

**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

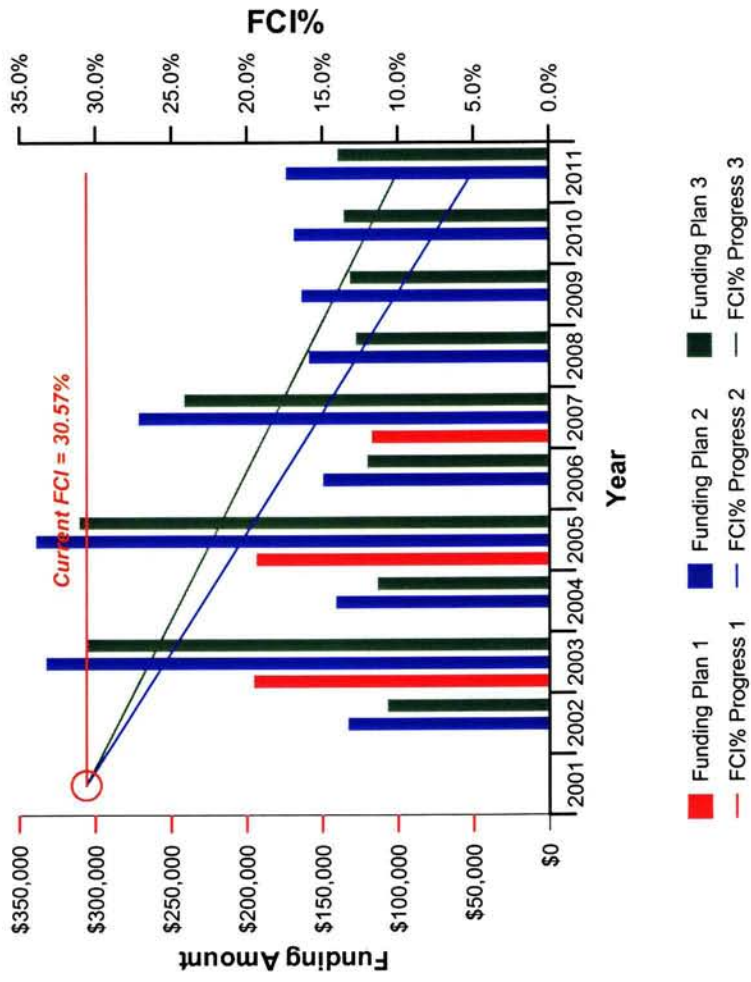
**Facility Cost Summary**

**Southwest Quadrant - Stadium/Maint, Oper, & Warehs**

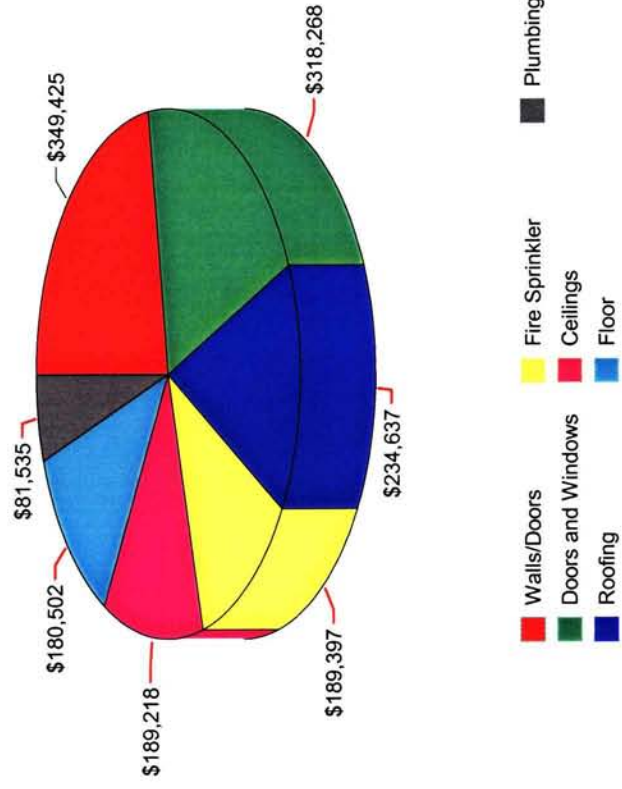
Gross Area: 23,236 SF

System Group Code/Life/Sat	System Description	Priority	Discrepancy	Sq. Foot	Cost	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
	Fire Sprinkler	1		\$6.27	\$145,690	\$145,690	30	130.00%	\$189,397	100.00%	2001	\$0	\$189,397	130.00%
	Subtotal			\$6.27	\$145,690	\$145,690			\$189,397			\$0	\$189,397	130.00%
Electrical	Comm/Data/Security	1		\$4.70	\$109,139	\$109,139	10	90.00%	\$88,226	40.00%	2007	\$0	\$0	
	Electrical Service	1		\$3.82	\$88,692	\$88,692	30	90.00%	\$79,823	10.00%	2028	\$0	\$0	
	Lighting/Circuits	1		\$18.83	\$437,580	\$437,580	20	90.00%	\$393,822	20.00%	2017	\$0	\$0	
	Subtotal			\$27.35	\$635,412	\$635,412			\$571,870			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$12.45	\$289,335	\$289,335	30	110.00%	\$316,268	100.00%	2001	\$0	\$316,268	
	Exterior Walls	1		\$39.53	\$918,612	\$918,612	100	100.00%	\$918,612	60.00%	2041	\$0	\$0	
	Roofing	1		\$8.42	\$195,531	\$195,531	20	120.00%	\$234,637	100.00%	2001	\$0	\$234,637	
	Subtotal			\$60.40	\$1,403,478	\$1,403,478			\$1,471,517			\$0	\$552,905	39.40%
Interiors	Ceilings	1		\$7.40	\$172,016	\$172,016	15	110.00%	\$189,218	100.00%	2001	\$0	\$189,218	
