

- Facility Executive Summary -

Facility: California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\15 Music/Concert Hall

Surveyor:

Louis Long

Date:

12-Aug-2002

Repair Costs:

\$1,754,070.09

Replacement Cost:

\$4,714,363.29

FCI:

37.21%



Photo Description:

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														
15 Music/Concert Hall														
- Electrical														
		Panelboard: Beyond expected u	16	Electrical	Replace panelboards	10,000	S.F.	\$1,754,070						
		Fire Alarm System: Beyond usef	13	Special Electric	Replace fire alarm system (S	16,139	S.F.	\$57,782	Dave Wals	15-Aug-2002	No	No		
		Exit Light: Missing or inadequate	16	Electrical	Install exit light	6	Ea.	\$69,504	Dave Wals	15-Aug-2002	No	No		
		Fixtures, fluorescent: Beyond ex	16	Electrical	Replace lighting sys w/ ener	10,000	S.F.	\$258,498	Dave Wals	15-Aug-2002	No	No		
		Switchboard: Beyond expected	16	Electrical	Replace switchboard section	1	Ea.	\$74,502	Dave Wals	15-Aug-2002	No	No		
		Branch Circuits: Beyond Expect	16	Electrical	Replace wires, switches, and	10,000	S.F.	\$66,872	Dave Wals	15-Aug-2002	No	No		
	- Exterior	Exterior Surfaces: Paint Falling	09	Exterior Walls	Prep., paint ext. surf. incl. wa	11,738	S.F.	\$35,761	H Gaines	10-Oct-2002	No	No		
	- Mechanical	Fire Sprinklers: Beyond Useful L	13	Fire Protection	Replace fire sprinkler system	16,139	S.F.	\$358,680	Dave Wals	15-Aug-2002	No	No		
		Restroom exhaust: Beyond expe	15	Mechanical	Replace the existing toilet fa	1	Ea.	\$3,038	Dave Wals	15-Aug-2002	No	No		
		Ductwork: Beyond expected usef	15	Mechanical	Replace ductwork	8,500	S.F.	\$110,372	Dave Wals	15-Aug-2002	No	No		
		AHU: Beyond expected useful lif	15	Mechanical	Replace with a new AHU	1	Ea.	\$38,580	Dave Wals	15-Aug-2002	No	No		
		AHU: Missing or inadequate	15	Mechanical	Replace AHU, gym/active, 2.	8,500	S.F.	\$117,398	Dave Wals	15-Aug-2002	No	No	Building has no cooling system.	
	- Plumbing	Water closet: Beyond expected	15	Plumbing	Replace wall mounted water	6	Ea.	\$247,545	Dave Wals	15-Aug-2002	No	No		
		Pipe, gas: Beyond expected use	15	Plumbing	Replace gas piping system	10,000	S.F.	\$50,942	Dave Wals	15-Aug-2002	No	No		
		Sink, janitorial: Beyond expected	15	Plumbing	Replace floor mounted janito	1	Ea.	\$2,869	Dave Wals	15-Aug-2002	No	No		
		Urinal: Beyond expected useful l	15	Plumbing	Replace wall hung urinal	3	Ea.	\$8,272	Dave Wals	15-Aug-2002	No	No		
		Lavatory: Beyond expected usef	15	Plumbing	Replace wall mounted lavato	5	Ea.	\$8,466	Dave Wals	15-Aug-2002	No	No		
		Pipe, sewer or waste: Beyond ex	15	Plumbing	Remove and replace C. I. se	10,000	S.F.	\$96,263	Dave Wals	15-Aug-2002	No	No		
		Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	10,000	S.F.	\$70,317	Dave Wals	15-Aug-2002	No	No		
	- Roof	Modified bitumen roof damaged	07	Roofing	Modified bitumen, granular c	1,565	S.F.	\$11,599	H Gaines	10-Oct-2002	No	No		
	Concert Hall							\$263,685						
	151	Carpet	09	IntFloor	Replace carpet and resilient	45	S.F.	\$1,196	\$367	H Gaines	06-Aug-2003	No	No	
		Coatings & Pai	09	IntFinish	Prep., prime and paint partit	278	S.F.	\$829	\$829	H Gaines	06-Aug-2003	No	No	
	155	Carpet	09	IntFloor	Replace carpet and resilient	60	S.F.	\$1,446	\$488	H Gaines	06-Aug-2003	No	No	
		Coatings & Pai	09	IntFinish	Prep., prime and paint partit	321	S.F.	\$958	\$958	H Gaines	06-Aug-2003	No	No	
	156	Carpet	09	IntFloor	Replace carpet and resilient	25	S.F.	\$625	\$204	H Gaines	06-Aug-2003	No	No	
		Coatings & Pai	09	IntFinish	Prep., prime and paint partit	208	S.F.	\$620	\$620	H Gaines	06-Aug-2003	No	No	
	157	Carpet	09	IntFloor	Replace carpet and resilient	1,653	S.F.	\$26,890	\$13,444	H Gaines	06-Aug-2003	No	No	
		Sound Absorbi	09	IntFinish	Replace fabric covered soun	280	S.F.	\$8,497	\$8,497	H Gaines	06-Aug-2003	No	No	
		Coatings & Pai	09	IntFinish	Prep., prime and paint partit	1,659	S.F.	\$4,949	\$4,949	H Gaines	06-Aug-2003	No	No	
	158	Resilient Floor	09	IntFloor	Replace VCT flooring and re	78	S.F.	\$4,471	\$881	H Gaines	06-Aug-2003	No	No	
		Wood Door	08	IntDoor	Replace door & hardware, w/	1	Ea.	\$2,516	\$2,516	H Gaines	06-Aug-2003	No	No	
		Coatings & Pai	09	IntFinish	Prep., prime and paint partit	360	S.F.	\$1,074	\$1,074	H Gaines	06-Aug-2003	No	No	
	159	Resilient Floor	09	IntFloor	Replace VCT flooring and re	1,800	S.F.	\$25,496	\$20,314	H Gaines	06-Aug-2003	No	No	
		Coatings & Pai	09	IntFinish	Prep., prime and paint partit	1,737	S.F.	\$5,182	\$5,182	H Gaines	06-Aug-2003	No	No	

