



Facility Assessment Report

*Summary of Findings from Reports
Commissioned in 2001, 2002 and 2003*

3D/I

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Executive Summary



Introduction

Santa Monica College retained 3D/I on several occasions to assist it in assessing and documenting the facility repair, rehabilitation, modernization and new construction requirements for its main campus and satellite facilities. This Summary of Findings Report includes the Executive Summary below that briefly describes the reports commissioned by the College. The 3 sections that follow the Executive Summary provide more detailed information from each of the three assessment reports. Included are selected pages from the August 2001 report; the October 2002 report exclusive of the Survey Detail pages; and the entire September 2003 report. Complete documents for all three assessment reports are available electronically at www.smc.edu/facilities_resources.

First Assessment Report – August 2001

Santa Monica College initially commissioned 3D/I in mid 2001 to prepare for a planned bond issue early the following year. The first report of findings was delivered in August 2001 and contained two sections – an Existing Facilities Assessment and a New Facilities Assessment. The subsequent bond election in March 2002 resulted in the passage of Measure U, authorizing \$160 million in general obligation bonds for numerous capital improvements at the College.

The Existing Facilities Assessment section of the report documented the physical condition for 32 of the College's existing buildings both on and off campus. The 32 buildings totaled 937,297 square feet, had an estimated initial cost to repair of \$40.6 million, a cost to replace of \$151.4 million and an overall facility condition index (FCI) of 27%, a range representing poor overall condition. Only five buildings had FCI's of 10% or less, the range considered representative of a building in good or fair condition. All other buildings had FCI's in excess of 10%. Eleven buildings had FCI's of 50% or greater, the range in which a building should be considered for replacement. Four buildings had an FCI of 65% or greater, indicating the structures were in need of complete renovation and reconstruction.

The type of facility condition assessment performed in August 2001 was a "Level 1", which utilizes mathematical modeling and life cycles of a facility's component building systems to determine conditions. A Level 1 assessment is a strategic tool for programming and budgeting capital renewal costs and is performed at a macro level based on review of available records, meetings with the College's facility and maintenance staff, and limited visual inspections.

Three assessment reports have been commissioned by the College.

1. An August 2001 Report providing first assessment of condition.
2. An October 2002 Report updating and providing more detailed information as part of statewide community college Fusion program.
3. A September 2003 Report for a number of newly acquired buildings.

The New Facilities Assessment section proposed a list of 21 capital projects, identified as necessary to fulfill the College's current and planned facility requirements. These 21 projects involved a combination of renovations to existing buildings, construction of brand new replacements buildings for facilities well past their useful lives or no longer adaptable to required uses, and the acquisition of land for off-site parking.

Second Assessment Report – October 2002

This report was prepared as part of the Foundation for California Community Colleges statewide Fusion program and to help document the need for funding the necessary replacement and upgrading of facilities for all of California's community college districts. Santa Monica College decided to participate in the joint agreement negotiated by the Foundation and rehired 3D/I to conduct a more detailed or what is referred to as a "Level 2" assessment for several of its buildings. Eleven buildings, totaling 465,209 square feet were updated from a Level 1 to a Level 2 assessment, which provided a detailed physical survey and listing of several hundred specific deficiencies found in the major building systems for a number of the facilities. The estimated initial cost to repair these eleven facilities totaled \$31.8 million and the cost to replace totaled \$135 million. The overall FCI rating of 24% for the eleven buildings assessed indicated that the facilities were in poor condition despite being generally well maintained. This is to be expected due to the age of the buildings, nine of which were built prior to 1970. Only two buildings had an FCI less than 10%, the range considered good or fair condition. All other buildings were well into the range consider poor condition. Two buildings had an FCI rating in excess of 50%, approaching the range when the building should be considered for replacement, as opposed to investing the substantial costs to repair a 30 to 40 year old building with systems well beyond their useful lives.

Third Assessment Report – September 2003

This report covered buildings acquired by Santa Monica College since the August 2001 and October 2002 assessments reports were performed. The new buildings included those at the former BAE Systems site, the 4-story Emeritus College office building, the buildings at the 10.4 acre site just south of the Santa Monica Airport, and the new Library facilities on the main campus.

A Level 1 assessment of these nine buildings totaling 325,388 square feet resulted in an estimated initial cost to repair totaling \$27.6 million, a cost to replace of \$74.5 million and an overall facility condition index (FCI) of 36%, a range representing poor overall condition. All five of the buildings at the former BAE site had an FCI of 65% or greater, indicating the structures were

in need of complete renovation or reconstruction and should be considered for replacement. The Child Development Center had an FCI of 43%, also indicating poor condition. The remaining buildings were in very good to fair condition.