	Floor	1		\$7.06	\$164,093	\$164,093	15	110.00%	\$180,502	100.00%	2001	\$0	\$180,502	
	Wall Finish	1		\$7.92	\$184,029	\$184,029	10	100.00%	\$184,029	75.00%	2003	\$0	\$0	
	Walls/Doors	1		\$16.71	\$388,250	\$388,250	40	90.00%	\$349,425	100.00%	2001	\$0	\$349,425	
	Subtotal			\$39.09	\$908,388	\$908,388			\$803,174			\$0	\$719,145	79.17%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$251,251	\$251,251	20	100.00%	\$251,251	10.00%	2019	\$0	\$0	
	Heating/Cooling	1		\$25.91	\$601,929	\$601,929	25	100.00%	\$601,929	20.00%	2021	\$0	\$0	
	Plumbing/Fixtures	1		\$3.51	\$81,535	\$81,535	30	100.00%	\$81,535	100.00%	2001	\$0	\$81,535	
	Subtotal			\$40.23	\$934,715	\$934,715			\$934,715			\$0	\$81,535	8.72%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$172,016	\$172,016	20	100.00%	\$172,016	80.00%	2005	\$0	\$0	
	Subtotal			\$7.40	\$172,016	\$172,016			\$172,016			\$0	\$0	0.00%
Structural,	Found/Slab/Structure	1		\$36.49	\$847,812	\$847,812	100	100.00%	\$847,812	43.00%	2058	\$0	\$0	
	Subtotal			\$36.49	\$847,812	\$847,812			\$847,812			\$0	\$0	0.00%
	Grand Total			\$217.23	\$5,047,510	\$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



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**Facility Executive Summary**

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**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 "monoform" 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

