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 strudies 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

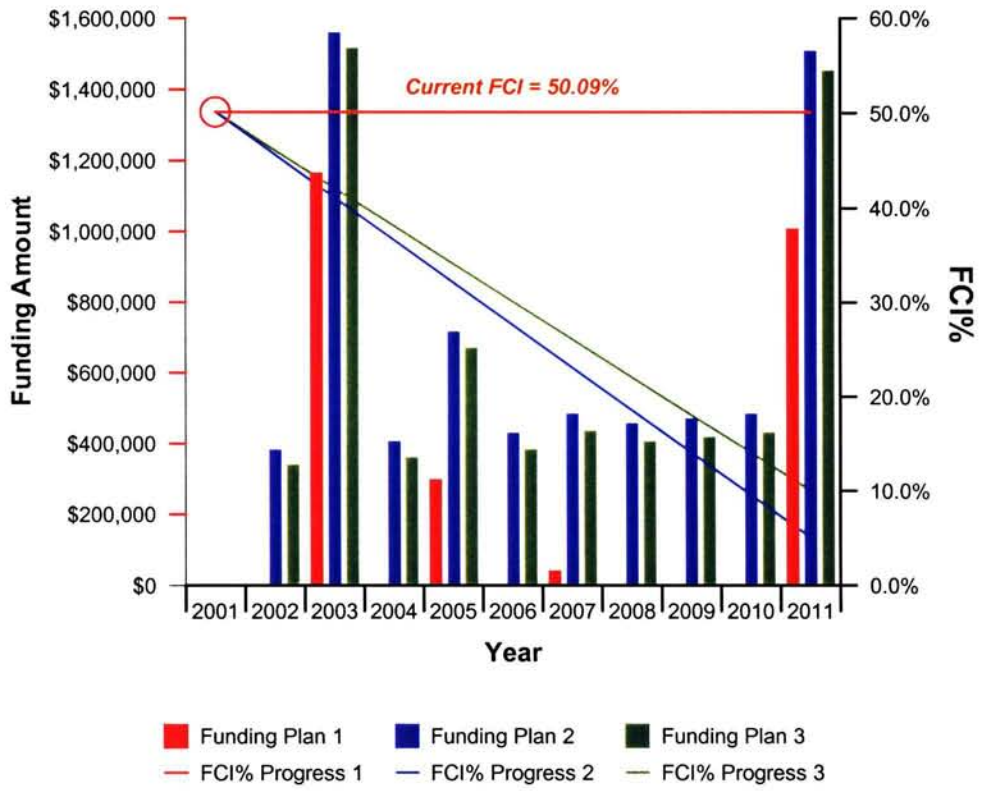
FCI:
50.09%

Southwest Quadrant - Gymnasium

Gross Area: 41,158 SF

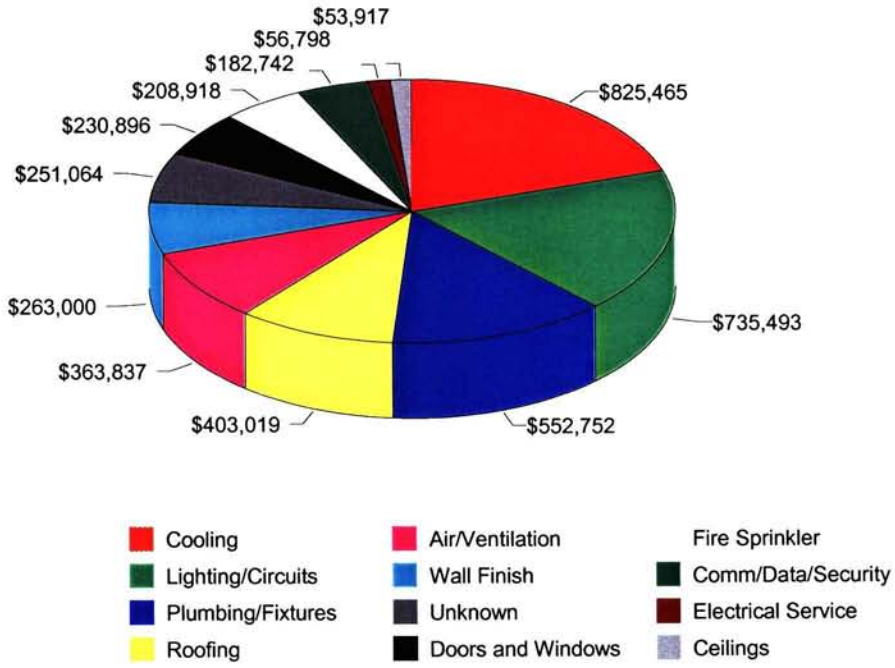
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		$4.23	$174,098	20	120.00%	$208,918	100.00%	2001	$0	$208,918	
	Subtotal			$4.23	$174,098			$208,918			$0	$208,918	120.00%
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		$26.69	$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



