



Facility Condition Assessment Report



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3D/I

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Introduction

To help document the need for funding the necessary replacement and upgrading of facilities within California’s community college districts and to assist districts in preparing for bond issues, the Foundation for California Community Colleges (FCCC) negotiated a discounted-pricing agreement for facilities condition assessments with 3D/International. In Summer 2001, the FCCC issued a formal Request For Information (RFI) in a public newspaper and subsequently reviewed, considered, and evaluated the respondents’ experience and quality of work, particularly work with higher education clients. Santa Monica Community College District (SMCCD) elected to participate in the joint agreement and contracted with 3D/I to assess and document the facility repair, rehabilitation, modernization requirements relative to the SMCC District.

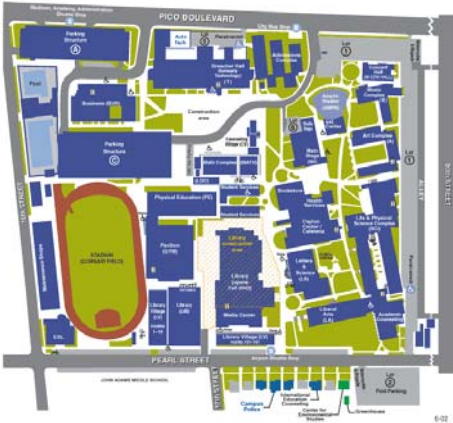
Over a period of about two months, a staff of six 3D/International planning and construction professionals working with the Chancellor’s Office performed an Existing Facility Assessment. The following report presents 3D/International’s findings.

The Report is organized into the following 3 sections.

- Introduction
- Assessment of Existing Facilities
- Santa Monica College Reports

The Assessment of Existing Facilities section reports on the current physical condition of eleven buildings, totaling approximately 465,209 gross square feet.

The results of the assessment will provide SMCCD with the technical information needed to make informed decisions regarding the disposition of existing facility maintenance funds and the need and cost of a capital improvement program.



Santa Monica College Campus Map

3D/International conducted a visual inspection of eleven of the existing SMCCCD facilities to identify the condition and to estimate the cost to perform the necessary repairs and renovations.

Existing Facility Assessment Findings

The generally accepted range of Facility Condition Index (FCI) for establishing a buildings condition is shown below. This standard has been adopted by the Building Owners and Managers Association, the Council on Education Facilities, and the American University Planners Association, and a number of other national facilities groups.

Condition	FCI
Good	0 to 5%
Fair	6 to 10%
Poor	10% and above

The results of our assessment are summarized in the FCI table on page 7. The estimated initial cost to repair these eleven facilities totals \$31,816,230.

The overall FCI rating of 26.58% for the eleven buildings assessed means that, in general, the facilities are 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 have an FCI less than 10%, the range for good or fair condition.

Two buildings have an FCI rating in excess of 50%. When the FCI is greater than 70% 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.

A more detailed discussion on the methodology and findings for each of the District buildings is provided in the Assessment of Existing Facilities section of this report.

Assessment of Existing Facilities

In early 2002, Los Angeles College District authorized 3D/International to perform a district-wide, comprehensive facility condition survey assessment. The costs associated with correcting deficiencies can be identified as follows:

Deferred Maintenance – maintenance work that has been deferred on a planned or unplanned basis due to lack of funds in the annual budget cycle – excluding normal maintenance that has already been scheduled, planned or funded within the current budget cycle.

Capital Renewal – future renewal requirements for building systems that reach the end of their expected useful life.

The comprehensive facilities assessment performed for SMCCCD is a detailed visual, non-destructive, inspection of each building. 3D/I's software, "COMET" – Condition Management Estimation Technology – is used as the database for recording all deficiencies. The survey assessment is a comprehensive room-by-room inventory of defined key elements and characteristics. The result of the inspection is a populated database that catalogs every deficiency costing over a certain value.

In parallel with the FCCC-3D/I agreement for discounted facility condition assessment services, an information technology project referred to as the Facility Utilization, Space Inventory Options Net or "FUSION" Project is underway. This project will design and deliver a centralized database and software in which the facility condition assessment data will reside and be used and managed by the districts to better manage their real asset portfolio.



Academy of E & T,
Santa Monica College

Approach

The assessment teams are comprised of design professionals, typically an architect and an engineer. For each building, the teams collected much of the facility's historical information prior to visiting the facility. This research included a review of existing drawings, meetings with the campus maintenance staff, and a review of previous renovations. The assessment teams then conducted a site visit to verify data already gathered as well as to record additional information found during the inspection. Based on visual observations and discussions with facility occupants and maintenance staff, the assessors determined what deficiencies existed and the general conditions of key building systems. A written description of the facility, including an overview of the facility's construction, building systems and general condition, was then developed.

Background

Santa Monica College is the leader among the state's 106 community colleges in transferring students to the University of California, University of Southern California and other four-year campuses. The college boasts 29,000 students and offerings in more than 80 fields of study.

The California Community Colleges Chancellor’s Office encouraged districts within the CCC System to take advantage of the discounted assessment service to generate an unbiased appraisal of the school’s physical conditions and to obtain recommendations for building system replacement based on priorities and expected useful life.

Facilities

One of the findings of the assessment process is the determination of the Facility Condition Index, or “FCI.” The FCI is a ratio of the estimated cost to repair the identified deficiencies divided by the estimated replacement value of the facility. It describes the relative state of physical condition of a building (or its components, or a group of buildings) against a cost model of the original building as if it were at the beginning of its useful life, fully “renewed” to today’s standards.

Condition	FCI
Good	0 to 5%
Fair	6 to 10%
Poor	10% and above

Summary of Findings

The costs presented below are a summary of the findings of the assessment for the current deficiencies. The costs do include soft costs associated with a rehabilitation project. These costs can change based on the packaging of repair and renovation projects.

