100.00%	2001	\$0	\$105,488	
	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	\$1,672,656			\$1,686,902			\$0	\$863,186	51.61%

### Future Facility Funding vs FCI for Amphitheater



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

# 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

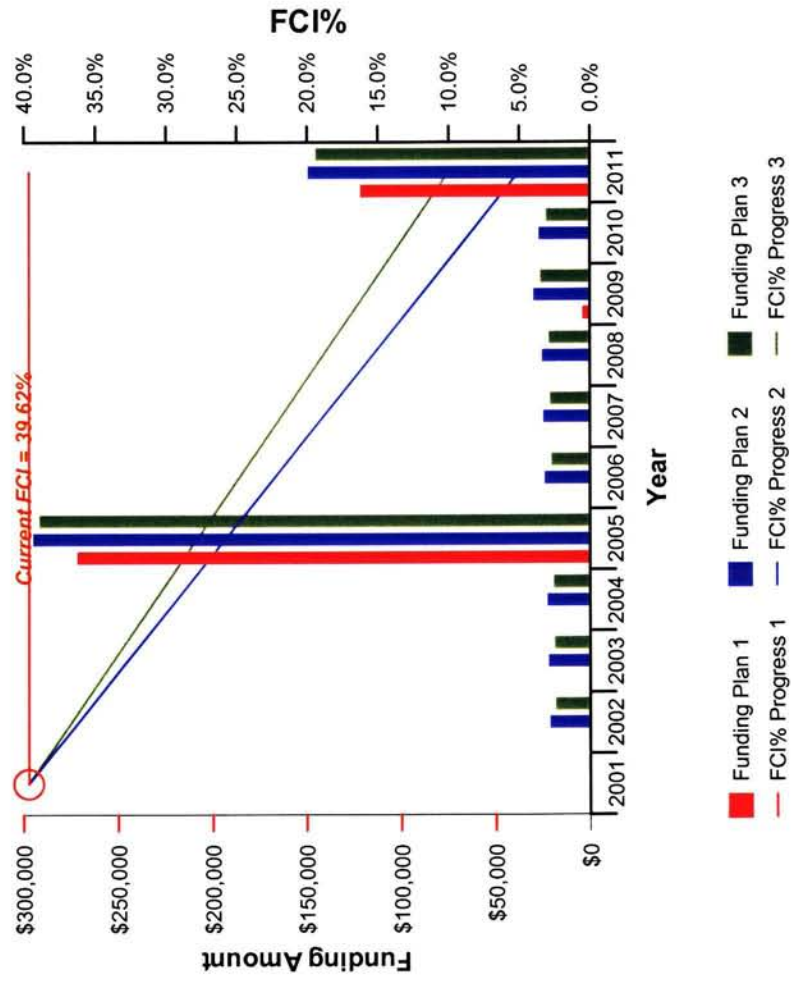
**Facility Cost Summary**

**Southwest Quadrant - English as Second Language**

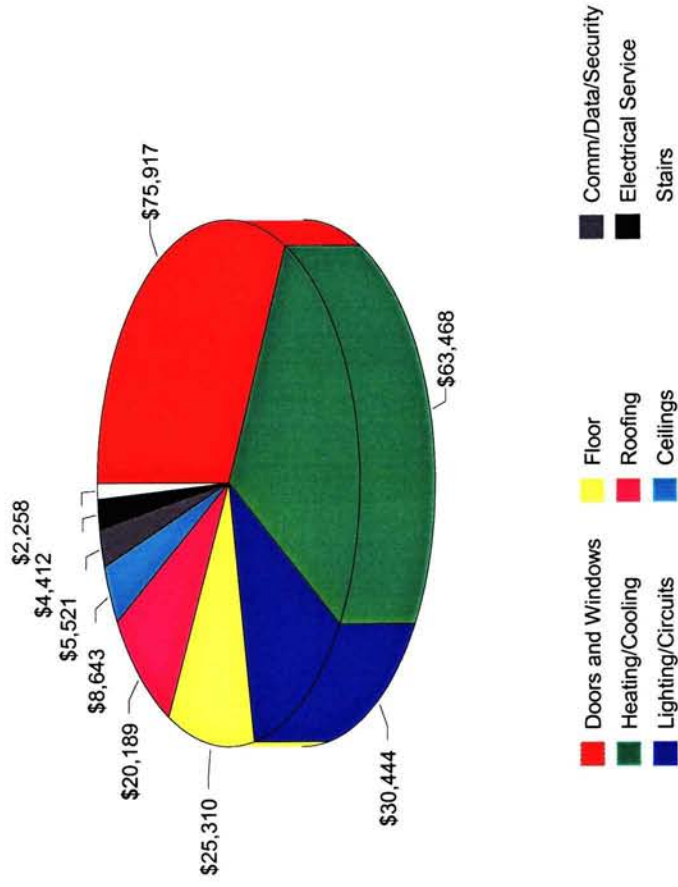
Gross Area: 6,450 SF

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	\$8,643	10	100.00%	\$8,643	100.00%	2001	\$0	\$8,643	
	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%