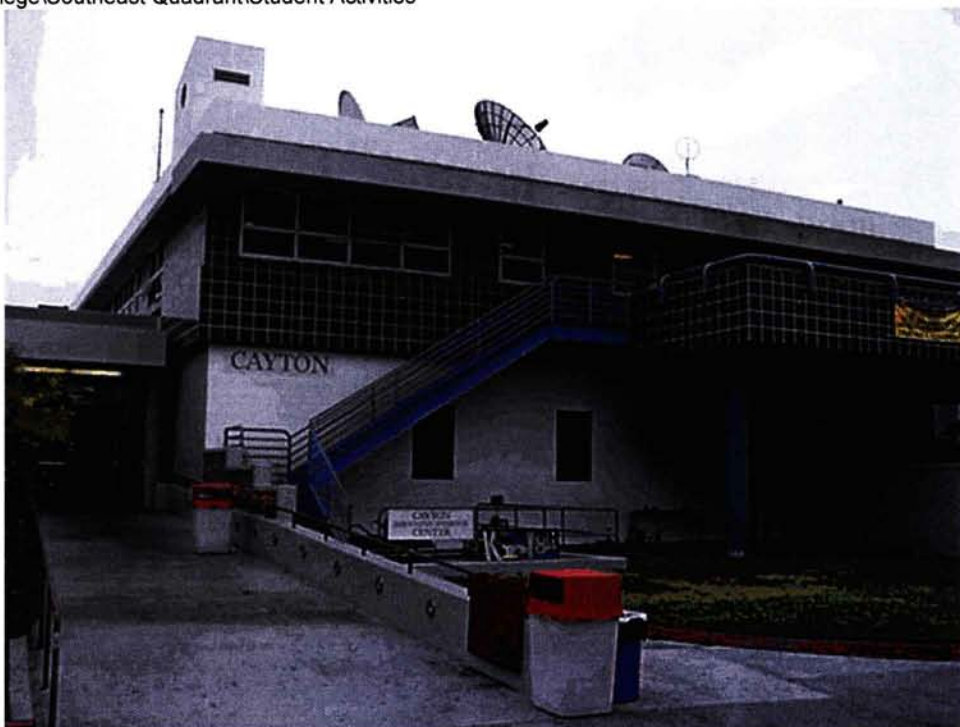
Photographer:  
WEden

Date:  
13-Jul-2001

Repair Costs:  
\$804,962.59

Replacement Cost:  
\$12,480,000.39

FCI:  
6.45%



**Photo Description:**

Student Activities, Southeast Quadrant

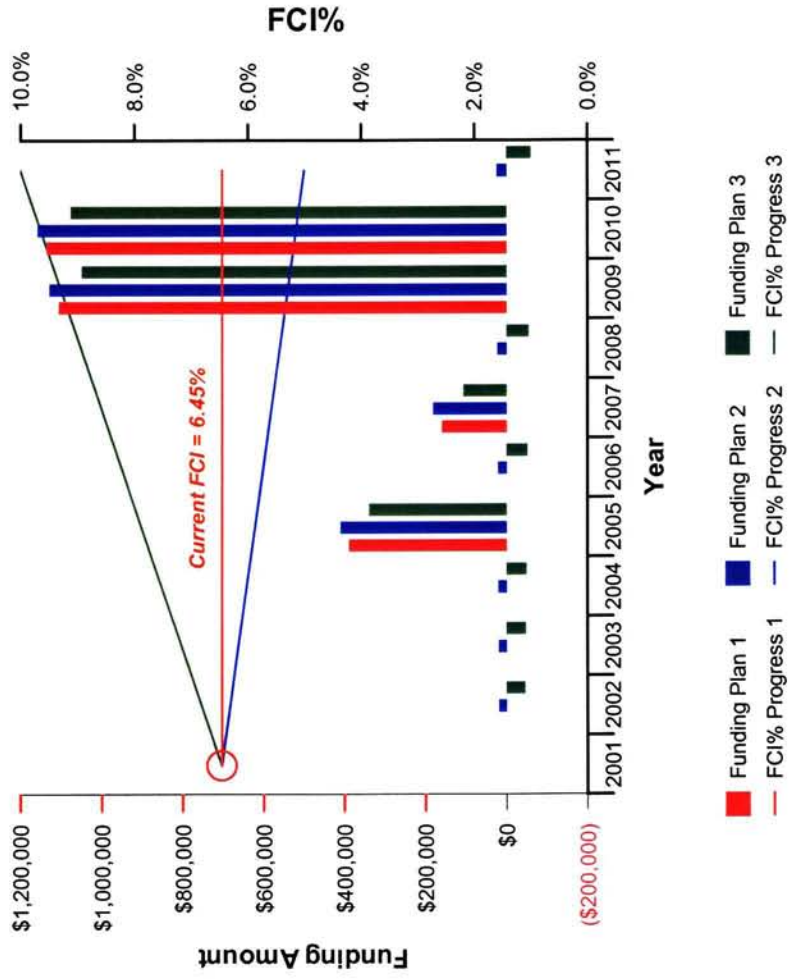
Facility Cost Summary

Southeast Quadrant - Student Activities

Gross Area: 57,041 SF

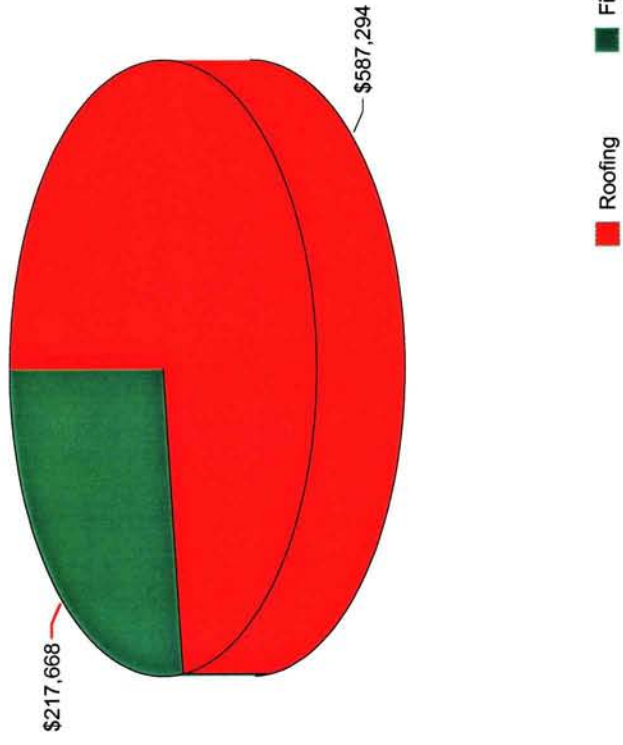
System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	1		\$3.18	\$181,390	20	120.00%	\$217,668	100.00%	2001	\$0	\$217,668	120.00%
	Subtotal			\$3.18	\$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	
	Electrical Service	1		\$3.10	\$176,827	30	80.00%	\$141,462	10.00%	2028	\$0	\$0	
	Lighting/Circuits	1		\$20.40	\$1,163,636	30	100.00%	\$1,163,636	10.00%	2028	\$0	\$0	
	Subtotal			\$26.78	\$1,527,558			\$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	
	Exterior Walls	1		\$24.05	\$1,371,836	50	100.00%	\$1,371,836	40.00%	2031	\$0	\$0	
	Roofing	1		\$8.58	\$489,412	20	120.00%	\$587,294	100.00%	2001	\$0	\$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	
	Floor	1		\$9.60	\$547,594	10	100.00%	\$547,594	10.00%	2010	\$0	\$0	
	Wall Finish	1		\$6.06	\$345,668	10	100.00%	\$345,668	60.00%	2005	\$0	\$0	
	Walls/Doors	1		\$15.31	\$873,298	20	100.00%	\$873,298	60.00%	2009	\$0	\$0	
	Subtotal			\$36.62	\$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	
	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	
	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	
	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	
	Site Utilities	1		\$2.77	\$158,004	50	100.00%	\$158,004	70.00%	2016	\$0	\$0	
	Special Systems	1		\$2.35	\$134,046	30	100.00%	\$134,046	80.00%	2007	\$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