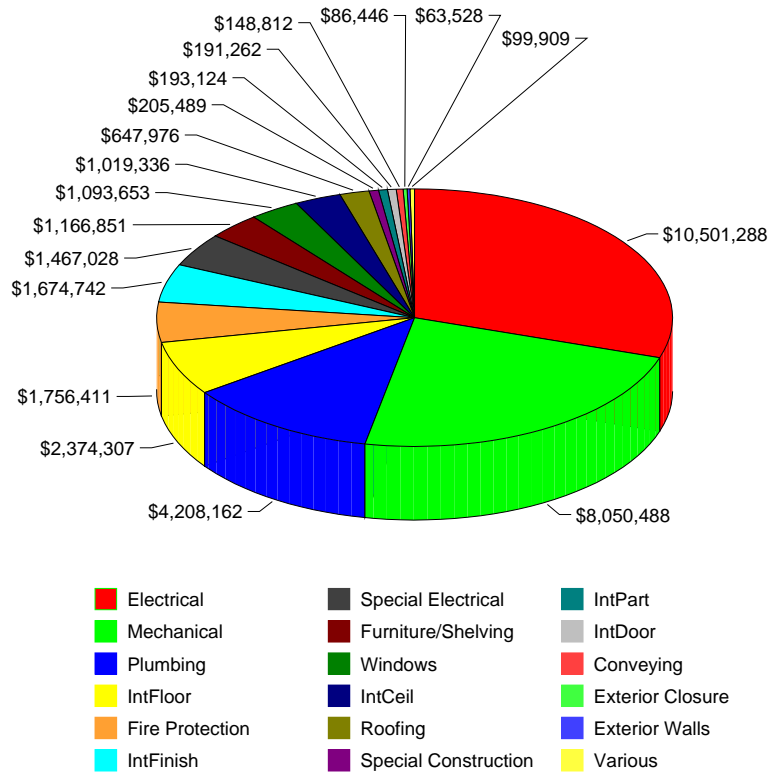
District	Estimated Repair Cost	Gross Square Feet	FCI %	Replacement Cost
Santa Monica	\$34,948,810	465,209	26.58%	\$131,506,123
Hard Cost	\$25,984,231			\$97,774,013
Soft Cost	\$8,964,579			\$33,732,110

Based on current industry standards, the campus FCI indicates the facilities are in poor condition.

Building System Classifications

The following chart gives a breakdown of the recorded deficiencies by their respective building systems for the entire campus.

Estimate by Building System - Santa Monica CCD



In general, the majority of the costs identified in the assessment are for mechanical and electrical systems. Within mechanical systems, most costs are for adding or replacing chillers, boilers, and associated components such as air handlers and ductwork. The majority of the electrical system costs are for replacing lighting fixtures and providing additional capacity to the main service and branch circuits.

Funding Plan	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Red	\$ 569,108	\$ - M	\$ 7.1 M	\$ 25,079	\$ 673,301	\$ - M	\$ 5.4 M	\$ 9.8 M	\$ 139,438	\$ 11.2 M	\$ 64.9 M
Blue	\$ 2.8 M	\$ 2.3 M	\$ 9.5 M	\$ 2.5 M	\$ 3.2 M	\$ 2.6 M	\$ 8.1 M	\$ 12.6 M	\$ 3.0 M	\$ 14.1 M	\$ 60.7 M
Green	\$ 3.5 M	\$ 3.0 M	\$ 10.2 M	\$ 3.2 M	\$ 4.0 M	\$ 3.4 M	\$ 8.9 M	\$ 13.4 M	\$ 3.8 M	\$ 15.0 M	\$ 68.5 M

Facility FCI by Type Structure

The following is a list of the campus facilities grouped by building number displaying the Current Repair Cost, Replacement Cost and FCI.

Facility	Gross SQ FT	Yr Built	Repair Cost	Replacement Cost	FCI
Santa Monica Main Campus	465,209		34,948,810	131,506,123	26.58%
03 Art	19,541	1952	1,678,862	5,587,944	30.04%
06 Business	53,772	1980	1400557	15,418,583	9.08%
08 Gymnasium	41,158	1958	4,080,140	13,020,745	31.34%
14 Physical Education	24,653	1958	4,410,658	7,923,967	55.66%
15 Music/Concert Hall	16,139	1952	1,754,070	4,714,363	37.21%
18 Stadium/MOW	23,236	1947	2,883,674	2,510,650	114.86%
19 Student Activities	57,041	1952	4,622,710	16,474,582	28.06%
22 Drescher Hall	111,145	1969	8,959,768	31,869,717	28.11%
29 Airport Campus	22,874	1953	2,591,484	6,558,891	39.51%
31 Madison Campus	42,819	1943	1,923,198	12,277,920	15.66%
40 Academy of E & T	52,831	1985	643,689	15,148,761	4.25%

It is accepted practice within the field of professional property management to consider replacement rather than repair of an asset when the FCI for that facility is in the range of 60 – 70% or higher. For facilities with an FCI in or near this range, the master planning process should carefully weigh issues such as:

- Student population (current versus planned) of the school in question
- The condition of the existing foundations and superstructures.
- The need for additional space, i.e., new construction.
- The appropriateness of the location of current assets.



Stadium,
Santa Monica College

Provided in this report are cost estimates to renovate the facilities and eliminate the identified deficiencies. Please note that these estimates reflect incorporating current building standards, codes, and livability issues into the renovation. The cost estimates *do not* reflect upgrades to:

- the architectural program—e.g., additional square footage for another educational mission;
- finishes—e.g., terrazzo tile in lieu of concrete; and/or
- systems—replacement of a 200 Amp electrical service with a 300 Amp service, which may in fact be more applicable for today’s educational mission/program but would require further engineering and study to determine the appropriate service for today’s learning environment.