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

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%

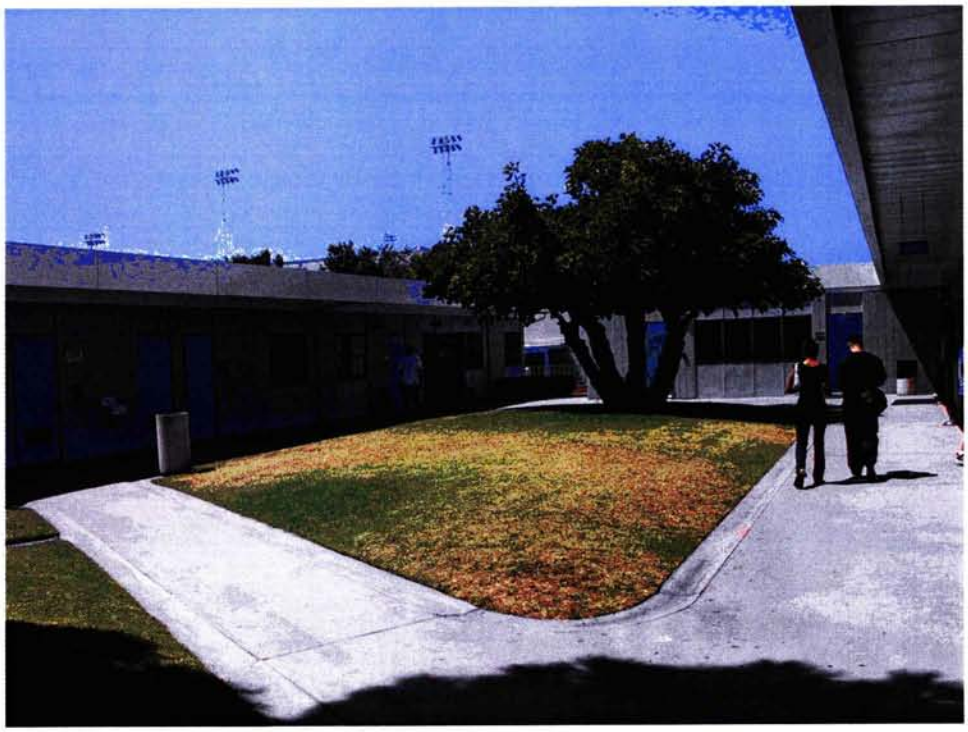


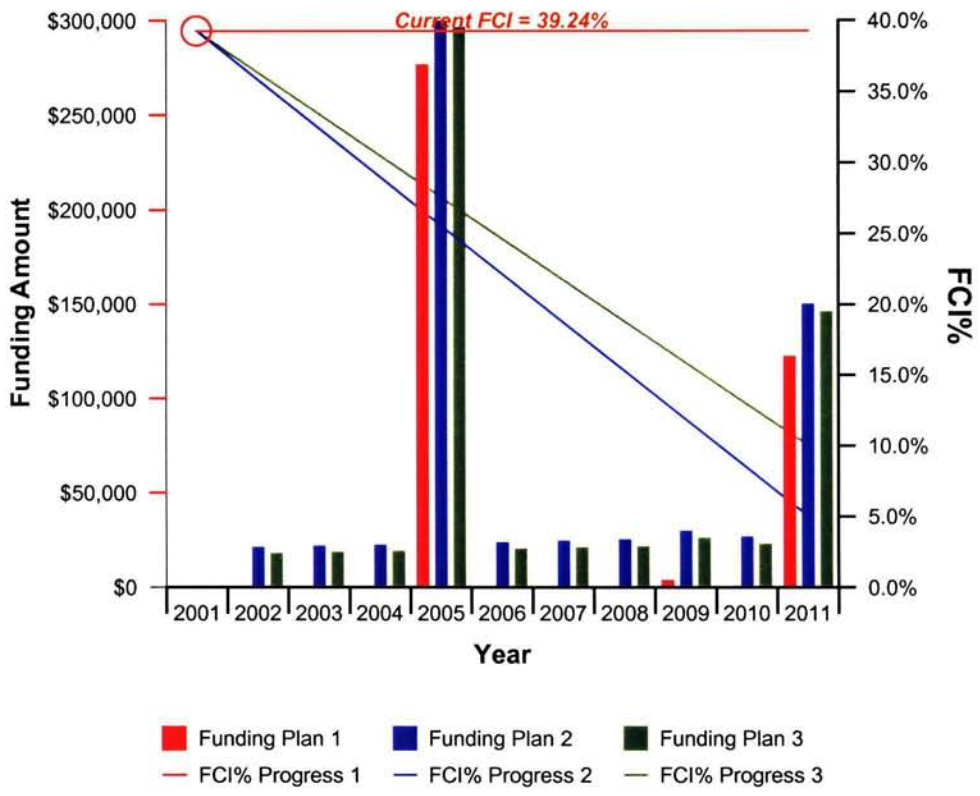
Photo Description: PE Building Annex, Southwest Quadrant

Southwest Quadrant - PE Building Annex

Gross Area: 6,506 SF

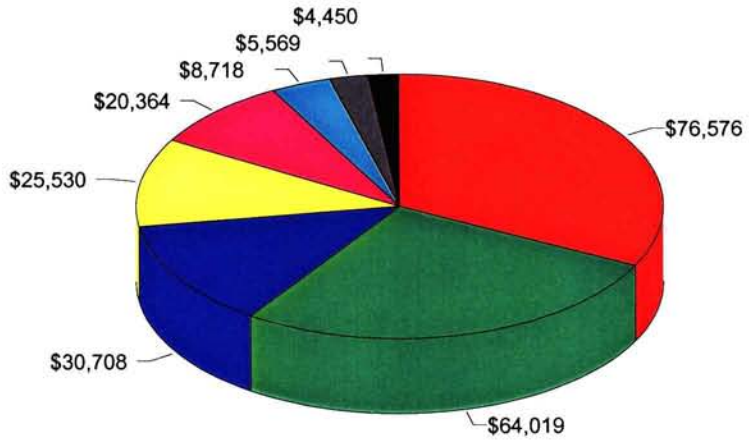
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Conveying	1		$0.79	$5,140	20	100.00%	$5,140	80.00%	2005	$0	$0	
	Stairs	1		$0.35	$2,277	20	100.00%	$2,277	80.00%	2005	$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		$0.57	$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			$92.42	$601,285			$569,639			$0	$235,934	39.24%