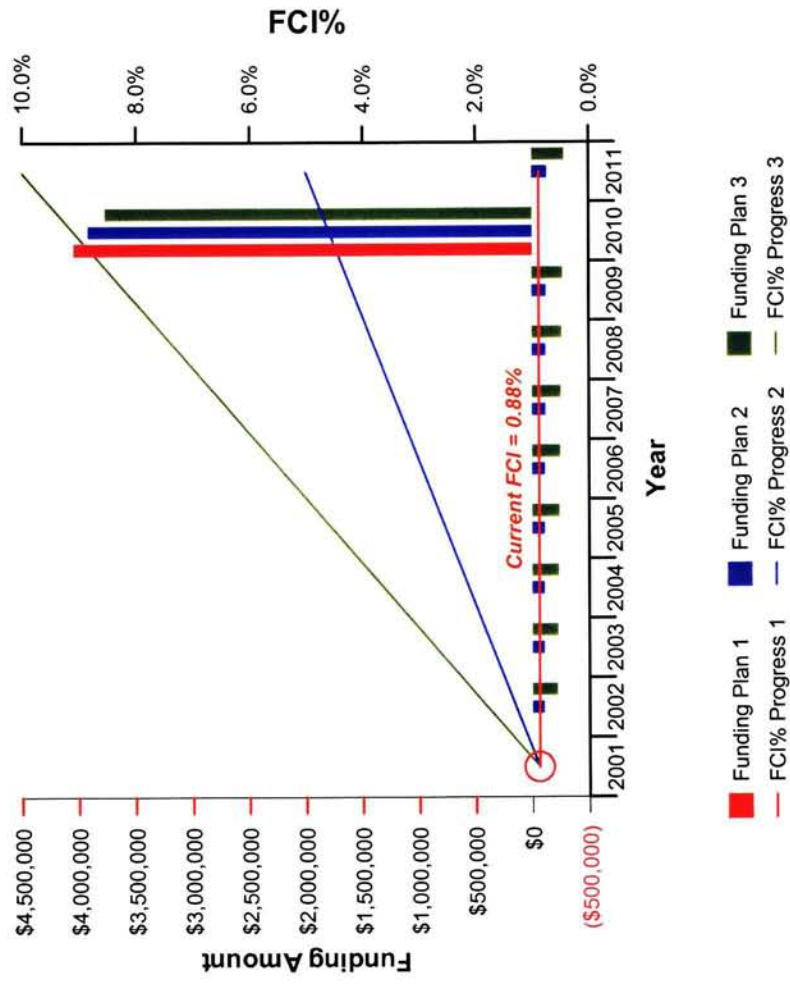
**Facility Cost Summary**

**Southeast Quadrant - Science**

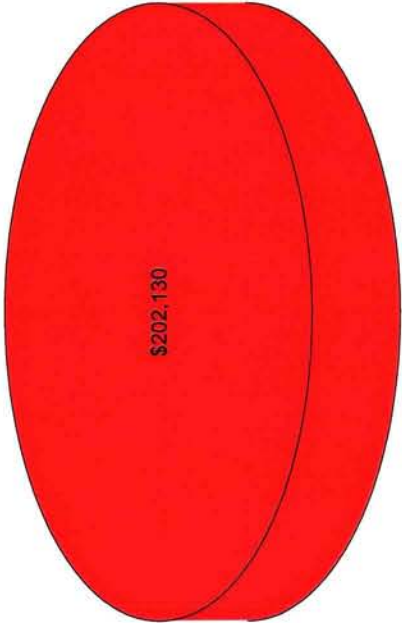
Gross Area: 98,400 SF

System Group	System Description	Priority	Discrepancy	Sq. Foot	Cost	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Superstructure	1		\$1.09	\$107,256	\$107,256	100	100.00%	\$107,256	10.00%	2091	\$0	\$0	0.00%
	Subtotal			\$1.09	\$107,256	\$107,256			\$107,256			\$0	\$0	0.00%
Code/Life/Saf	Fire Sprinkler	1		\$3.65	\$359,160	\$359,160	20	120.00%	\$430,992	10.00%	2019	\$0	\$0	0.00%
	Subtotal			\$3.65	\$359,160	\$359,992			\$430,992			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$1.56	\$153,504	\$153,504	20	100.00%	\$153,504	10.00%	2019	\$0	\$0	0.00%
	Electrical Service	1		\$3.11	\$306,024	\$306,024	30	80.00%	\$244,819	10.00%	2028	\$0	\$0	0.00%
	Lighting/Circuits	1		\$19.15	\$1,884,360	\$1,884,360	30	100.00%	\$1,884,360	10.00%	2028	\$0	\$0	0.00%
	Subtotal			\$23.82	\$2,343,888	\$2,282,683			\$2,282,683			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$7.78	\$765,552	\$765,552	20	100.00%	\$765,552	10.00%	2019	\$0	\$0	0.00%
	Exterior Walls	1		\$3.90	\$383,760	\$383,760	60	100.00%	\$383,760	10.00%	2055	\$0	\$0	0.00%
	Roofing	1	Gutters are leaking	\$10.55	\$1,038,120	\$1,245,744	20	120.00%	\$1,245,744	10.00%	2019	\$202,130	\$202,130	9.24%