Facility Condition Findings

The chart below summarizes key information from all three of the assessments performed for Santa Monica College. The chart indicates what level of assessment was conducted (Level 1 – macro or Level 2- detailed). It also provides the replacement cost, cost of repairs, and facility condition index (FCI) figures for the most recent assessment conducted at each of the 38 Santa Monica College buildings listed.

Facility	Year Built	Square Feet	Level 1	Level 2	Last Assessment Year	Replacement Cost	Cost of Repairs	FCI
1 Administration	1957	18,014	2001		2001	\$3,913,145	\$2,577,032	66%
2 Counseling Annex	1970	1,504	2001		2001	\$139,000	\$54,541	39%
3 Art	1952	22,037	2001	2002	2002	\$5,735,895	\$1,605,405	28%
4 International Cntr/Ampitheater	1967	3,500	2001		2001	\$1,672,656	\$863,186	52%
5 English As Second Language	1975	6,450	2001		2001	\$596,109	\$236,160	40%
6 Business	1980	53,772	2001	2002	2002	\$15,827,874	\$1,059,074	7%
7 Greenhouse	1995	1,470	2001		2001	\$135,857	\$0	0%
8 Gymnasium	1958	41,158	2001	2002	2002	\$13,365,299	\$3,880,719	29%
9 PE Building Annex	1976	10,506	2001		2001	\$601,285	\$235,934	39%
10 Liberal Arts	1952	36,353	2001		2001	\$7,896,889	\$6,526,970	83%
11 Letters and Science	1952	33,021	2001		2001	\$7,173,086	\$4,723,892	66%
12 Library	1980	110,688	2003		2003	\$25,244,612	\$30,000	0%
13 Main Stage	1952	14,931	2001		2001	\$3,243,431	\$1,985,214	61%
14 Physical Education	1958	24,653	2001	2002	2002	\$8,134,164	\$4,110,351	51%
15a Music Complex	1952	10,000	2001	2002	2002	\$3,505,629	\$1,187,588	34%
15b Concert Hall	1978	6,139	2001	2002	2002	\$1,333,563	\$359,802	27%
16 Science Village	1994	22,800	2001		2001	\$2,107,176	\$1,089,110	52%
17 Library Village	1995	44,872	2001		2001	\$4,147,070	\$2,143,446	52%
18 Stadium/MOW	1947	23,236	2001	2002	2002	\$2,577,214	\$2,174,928	84%
19 Student Activities Building	1952	57,041	2001	2002	2002	\$16,909,588	\$4,205,740	25%
20 Science	1999	98,400	2001		2001	\$23,064,960	\$202,130	1%
21 Technology	1969	111,145	2001	2002	2002	\$32,715,709	\$8,222,001	25%
22 Admissions	1952	10,615	2001		2001	\$2,305,875	\$1,518,552	66%
23a Environmental Studies	1941	2,128	2001		2001	\$120,357	\$50,997	42%
23b International Education	1941	1,228	2001		2001	\$164,220	\$69,582	42%
24 Institute Research	1941	994	2001		2001	\$132,928	\$56,323	42%
25 Campus Police	1941	1,990	2001		2001	\$266,123	\$112,759	42%
26 Campus Police Annex	1941	842	2001		2001	\$112,601	\$47,710	42%
27 Airport Campus	1953	22,874	2001	2002	2002	\$6,732,999	\$2,248,987	33%
28 Airport Campus Annex	1953	5,589	2003		2003	\$747,417	\$67,236	9%
29 Airport Toilet Building	2003	730	2003		2003	\$97,623	\$0	0%
30 Madison Campus	1943	42,819	2001	2002	2002	\$12,603,841	\$1,850,723	15%
31 Academy of E & T	1985	52,831	2001	2002	2002	\$15,550,889	\$910,912	6%
32 Temporary Administration	1985	42,597	2001		2001	\$6,784,424	\$0	0%
33 BAE-Butler Building	1960	8,833	2003		2003	\$816,346	\$567,202	69%
34 BAE-Central Building	1953	87,871	2003		2003	\$20,040,739	\$13,199,140	66%
35 BAE-East Building	1953	29,400	2003		2003	\$6,705,258	\$4,416,186	66%
36 BAE-West Building	1980	60,600	2003		2003	\$13,821,042	\$9,102,751	66%
37 Child Development Center	1963	1,802	2003		2003	\$410,982	\$178,096	43%
38 Emeritus College	2002	29,000	2003		2003	\$4,532,891	\$0	0%
Totals		1,154,433				\$271,986,766	\$81,870,380	30%