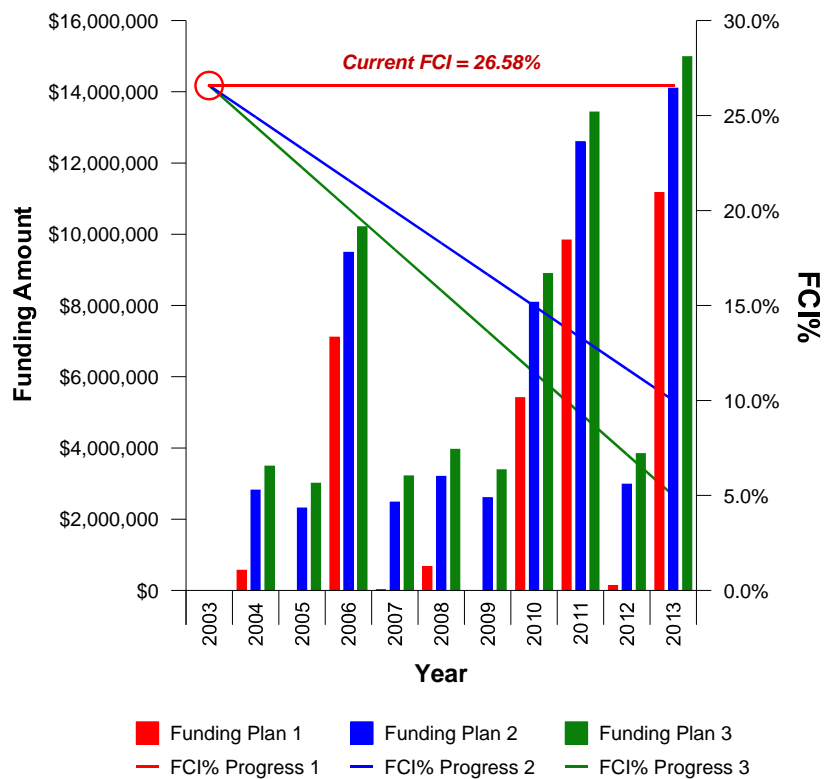
Capital Renewal

Funding Requirements – 10 Year Renewal Projection

The following chart illustrates the 10-year total funding requirements for Santa Monica CCD for three (3) funding scenarios. It shows the combined funding needed for correcting the assessed deficiencies and the predicted capital renewal requirements. Using this chart, we can query:

- “How much funding is required to maintain the current FCI?”
- “What level of funding is required to achieve an FCI of 10%?”
- “What level of funding is required to achieve an FCI of 5%?”

Future Facility Funding vs FCI for Santa Monica CCD



Three scenarios are shown:

- **Current FCI: Keep the current FCI Stable (Red)**

The red line assumes no spending in the current year (2003) for current deficiencies. Capital renewal costs, as shown, over the next 10 years would be required to maintain the current FCI. The total to keep the FCI stable is approximately \$34.9 million.

- **Required funding: Reduce the FCI to 10% (Blue)**

The blue line assumes no spending in the current year (2003) for all current deficiencies. It assumes a consistent level of funds for the next 10 years to buy-down the current deficiencies and additional funding for capital renewal items to achieve an FCI of 10%. (Minimal standard as published by APPA.) The total to reduce the FCI to 10% is approximately \$60.7 million.

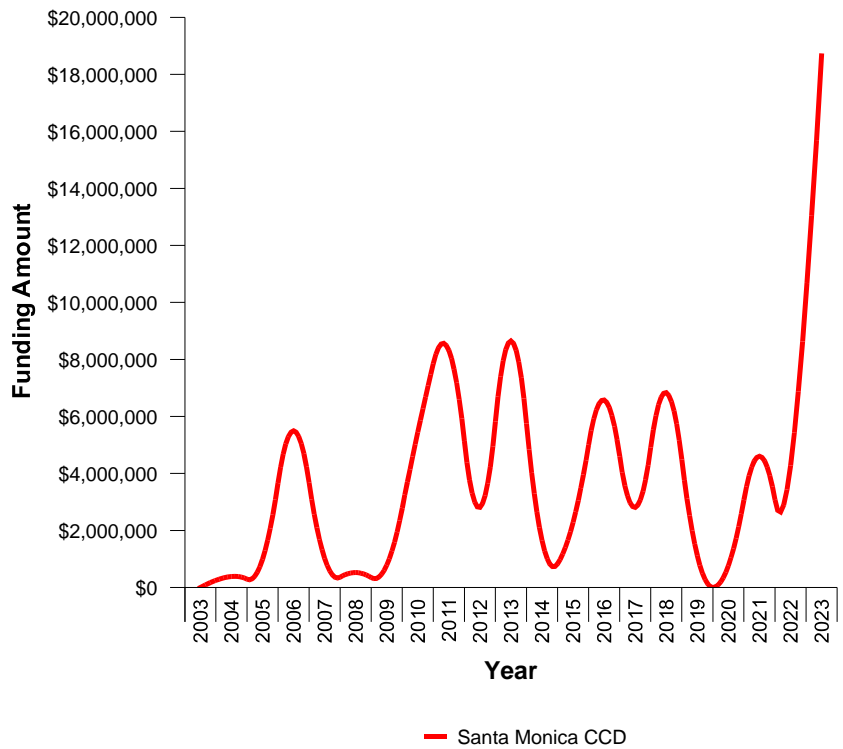
- **Required funding: Reduce the FCI to 5% (Green)**

The green line assumes no spending in the current year (2003) for all current deficiencies. It assumes a consistent level of funds for the next 10 years to buy-down the current deficiencies and additional funding for capital renewal items to achieve an FCI of 5%. The total to reduce the FCI to 5% is approximately \$68.5 million.

20 Year Capital Renewal Forecast

The cost models for each building give us a method to predict future needs for capital renewal. Each model allows us to assess the remaining life of each of the main systems in the building and to enter the expected time of replacement of such systems. Although each model is only a rough approximation for one building, over a larger sample size use of these cost models produces a reliable estimate of the yearly cost to replace building systems. This chart illustrates a 20-year projection of capital renewal funding requirements, excluding current deficiencies for the entire district.

Facility Renewal Forecast for Santa Monica CCD



Conclusions

The overall FCI of the facilities assessed in the Santa Monica Community College District is 26.58%, typical of what we find for facilities of similar age and function across the nation. While this is a “poor” FCI (as defined by the APPA) the facilities are generally well maintained.

The majority of the deferred maintenance requirements are of the type that can be renewed without demolition of the facility. (e.g., mechanical and electrical systems, wall and floor finishes, and exterior doors and windows.) Not all facilities should be renovated; however, renovation should remain an option as the planners consider educational master plans, new buildings, high growth areas, population, etc.

COMET Assessments

*Condition Management Estimation
Technology – 3D/International Facility
Management Software*

Facilities Assessment Methodology

The basic level of surveys to be performed within the CCC System is referred to as “Level 1” or “Level 2” assessments. A Level 1 (L-1) assessment is a mathematical model of a facility’s component building systems, which is used to determine their conditions based on the components’ planned life cycles. It is a strategic tool for programming and budgeting capital renewal costs; a macro view of facility status. A Level 2 (L-2) assessment is a detailed physical survey of the condition of existing facilities wherein the assessors document hundreds or thousands of current deficiencies. These deficiencies are added to the L-1 component building system life cycles to determine a comprehensive facility evaluation of both current deficiencies and future renewal costs. It is a tool for facility managers to identify specific deferred maintenance and capital renewal items to repair or replace.