	Subtotal			\$22.23	\$2,187,432	\$2,395,056			\$2,395,056			\$202,130	\$202,130	9.24%
Interiors	Ceilings	1		\$8.81	\$866,904	\$866,904	10	100.00%	\$866,904	10.00%	2010	\$0	\$0	0.00%
	Floor	1		\$11.83	\$1,164,072	\$1,164,072	10	100.00%	\$1,164,072	10.00%	2010	\$0	\$0	0.00%
	Wall Finish	1		\$10.85	\$1,067,640	\$1,067,640	10	100.00%	\$1,067,640	10.00%	2010	\$0	\$0	0.00%
	Walls/Doors	1		\$20.12	\$1,979,808	\$1,979,808	20	100.00%	\$1,979,808	10.00%	2019	\$0	\$0	0.00%
	Subtotal			\$51.61	\$5,078,424	\$5,078,424			\$5,078,424			\$0	\$0	0.00%
Mech / Plumb.	Plumbing/Fixtures	1		\$50.95	\$5,013,480	\$5,013,480	40	100.00%	\$5,013,480	10.00%	2037	\$0	\$0	0.00%
	Subtotal			\$50.95	\$5,013,480	\$5,013,480			\$5,013,480			\$0	\$0	0.00%
Specialties	Built-in Furn/Appliances	1		\$2.93	\$288,312	\$288,312	30	100.00%	\$288,312	10.00%	2028	\$0	\$0	0.00%
	Subtotal			\$2.93	\$288,312	\$288,312			\$288,312			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$39.95	\$3,931,080	\$3,931,080	100	100.00%	\$3,931,080	10.00%	2091	\$0	\$0	0.00%
	Subtotal			\$39.95	\$3,931,080	\$3,931,080			\$3,931,080			\$0	\$0	0.00%
Unknown	Cooling	1		\$38.17	\$3,755,928	\$3,755,928	30	80.00%	\$3,004,742	10.00%	2028	\$0	\$0	0.00%
	Subtotal			\$38.17	\$3,755,928	\$3,004,742			\$3,004,742			\$0	\$0	0.00%
	Grand Total			\$234.40	\$23,064,960	\$22,532,026			\$22,532,026			\$202,130	\$202,130	0.86%