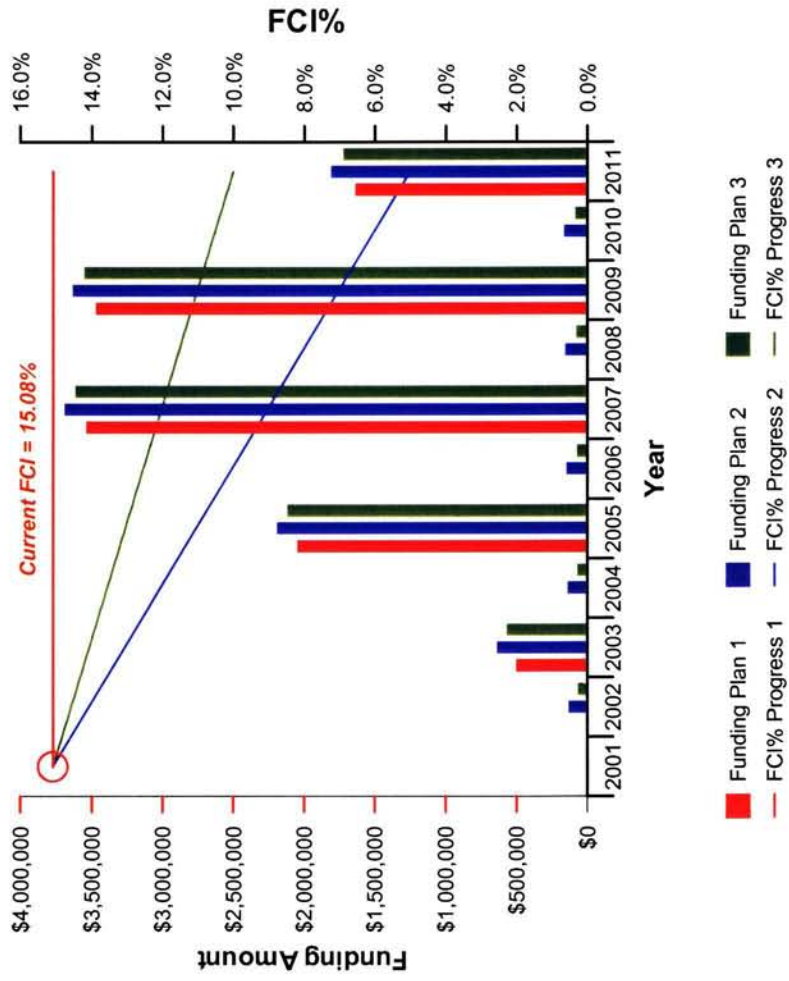
**Facility Cost Summary**

**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	0.00%
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	0.00%
Electrical	Comm/Data/Security	1		\$1.56	\$83,884	20	100.00%	\$83,884	80.00%	2005	\$0	\$0	0.00%
	Electrical Service	1		\$3.11	\$163,731	30	80.00%	\$133,785	80.00%	2007	\$0	\$0	0.00%
	Lighting/Circuits	1		\$19.15	\$1,029,734	30	100.00%	\$1,029,734	80.00%	2007	\$0	\$0	0.00%
	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	0.00%
	Exterior Walls	1		\$3.90	\$209,711	60	100.00%	\$209,711	80.00%	2013	\$0	\$0	0.00%
	Roofing	1		\$10.55	\$567,295	20	120.00%	\$680,754	100.00%	2001	\$0	\$680,754	56.95%
	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	0.00%
	Floor	1		\$11.83	\$636,123	10	100.00%	\$636,123	100.00%	2001	\$0	\$636,123	0.00%
	Wall Finish	1		\$10.85	\$583,426	10	100.00%	\$583,426	100.00%	2001	\$0	\$583,426	0.00%
	Walls/Doors	1		\$20.12	\$1,081,893	20	100.00%	\$1,081,893	80.00%	2005	\$0	\$0	0.00%
	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	0.00%
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	0.00%
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	0.00%
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	0.00%
	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