Future Facility Funding vs FCI for PE Building Annex



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

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

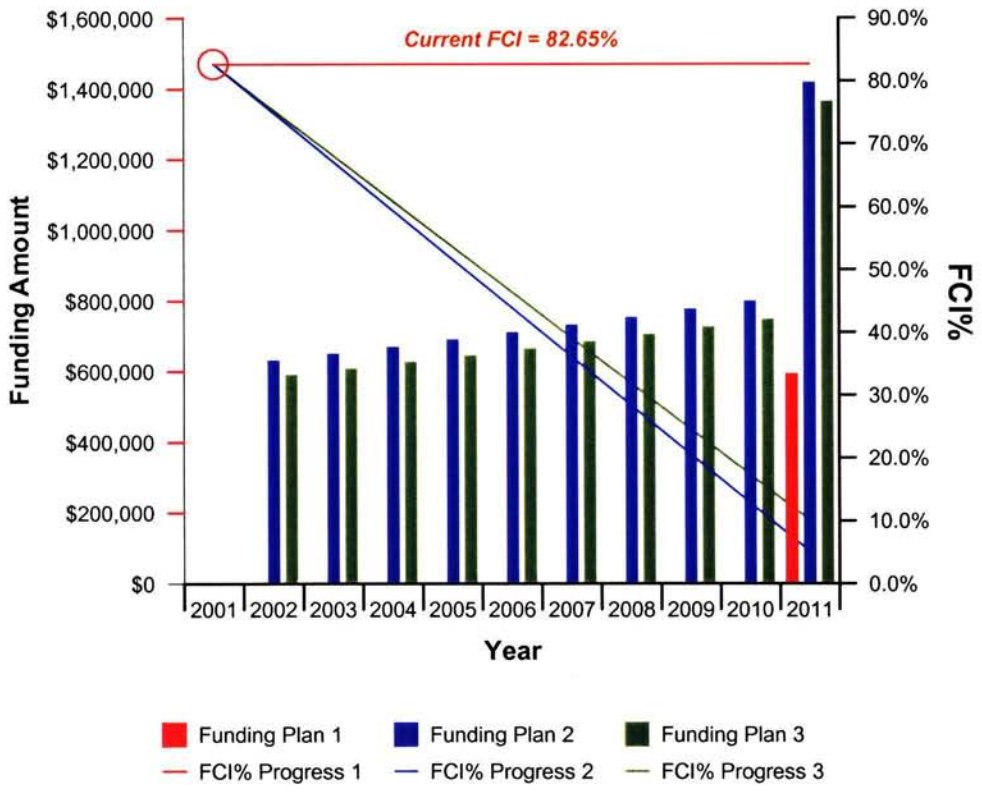
FCI:
82.65%

Southeast Quadrant - Liberal Arts

Gross Area: 36,353 SF

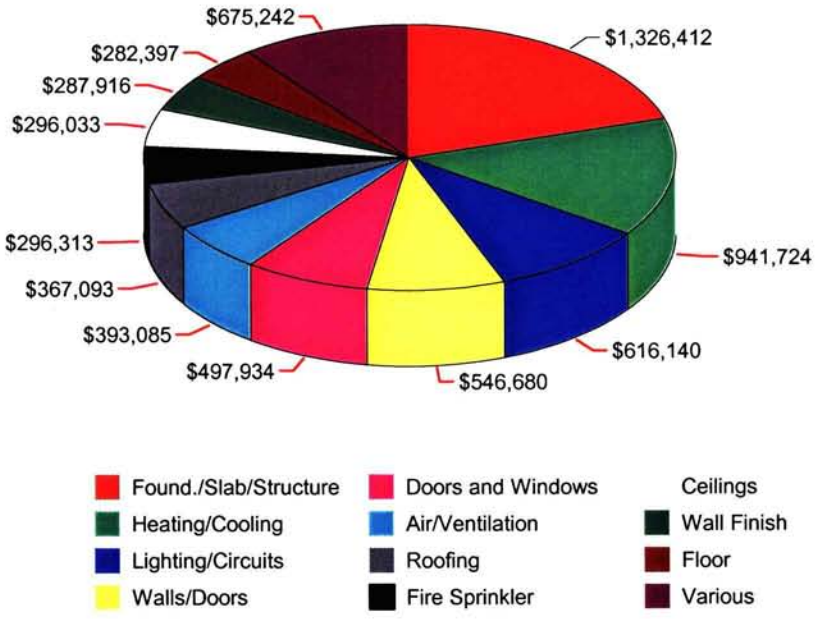
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	5	Non existent	$6.27	$227,933	30	130.00%	$296,313	100.00%	2001	$0	$296,313	
	Subtotal			$6.27	$227,933			$296,313			$0	$296,313	130.00%
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