### Future Facility Funding vs FCI for Science



Estimate by Building System - Science



■ Roofing

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**Facility Executive Summary**

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**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

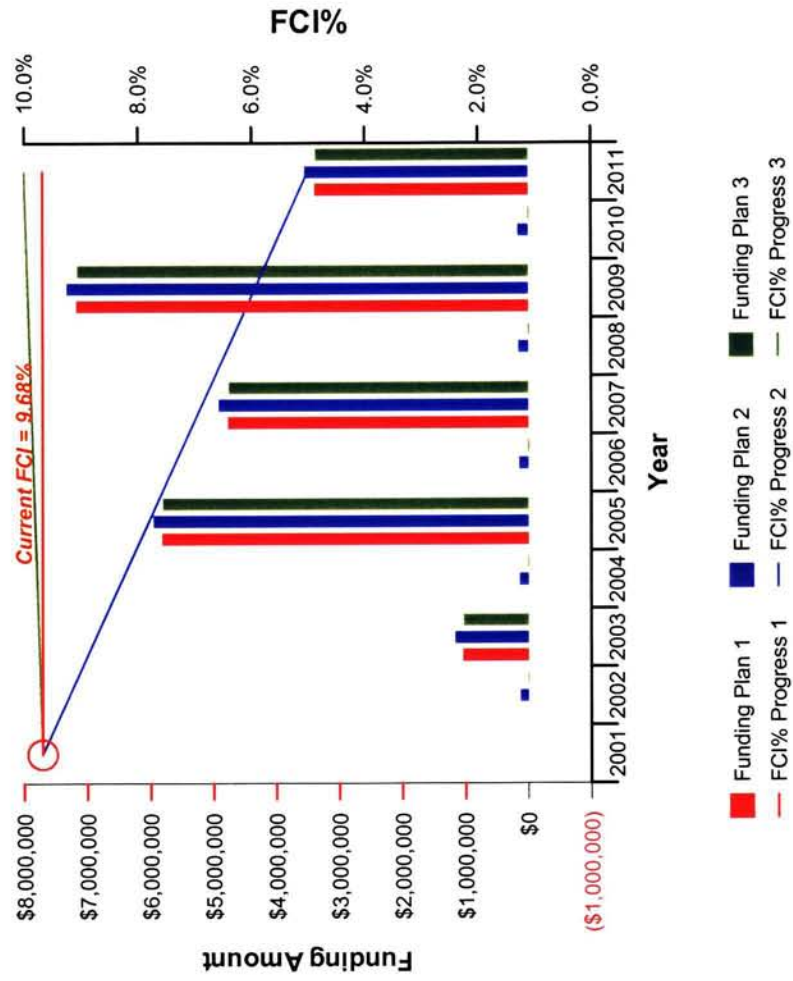
Northwest Quadrant - Technology

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	Comm/Data/Security	1		\$1.56	\$173,386	20	100.00%	\$173,386	80.00%	2005	\$0	\$0	0.00%
	Electrical Service	1		\$3.11	\$345,661	30	80.00%	\$276,529	80.00%	2007	\$0	\$0	0.00%
	Lighting/Circuits	1		\$19.15	\$2,128,427	30	100.00%	\$2,128,427	50.00%	2016	\$0	\$0	0.00%
	Subtotal			\$23.82	\$2,647,474			\$2,578,342			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$7.78	\$864,708	20	100.00%	\$864,708	80.00%	2005	\$0	\$0	0.00%
	Exterior Walls	1		\$3.90	\$433,466	60	100.00%	\$433,466	80.00%	2013	\$0	\$0	0.00%
	Roofing	1		\$10.55	\$1,172,580	20	120.00%	\$1,407,096	80.00%	2005	\$0	\$0	0.00%
	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	0.00%
	Floor	1		\$11.83	\$1,314,845	10	100.00%	\$1,314,845	100.00%	2001	\$0	\$1,314,845	0.00%
	Wall Finish	1		\$10.85	\$1,205,923	10	100.00%	\$1,205,923	100.00%	2001	\$0	\$1,205,923	0.00%
	Walls/Doors	1		\$20.12	\$2,236,237	20	100.00%	\$2,236,237	80.00%	2005	\$0	\$0	0.00%
	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	0.00%
	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	0.00%
	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	0.00%
	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	0.00%
	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%