The majority of the facility condition assessment being performed by 3D/I, for Districts within the California Community College System, are Level 2 assessments. For this type of assessment, data is collected from a review of as-built drawings and other current documents as well as a complete but non-destructive visual inspection of facilities. Typical areas of buildings that are investigated include roofs, mechanical rooms, and exterior support areas extending to 5 feet from the building.

The first phase of a L-2 assessment is the review of the floor plans of each facility to be assessed. Next a hierarchical structure (a “tree” or “parent/child” relationship) that captures the facilities and all interior rooms and spaces is designed in the COMET software. The tree structure provides the assessor a road map of the building and the lowest level of the tree structure is where the deficiencies are recorded. The next step is developing cost models for the life cycles of building systems. This includes reviewing existing documents to determine types, ages, and components of the buildings, and the dates and scope of any recent renovations.

3D/I’s cost models are based on RS Means building material estimates and the Business Owners and Managers Association (BOMA) estimated useful life of building components. However, COMET can be customized to reflect individual client’s project or O&M cost histories and to account for particular environmental or operational conditions—such as excessive moisture and heat or continuous operation. Also considered are preventative maintenance efforts, since they can often significantly affect the number of years a system can remain in operation.



Madison Campus,
Santa Monica College

Filters

Priorities

Each deficiency is assigned a “Priority” as described below.

- **Priority 1: Directly Affects the Educational Mission** – Systems or elements within systems that should be repaired or replaced to mitigate issues *that prevent the educational mission* of the facility.
- **Priority 2: Indirectly Affects the Educational Mission** - Systems or elements within systems that should be replaced or repaired *to maintain the educational mission* of the facility or mitigate additional damage to the facility.
- **Priority 3: Beyond Expected Useful Life** – Systems or elements within systems that should be replaced or repaired *to maintain the mission* of the facility but potentially have some life left.
- **Priority 4: Finishes and Improvements** – Systems or elements within systems that should be replaced or repaired or upgraded that have *minimal impact on the educational mission* of the facility.

Categories

Each deficiency is classified into one of the following categories.

Life Safety Code Compliance
Building Code Compliance
Accessibility Code Compliance
Capital Renewal
Deferred Maintenance
Energy Efficiency Improvement
Hazmat

Adverse Effects

Each deficiency is assigned one of the following risk potentials.

Campus / Facility Closure
Safety Hazard
Disruption of Program
Code Violation
Greater Future Damage / Cost
Inconvenience
Potential / Future Damage / Cost

Definitions

City Index

The R.S. Means data used to develop the cost models is a national average. As such, we modified the costs using a standard index published by the R.S. Means Corporation.

Facility Condition Index (FCI)

The FCI represents the relative physical condition of facilities. The FCI measures the estimated cost of the recommended improvements and compares that to the replacement cost of the facility. The total cost of repairs divided by the facility replacement cost is the FCI. A higher FCI indicates a facility in worse shape. For example, if a building has a replacement value of \$1,000,000 and has \$100,000 of existing deficiencies, the FCI is $\$100,000/\$1,000,000$ or 0.10. The generally accept rule of thumb in building condition assessments is:

Condition	FCI
Good	0 to 5%
Fair	6 to 10%
Poor	10% and above

Facility Systems

- Conveying: Elevators
- Electrical includes alarms and communications, lighting, power, service and distribution.
- Excavation includes any digging for underground access or removal of soil.
- Exterior Closure includes exterior doors, trim, caulking, etc.
- Exterior Walls includes refinishing and painting exterior surfaces and materials.
- Fire Sprinkler includes fire protection systems.
- Foundations include work to repair footings or level slabs, etc.
- Heating & Cooling System includes boilers, cooling, HVAC piping, insulation, mechanical components like pumps and controls.
- Interior construction includes ceiling finishes, flooring finishes, interior doors, stairs, wall finishes and walls.
- Plumbing includes potable and sanitary piping and plumbing fixtures.
- Roof includes all components of a roofing system including the deck, insulation, membrane, and any special work such as gutters or repairing flashing, etc.
- Slab on Grade includes any repairs, removal, or replacement after other work is done.

- Special Construction includes chalk and tack boards, seating, etc.
- Structural includes framing system, columns, beams, and slabs.
- Superstructure includes the exterior walls.
- Windows includes repair or replacement of window units.
- Structural: superstructure (columns, beams, footings, foundations, slab-on-grade, etc)

Facility Replacement Cost

This represents the derived expense to rebuild the existing facilities in a manner representing the desired construction. The replacement cost is determined by multiplying the gross area of the facility by the estimated cost per square foot cost value associated with the pertinent cost model.

Renewal Premiums

The costs developed in the models are typical of new construction. When a renovation project is undertaken, certain additional costs are incurred for some systems because of demolition and difficulty. For other systems, not all items in the assembly are replaced. In these instances the reduction in work overcompensates for the demolition costs, and a lower cost is incurred. The table below details our strategy for this issue by system group.

System Name	Life (yrs)	% Renewal
Conveying	25	75%
Electrical	30	90%
Exterior Closure	25	105%
Exterior Walls	100	100%
Fire Protection	25	95%
Foundations	100	100%
IntCeil	13	105%
IntDoor	40	110%
IntFinish	10	100%
IntFloor	10	105%
IntPart	40	110%
Mechanical	30	90%
Plumbing	30	90%
Roof Deck	100	120%
Roofing	20	120%
RoofOpSp	20	120%
Special Construction	25	110%
Special Electrical	10	90%
Stairs	100	100%
Structural	100	100%
Structural walls	100	100%
Windows	25	105%

Hard and Soft Costs

Hard Costs include the installing contractors cost (RS Means data), site work, the contractor’s general conditions, the general contractors overhead and profit and an amount for construction contingency. Soft costs are additional costs, which are necessary to accomplish the work, but are not directly attributable to the general contractor or the deficient system. Soft costs vary by user but can include design fees; specialized investigations such as geo-technical, environmental, or hazardous material; program management fees; and various administrative fees. The soft costs used in this assessment are as follows:

Description		Percentage
Hard Cost		
1.	Total Subcontractor/Specialty Costs	R.S. Means Assembly price
2.	Site Work	12.0% of 1
3.	Area Location Factor	8.0% of 1
4.	General Conditions	15.0% of (1+2+3)
5.	Contractor Overhead and Profit	10.0% of (1+2+3+4)
6.	Construction Contingency	5% of (1+2+3+4+5)
7.	General Contract	1+2+3+4+5+6
Soft Cost		
8.	Architecture & Engineering	15.0% of General Contract
9.	Plan Check/Permits/Fees	2.0% of General Contract
10.	Hazardous Materials	0.5% of General Contract
11.	Materials Testing & Inspection	2.0% of General Contract
12.	Bonds & Insurance	2.0% of General Contract
13.	Temporary Storage and Relocation	1.0% of General Contract
14.	Furniture & Equipment	7.0% of General Contract
15.	Construction Management	5.0% of General Contract

New Construction Cost Breakdown for Cost Models

Renovation Cost Breakdown for deficiencies pricing

Description		Percentage
Hard Cost		
1.	Total Subcontractor/Specialty Costs	R.S. Means per unit price
2.	General Conditions	15.0% of 1
3.	Contractor Overhead and Profit	10.0% of (1+2)
4.	Construction Contingency	15% of (1+2+3)
5.	General Contract	1+2+3+4
Soft Cost		
6.	Architecture & Engineering	15.0% of General Contract
7.	Plan Check/Permits/Fees	2.0% of General Contract
8.	Hazardous Materials	3.0% of General Contract
9.	Materials Testing & Inspection	2.0% of General Contract
10.	Bonds & Insurance	2.0% of General Contract
11.	Temporary Storage and Relocation	1.0% of General Contract
12.	Furniture & Equipment	7.0% of General Contract
13.	Construction Management	5.0% of General Contract

It is important to note that these costs may vary once plans for executing the work are created. If variations do occur over time, the data in COMET can be easily updated to reflect the changing costs.

- Facility Executive Summary -

Facility: California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\03 Art

Facility Description:

The Art Building is located at the District's main campus, 1900 Pico Blvd., Santa Monica California 90405. The 2-story 19,541 square foot building contains offices, and classrooms. The building was originally built in 1952. There is a section of the building that is currently being renovated. The renovation consists of the relocation of interior partitions, new interior doors, new interior finishes and relocation of electrical, lighting and HVAC ducting as necessary to accommodate the revised floor plan. There have been no other major renovations or additions.

SITE:

Concrete sidewalks immediately adjacent to the facility are in good condition and pose no hazard.

STRUCTURAL/EXTERIOR CLOSURE

The building rests on a slab on grade and spread footings at exterior walls, columns and interior load bearing walls which show no signs of settlement or damage. The exterior walls are wood framed with a stucco finish. The roof system used is modified Bitumen which was replaced in May of 2000. It is in good condition and inspected annually. The exterior doors are wood with glass windows and outdated hardware. The windows are aluminum framed single pane units.

INTERIORS:

Interior wall finishes are typically painted plaster and range from fair to poor condition. Ceiling finishes are typically 1' x 1' acoustic ceiling tiles or suspended grid with acoustic tiles and painted plaster in utility areas. These finishes are generally in poor condition. Flooring in most areas is either 9" x 9" vinyl tiles or 12" x 12" vinyl tiles and is generally in poor condition. Interior doors are solid core wood, many with single lites and outdated hardware.

MECHANICAL/PLUMBING:

This complex contains several different types of HVAC equipment depending on when the structure was built or remodeled. The two-story structure contains five package gas/electric heating/cooling units, and one split system cooling unit. The single story structures contain baseboard style radiator units or ceiling hung space heaters 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 299,000 BTU gas fired hot water boilers that are supported by two circulating pumps. This equipment 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. 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 gas fired water heater.

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 beyond its useful life and should be replaced or 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 or upgraded. Some of the rooms have been upgraded for computer services. The building is equipped with some illuminated exit signs and wall mounted emergency battery lighting units.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible annunciators and strobes located throughout the building. The system is activated by pull stations and is centrally monitored. The building does not have a fire sprinkler system.

CONVEYING:

The two-story building is equipped with a hydraulic elevator that provides passage between levels. The elevator and equipment are original.