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

Estimate by Building System - Liberal Arts



COMET - Printed on: 8/13/01

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

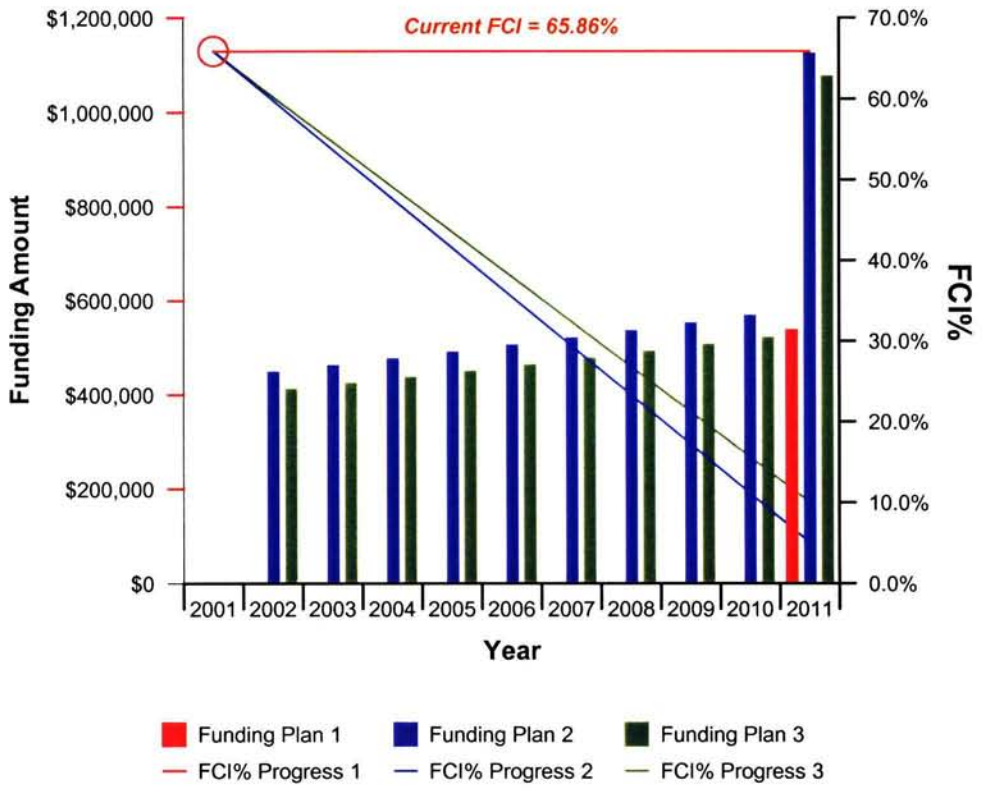
FCI:
65.86%

Southeast Quadrant - Letters & Science

Gross Area: 33,021 SF

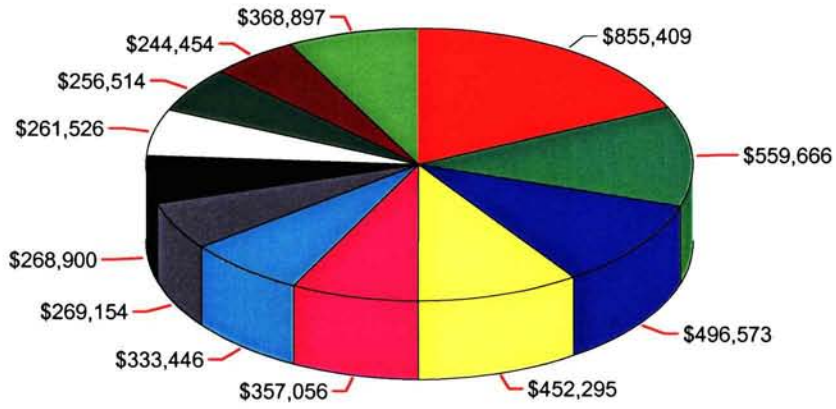
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	5	Non existent, retrofit program currentl	$6.27	$207,042	30	130.00%	$269,154	100.00%	2001	$0	$269,154	
	Subtotal			$6.27	$207,042			$269,154			$0	$269,154	130.00%
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	Mastic contains asbestos	$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



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

Estimate by Building System - Letters & Science



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 lathe 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%