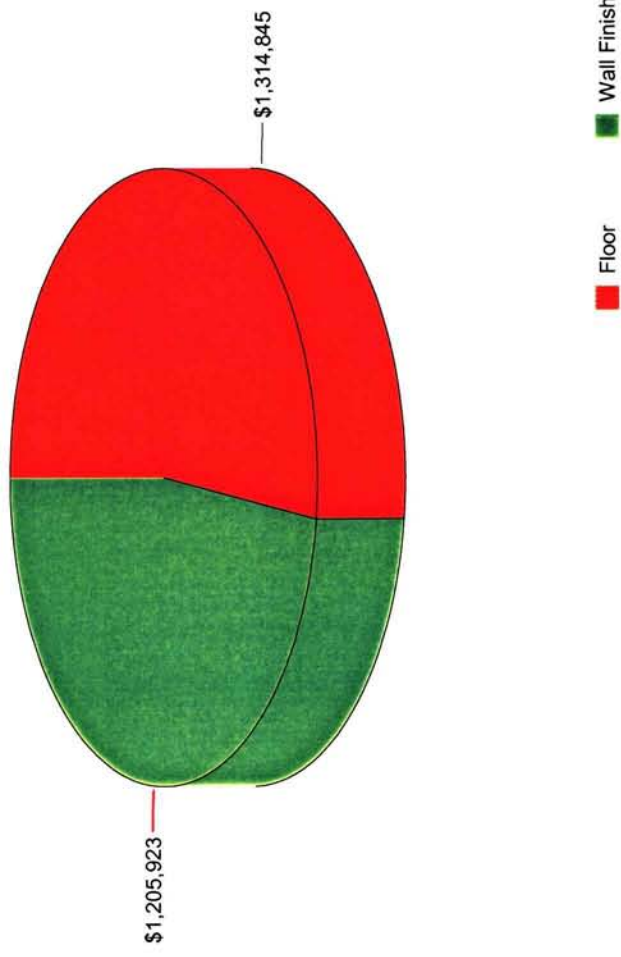


### Future Facility Funding vs FCI for Technology



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

# 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*

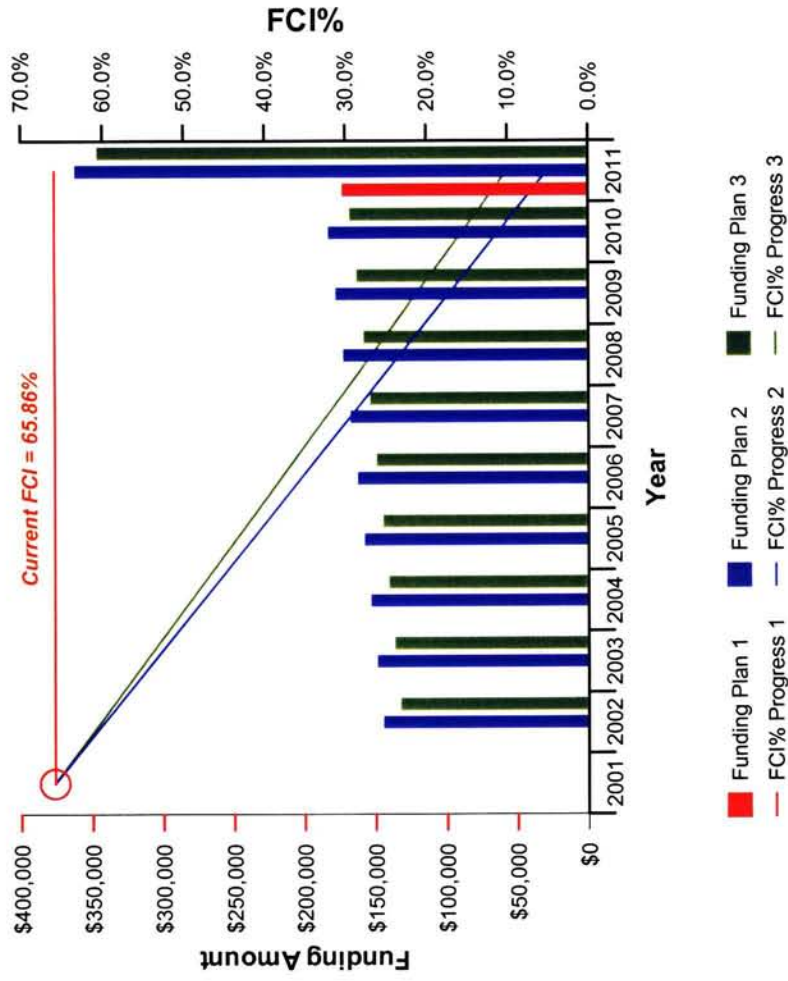
Facility Cost Summary

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 %
5	Fire Sprinkler	5	Non existant, retrofit program current	\$6.27	\$66,556	30	130.00%	\$66,523	100.00%	2001	\$0	\$86,523	130.00%
	Subtotal			\$6.27	\$66,556			\$66,523			\$0	\$86,523	
	Electrical												
4	Comm/Data/Security	4		\$4.70	\$49,859	10	90.00%	\$44,873	100.00%	2001	\$0	\$44,873	
2	Electrical Service	2	Exceed 150% of est. life	\$3.82	\$40,517	30	90.00%	\$36,466	100.00%	2001	\$0	\$36,466	
2	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			\$261,250			\$0	\$261,250	90.00%
	Ext. Closure												
4	Doors and Windows	4		\$12.45	\$132,178	30	110.00%	\$145,396	100.00%	2001	\$0	\$145,396	
6	Exterior Walls	6		\$39.53	\$419,653	100	100.00%	\$419,653	49.00%	2052	\$0	\$0	
3	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												
4	Ceilings	4	Mastic contains asbestos	\$7.40	\$78,583	15	110.00%	\$86,441	100.00%	2001	\$0	\$86,441	
4	Floor	4	Mastic contains asbestos	\$7.06	\$74,963	15	110.00%	\$82,459	100.00%	2001	\$0	\$82,459	
4	Wall Finish	4		\$7.92	\$84,071	10	100.00%	\$84,071	100.00%	2001	\$0	\$84,071	
4	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.												
2	Air/Ventilation	2	150% of est. life cycle	\$10.81	\$114,780	20	100.00%	\$114,780	100.00%	2001	\$0	\$114,780	
4	Heating/Cooling	4		\$25.91	\$274,982	25	100.00%	\$274,982	100.00%	2001	\$0	\$274,982	
2	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												
4	Built-in Furn/Appliances	4		\$7.40	\$78,583	20	100.00%	\$78,583	100.00%	2001	\$0	\$78,583	100.00%
	Subtotal			\$7.40	\$78,583			\$78,583			\$0	\$78,583	100.00%
	Structural,												
6	Found./Slab/Structure	6		\$36.49	\$387,310	100	100.00%	\$387,310	49.00%	2052	\$0	\$0	0.00%
	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