- Facility Executive Summary -

Facility: California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\03 Art

Surveyor:
Louis Long

Date:
12-Aug-2002

Repair Costs:
\$1,678,861.66

Replacement Cost:
\$5,587,944.36

FCI:
30.04%



Photo Description: Art Building

- Survey Detail Report -

Facility Name	Major Class	Deficiency	CSI	Bldg_System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
California Community Colleges													
Santa Monica CCD													
Santa Monica Main Campus													
03 Art													
_Electrical													
Motor Control C		MCC: Beyond expected useful life	16	Electrical	Replace MCC	2	Ea	\$1,678,862					
Panelboards		Beyond expected useful life	16	Electrical	Replace panelboards	5,000	S.F.	\$552,829	Dave Wals	15-Aug-2002	No	No	
Detection Syste		Fire Alarm System: Beyond usef	13	Electrical	Replace fire alarm system (S	19,541	S.F.	\$48,295	Dave Wals	15-Aug-2002	No	No	
Dry Type Trans		Fluorescent: Beyond ex	16	Electrical	Replace XFMR: 3p 480-120/	1	Ea	\$84,710	Dave Wals	15-Aug-2002	No	No	
Interior Lighting		Switchboard: Beyond expected	16	Electrical	Replace lighting sys w/ ener	5,000	S.F.	\$74,382	Dave Wals	15-Aug-2002	No	No	
Wiring Devices		Branch Circuits: Beyond Expect	16	Electrical	Replace switchboard section	2	Ea	\$129,249	Dave Wals	15-Aug-2002	No	No	
			16	Electrical	Replace wires, switches, and	5,000	S.F.	\$149,004	Dave Wals	15-Aug-2002	No	No	
			16	Electrical				\$33,436	Dave Wals	15-Aug-2002	No	No	
_Mechanical													
Sprinkler Syste		Fire Sprinklers: Beyond Useful L	13	Fire Protection	Replace fire sprinkler system	19,541	S.F.	\$272,892	Dave Wals	15-Aug-2002	No	No	
Fans		Restroom exhaust: Beyond expe	15	Mechanical	Replace the existing toilet fa	3	Ea	\$106,114	Dave Wals	15-Aug-2002	No	No	
Ductwork		Air Handling Un	15	Mechanical	Replace ductwork	5,000	S.F.	\$64,932	Dave Wals	15-Aug-2002	No	No	
Space Heaters		Space heaters: Beyond useful e	15	Heating	Replace AHU, gym/active, 2,	5,000	S.F.	\$69,058	Dave Wals	15-Aug-2002	No	No	Building has no cooling system.
			15	Heating	Replace space heaters	6	Ea	\$21,674	Dave Wals	15-Aug-2002	No	No	
_Plumbing													
Water Closets		Water closet: Beyond expected	15	Plumbing	Replace wall mounted water	3	Ea	\$139,719	Dave Wals	15-Aug-2002	No	No	
Pipe, Steel		Sink, janitorial: Beyond expected	15	Plumbing	Replace gas piping system	5,000	S.F.	\$5,408	Dave Wals	15-Aug-2002	No	No	
Sinks		Urinal: Beyond expected useful l	15	Plumbing	Replace floor mounted janito	1	Ea	\$25,271	Dave Wals	15-Aug-2002	No	No	
Lavatories		Pipe, sewer or waste: Beyond ex	15	Plumbing	Replace wall hung urinal	4	Ea	\$2,869	Dave Wals	15-Aug-2002	No	No	
Pipe, Cast Iron		Domestic water system: Beyond	15	Plumbing	Replace wall mounted lavato	7	Ea	\$11,030	Dave Wals	15-Aug-2002	No	No	
Pipe, Copper			15	Plumbing	Remove and replace C.I. se	5,000	S.F.	\$11,853	Dave Wals	15-Aug-2002	No	No	
			15	Mechanical	Replace domestic water syst	5,000	S.F.	\$48,131	Dave Wals	15-Aug-2002	No	No	
			15	Mechanical				\$35,158	Dave Wals	15-Aug-2002	No	No	
Basement													
19 Basement		Natural Gas Supply: Substandar	02	Utilities	Replace or repair damaged	1	SYST	\$5,631	Dave Wals	15-Aug-2002	No	No	Gas meter is installed in basem
			02	Utilities				\$5,631	Dave Wals	15-Aug-2002	No	No	
Level 1													
100		Exterior Steel Door - Beyond Us	08	Exterior Closur	Replace ext. door & hardwar	2	Ea	\$639,994	Tom Klezov	31-Jul-2002	No	No	
Commercial Site		Cabinets: Damaged	08	Furniture/Shelvi	Install locking casework with	168	S.F.	\$28,328	Tom Klezov	02-Aug-2002	No	No	
Door Closer R		Lockers: Damaged or Falling	10	Mechanical	Replace door closer	1	Ea	\$583	Tom Klezov	02-Aug-2002	No	No	
Louvers		Wall louvers: Missing or inadequ	15	Mechanical	Replace the existing air intak	72	S.F.	\$853	Tom Klezov	01-Aug-2002	No	No	
Door Frames		Exterior Door Frame, Steel - Da	08	Exterior Closur	Replace one piece steel doo	1	Ea	\$1,564	Tom Klezov	02-Aug-2002	No	No	
Cabinets		Tall Cabinets: Beyond Useful Lif	12	Furniture/Shelvi	Replace cabinets	7	Ea	\$15,402	Tom Klezov	02-Aug-2002	No	No	
Cabinets		Base Cabinets: Beyond Useful L	06	Furniture/Shelvi	Replace base cabinets and c	46	L.F.	\$24,575	Tom Klezov	02-Aug-2002	No	No	
Steel Windows		Steel Window - Beyond Useful L	08	Windows	Replace steel frame window	744	S.F.	\$92,362	Tom Klezov	31-Jul-2002	No	No	
Resilient Floor		9 x 9 Tile: Beyond Useful Life	09	IntFloor	Remove 9x9 tile & install VC	1,472	S.F.	\$22,014	Tom Klezov	01-Aug-2002	No	No	
Ceiling Tile		Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	1,472	S.F.	\$13,930	Tom Klezov	31-Jul-2002	No	No	
Coatings & Pai		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	2,020	S.F.	\$6,026	Hunter Gain	11-Sep-2002	No	No	
102													
Commercial Site		Exterior Steel Door - Beyond Us	08	Exterior Closur	Replace ext. door & hardwar	2	Ea	\$178,155	Tom Klezov	02-Aug-2002	No	No	
Cabinets		Lockers: Damaged	10	Furniture/Shelvi	Install locking casework with	108	S.F.	\$18,211	Tom Klezov	02-Aug-2002	No	No	
Door Closer R		Door Closer - Damaged or Falling	10	Mechanical	Replace multi-box	216	OPNG	\$51,306	Tom Klezov	02-Aug-2002	No	No	
Louvers		Wall louvers: Missing or inadequ	15	Mechanical	Replace door closer	1	Ea	\$583	Tom Klezov	02-Aug-2002	No	No	
Door Frames		Exterior Door Frame, Steel - Da	08	Exterior Closur	Replace the existing air intak	48	S.F.	\$603	Tom Klezov	02-Aug-2002	No	No	
Steel Windows		Base Cabinets: Beyond Useful L	06	Furniture/Shelvi	Replace one piece steel doo	1	Ea	\$1,564	Tom Klezov	02-Aug-2002	No	No	
Resilient Floor		9 x 9 Tile: Beyond Useful Life	09	IntFloor	Replace steel frame window	16	L.F.	\$8,542	Tom Klezov	02-Aug-2002	No	No	
Ceiling Tile		Glue on ceiling tile: Beyond exp	09	IntCeil	Remove 9x9 tile & install VC	480	S.F.	\$59,588	Tom Klezov	02-Aug-2002	No	No	
Coatings & Pai		Interior walls: Paint falling	09	IntFinish	Replace 1' x 1' glued acousti	1,024	S.F.	\$15,314	Tom Klezov	02-Aug-2002	No	No	
			09	IntFinish	Prep., prime and paint partit	1,216	S.F.	\$11,508	Tom Klezov	02-Aug-2002	No	No	
			09	IntFinish		1,600	S.F.	\$4,773	Hunter Gain	11-Sep-2002	No	No	

Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
102 A	Wood Door	Wood Door - Beyond Useful Life	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$14,876	Tom Klezov	02-Aug-2002	No	No	
	Suspended Ceiling	Acoustical Ceiling & Grid: Beyond Useful Life	09	IntCeil	Replace acoustical ceiling tile	800	S.F.	\$2,117	Tom Klezov	02-Aug-2002	No	No	
	Resilient Floor	9 x 9 Tile: Beyond Useful Life	09	IntFloor	Remove 9x9 tile & install VC	264	S.F.	\$3,948	Tom Klezov	02-Aug-2002	No	No	
103	Commercial Site	Exterior Steel Door - Beyond Us	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$37,704	Tom Klezov	02-Aug-2002	No	No	
	Cabinets	Laboratory Casework: Damaged	12	Furniture/Shelvi	Replace laboratory casework	60	S.F.	\$5,455	Tom Klezov	02-Aug-2002	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$2,138	Tom Klezov	02-Aug-2002	No	No	
	Louvers	Wall louvers: Missing or inadequ	15	Mechanical	Replace the existing air intake	24	S.F.	\$290	Tom Klezov	02-Aug-2002	No	No	
	Cabinets	Base Cabinets: Beyond Useful L	06	Furniture/Shelvi	Replace base cabinets and c	28	L.F.	\$14,958	Tom Klezov	02-Aug-2002	No	No	
	Steel Windows	Steel Window - Beyond Useful L	08	Windows	Replace steel frame window	72	S.F.	\$8,939	Tom Klezov	02-Aug-2002	No	No	
	Wood Door	Wood Door - Beyond Useful Life	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	02-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	560	S.F.	\$1,671	Hunter Gain	11-Sep-2002	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$15,467	Tom Klezov	06-Aug-2002	No	No	
Ceramic Tile	Floor Tile: Damaged or Falling	09	IntFloor	Replace ceramic floor tile &	256	S.F.	\$13,330	Tom Klezov	02-Aug-2002	No	No		
106	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$15,467	Tom Klezov	02-Aug-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Falling	09	IntFloor	Replace ceramic floor tile &	256	S.F.	\$13,330	Tom Klezov	02-Aug-2002	No	No	
108	Sinks	Sink, janitorial: Damaged or faili	15	Plumbing	Replace floor mounted janito	1	Ea.	\$5,759	Tom Klezov	02-Aug-2002	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$2,138	Tom Klezov	02-Aug-2002	No	No	
	Flooring	Concrete Floor Finish: Damaged	09	IntFloor	Paint concrete floor	45	S.F.	\$85	Tom Klezov	03-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	224	S.F.	\$668	Hunter Gain	11-Sep-2002	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$25,172	Tom Klezov	03-Aug-2002	No	No	
110	Cabinets	Tall Cabinets: Beyond Useful Lif	12	Furniture/Shelvi	Replace cabinets	3	Ea.	\$2,138	Tom Klezov	03-Aug-2002	No	No	
	Steel Windows	Steel Window - Beyond Useful Lif	08	Windows	Replace steel frame window	72	S.F.	\$8,939	Tom Klezov	03-Aug-2002	No	No	
	Wood Door	Wood Door - Beyond Useful Life	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	03-Aug-2002	No	No	
	Resilient Floor	9 x 9 Tile: Beyond Useful Life	09	IntFloor	Remove 9x9 tile & install VC	220	S.F.	\$3,290	Tom Klezov	03-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	220	S.F.	\$2,082	Tom Klezov	03-Aug-2002	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$34,859	Tom Klezov	02-Aug-2002	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	400	S.F.	\$4,514	Tom Klezov	02-Aug-2002	No	No	
	Cabinets	Tall Cabinets: Beyond Useful Lif	12	Furniture/Shelvi	Replace cabinets	10	Ea.	\$21,988	Tom Klezov	02-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	400	S.F.	\$3,785	Tom Klezov	02-Aug-2002	No	No	
112	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	816	S.F.	\$2,434	Hunter Gain	11-Sep-2002	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$7,201	Tom Klezov	02-Aug-2002	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	168	S.F.	\$2,138	Tom Klezov	03-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	168	S.F.	\$1,590	Tom Klezov	02-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	529	S.F.	\$1,578	Hunter Gain	11-Sep-2002	No	No	
114	Suspended Ceiling	Acoustical Ceiling & Grid: Beyon	09	IntCeil	Replace acoustical ceiling til	320	S.F.	\$3,525	Tom Klezov	02-Aug-2002	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$13,919	Tom Klezov	02-Aug-2002	No	No	
116	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$2,138	Tom Klezov	02-Aug-2002	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	1,044	S.F.	\$11,782	Tom Klezov	01-Aug-2002	No	No	
118 A	Cabinets	Cabinets: Damaged	12	Furniture/Shelvi	Install locking casework: with	36	S.F.	\$6,070	Tom Klezov	02-Aug-2002	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$2,138	Tom Klezov	02-Aug-2002	No	No	
	Commercial Site	Interior Steel Door - Damaged o	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,138	Tom Klezov	02-Aug-2002	No	No	
	Cabinets	Base Cabinets: Beyond Useful L	06	Furniture/Shelvi	Replace base cabinets and c	12	L.F.	\$6,415	Tom Klezov	02-Aug-2002	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$14,326	Tom Klezov	02-Aug-2002	No	No	
119	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	1,080	S.F.	\$12,189	Tom Klezov	02-Aug-2002	No	No	

Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
120	Commercial Site Resilient Floor Cabinets Ceiling Tile Coatings & Pai	Exterior Steel Door - Damaged o VCT: Damaged or Failing Base Cabinets: Beyond Useful L Glue on ceiling tile: Beyond exp Interior walls: Paint failing	08 09 06 09 09	Exterior Closur IntFloor Furniture/Shelvi IntCell IntFinish	Paint door & frame, repl. har Replace VCT flooring and re Replace base cabinets and c Replace 1' x 1' glued acousti Prep., prime and paint partiti	1 900 32 900 1,224	Ea. S.F. L.F. S.F. S.F.	\$41,559 \$2,138 \$10,157 \$17,096 \$8,517 \$3,651 \$3,441	Tom Klezov Tom Klezov Tom Klezov Hunter Gain Hunter Gain	02-Aug-2002 02-Aug-2002 02-Aug-2002 11-Sep-2002 11-Sep-2002	No No No No No	No No No No No	
Elev. Mech. Rm.	Commercial Site Coatings & Pai	Exterior Steel Door - Damaged o Interior ceilings: Paint Failing Interior walls: Paint failing	08 09 09	Exterior Closur IntFinish IntFinish	Paint door & frame, repl. har Prep., prime and paint ceiling Prep., prime and paint partiti	1 64 384	Ea. S.F. S.F.	\$2,138 \$158 \$1,146	Tom Klezov Tom Klezov Hunter Gain	02-Aug-2002 02-Aug-2002 11-Sep-2002	No No No	No No No	
Level 2 214	Sound Absorbi	Sound Absorbing Panels: Dama	09	IntFinish	Replace fabric covered soun	500	S.F.	\$67,797 \$15,173	Tom Klezov	03-Aug-2002	No	No	
214 A	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	320	S.F.	\$955	Hunter Gain	11-Sep-2002	No	No	
214 B	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	288	S.F.	\$859	Hunter Gain	11-Sep-2002	No	No	
216	Commercial Site Ceiling Tile Coatings & Pai	Exterior Steel Door - Damaged o Glue on ceiling tile: Beyond exp Interior walls: Paint failing	08 09 09	Exterior Closur IntCell IntFinish	Paint door & frame, repl. har Replace 1' x 1' glued acousti Prep., prime and paint partiti	1 120 365	Ea. S.F. S.F.	\$4,362 \$2,138 \$1,136 \$1,089	Tom Klezov Tom Klezov Hunter Gain	03-Aug-2002 03-Aug-2002 11-Sep-2002	No No No	No No No	
218	Commercial Site Resilient Floor Ceiling Tile Coatings & Pai	Exterior Steel Door - Damaged o VCT: Damaged or Failing Glue on ceiling tile: Beyond exp Interior walls: Paint failing	08 09 09 09	Exterior Closur IntFloor IntCell IntFinish	Paint door & frame, repl. har Replace VCT flooring and re Replace 1' x 1' glued acousti Prep., prime and paint partiti	1 240 240 547	Ea. S.F. S.F. S.F.	\$8,749 \$2,138 \$2,709 \$2,271 \$1,632	Tom Klezov Tom Klezov Tom Klezov Hunter Gain	03-Aug-2002 03-Aug-2002 03-Aug-2002 11-Sep-2002	No No No No	No No No No	
220	Commercial Site Resilient Floor Ceiling Tile Coatings & Pai	Exterior Steel Door - Damaged o VCT: Damaged or Failing Glue on ceiling tile: Beyond exp Interior walls: Paint failing	08 09 09 09	Exterior Closur IntFloor IntCell IntFinish	Paint door & frame, repl. har Replace VCT flooring and re Replace 1' x 1' glued acousti Prep., prime and paint partiti	1 900 900 1,224	Ea. S.F. S.F. S.F.	\$24,463 \$2,138 \$10,157 \$8,517 \$3,651	Tom Klezov Tom Klezov Tom Klezov Hunter Gain	03-Aug-2002 03-Aug-2002 03-Aug-2002 11-Sep-2002	No No No No	No No No No	
220 A	Wood Door Resilient Floor Cabinets Ceiling Tile Coatings & Pai	Wood Door - Damaged or Fallin VCT: Damaged or Failing Base Cabinets: Beyond Useful L Glue on ceiling tile: Beyond exp Interior walls: Paint failing	08 09 06 09 09	IntDoor IntFloor Furniture/Shelvi IntCell IntFinish	Paint door & frame, repl. har Replace VCT flooring and re Replace base cabinets and c Replace 1' x 1' glued acousti Prep., prime and paint partiti	1 155 12 155 488	Ea. S.F. L.F. S.F. S.F.	\$13,235 \$2,117 \$1,750 \$6,415 \$1,467 \$1,486	Tom Klezov Tom Klezov Tom Klezov Tom Klezov Hunter Gain	03-Aug-2002 03-Aug-2002 03-Aug-2002 03-Aug-2002 12-Sep-2002	No No No No No	No No No No No	

- Facility Executive Summary -

Facility: California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\06 Business

Facility Description:

The Business Building is located at the District's main campus, 1900 Pico Blvd., Santa Monica California 90405. The 2-story 53,772 square foot building contains offices, and classrooms. Originally constructed in 1980, there have been no major renovations or additions.

SITE:

Concrete sidewalks immediately adjacent to the facility are in good condition and pose no hazard.

STRUCTURAL/EXTERIOR CLOSURE

The building rests on a slab on grade and spread footings at exterior walls, columns and interior load bearing walls which show no signs of settlement or damage. The main structure is cast concrete columns and walls. The roof system used is a MC.2R Monoform, installed in October of 1980 with a 20-year warranty and is not leaking. Exterior doors are typically steel in steel frames with aluminum storefronts at main entrances. Windows are aluminum framed double pane units.

INTERIORS:

Interior wall finishes are typically painted plaster and are generally in poor condition. Ceiling finishes are typically suspended grid with acoustic tiles and painted plaster in utility areas. The suspended ceilings are generally in poor condition. Flooring in most areas is 12" x 12" vinyl tiles with carpet in office areas and ceramic tile in restrooms and high use areas. These finishes are generally in poor condition. Interior doors are solid core wood, with lever type locksets.

MECHANICAL/PLUMBING:

The heating system consists of two 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 natural gas fired boilers and circulating pumps located in the penthouse boiler room. Seven package gas/electric HVAC units and one split system heat pump unit are roof mounted and were installed in 1996. They provide supplemental conditioned air to the main 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 was recently replaced. There is an Energy Management System for the building that is connected to the maintenance department through a modem connection. The toilet facilities were remodeled in 1996 and are in good condition. Domestic hot water is supplied from two new natural gas fired 100-gallon water heaters and circulating pump located in the rooftop penthouse.

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 300-KVA transformers that further feed two 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.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consists primarily of audible annunciators and strobes located throughout the building. The system is activated by pull stations and is centrally monitored. The building does not have a fire sprinkler system.

CONVEYING:

This building is equipped with a hydraulic elevator that provides passage between levels. The elevator and equipment are original.