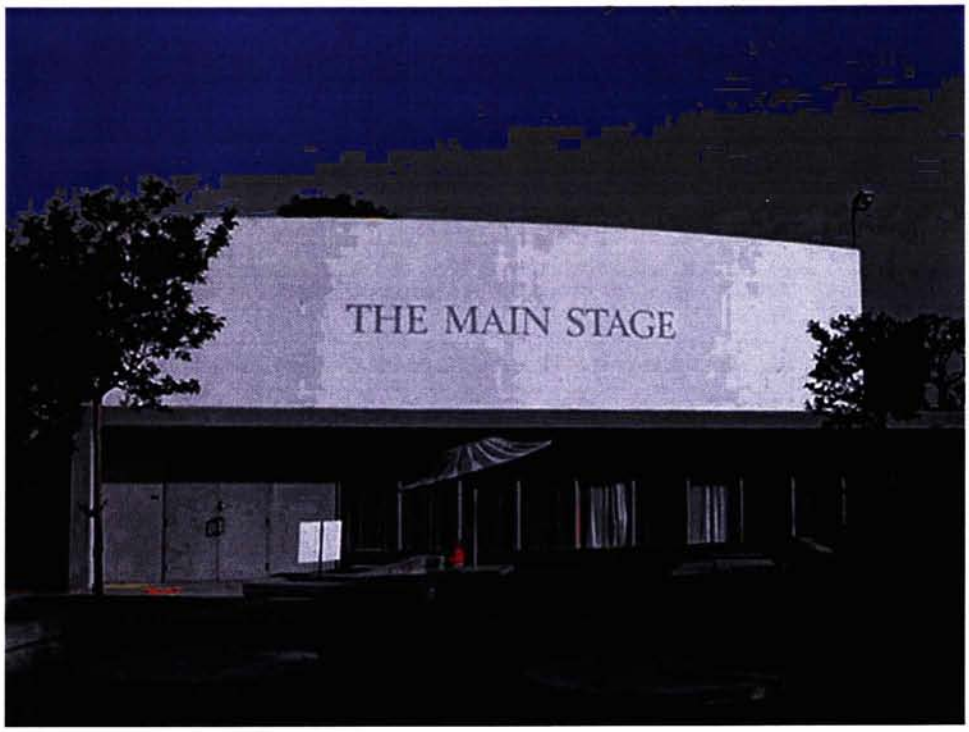


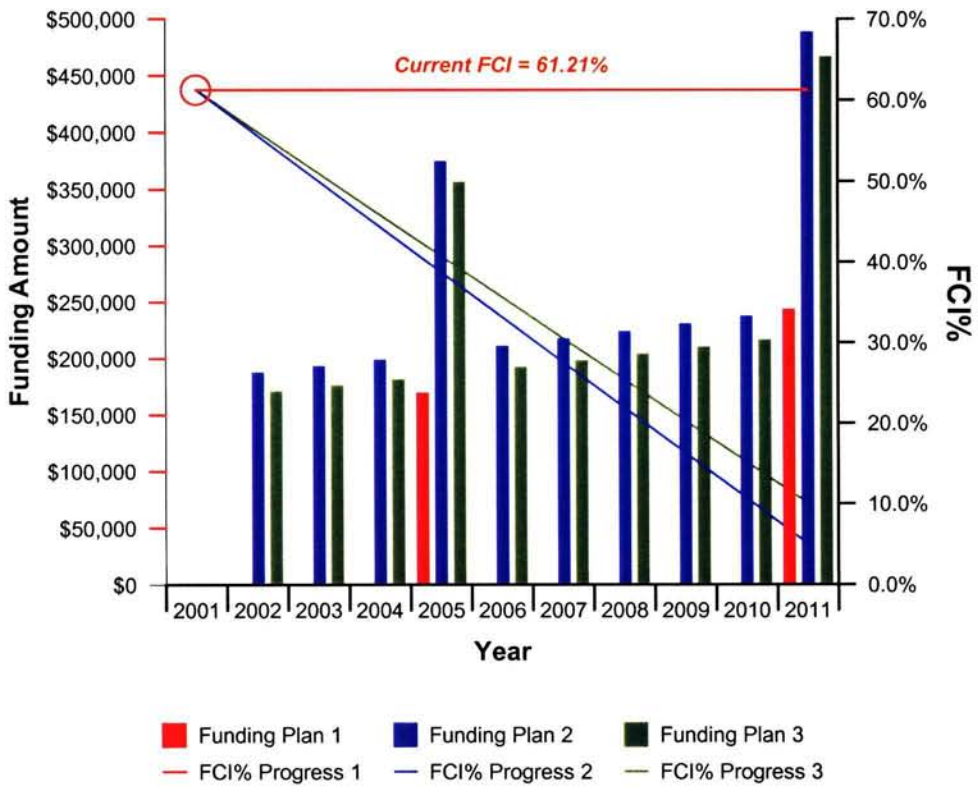
Photo Description: Main Stage, Northeast Quadrant

Northeast Quadrant - Main Stage

Gross Area: 14,931 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	$93,617	30	130.00%	$121,703	100.00%	2001	$0	$121,703	
	Subtotal			$6.27	$93,617			$121,703			$0	$121,703	130.00%
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



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

Estimate by Building System - Main Stage