- 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
160	Resilient Floor	VCT: Damaged or Falling	09	IniFloor	Replace VCT flooring and re	78	S.F.	\$4,471	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Beyond Useful Life	08	IniDoor	Replace door & hardware, w/	1	Ea	\$881	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IniFinish	Prep., prime and paint partit	360	S.F.	\$1,074	H Gaines	06-Aug-2003	No	No	
161	Commercial Ste	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	2	Ea	\$4,275	H Gaines	06-Aug-2003	No	No	
	Commercial Site	Interior Steel Door - Damaged o	08	IniDoor	Paint door & frame, repl. har	2	Ea	\$4,275	H Gaines	06-Aug-2003	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IniFloor	Replace VCT flooring and re	105	S.F.	\$1,185	H Gaines	06-Aug-2003	No	No	
162	Coatings & Pai	Interior walls: Paint falling	09	IniFinish	Prep., prime and paint partit	418	S.F.	\$1,247	H Gaines	06-Aug-2003	No	No	
	Commercial Site	Interior Steel Door - Damaged o	08	IniDoor	Paint door & frame, repl. har	2	Ea	\$11,872	H Gaines	06-Aug-2003	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IniFloor	Replace VCT flooring and re	380	S.F.	\$4,289	H Gaines	06-Aug-2003	No	No	
163	Coatings & Pai	Interior ceilings: Paint Falling	09	IniFinish	Prep., prime and paint ceilin	380	S.F.	\$937	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IniFinish	Prep., prime and paint partit	795	S.F.	\$2,372	H Gaines	06-Aug-2003	No	No	
	Commercial Site	Interior Steel Door - Damaged o	08	IniDoor	Paint door & frame, repl. har	1	Ea	\$10,436	H Gaines	06-Aug-2003	No	No	
164	Wood Door	Wood Door - Damaged or Fallin	08	IniDoor	Paint door & frame, repl. har	1	Ea	\$2,138	H Gaines	06-Aug-2003	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IniFloor	Replace VCT flooring and re	297	S.F.	\$3,352	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior ceilings: Paint Falling	09	IniFinish	Prep., prime and paint ceilin	297	S.F.	\$732	H Gaines	06-Aug-2003	No	No	
169	Commercial Site	Interior Steel Door - Damaged o	08	IniDoor	Paint door & frame, repl. har	1	Ea	\$5,913	H Gaines	06-Aug-2003	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IniFloor	Replace VCT flooring and re	162	S.F.	\$1,828	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IniFinish	Prep., prime and paint partit	519	S.F.	\$3,999	H Gaines	06-Aug-2003	No	No	
168	Carpet	Carpet: Beyond Useful Life	09	IniFloor	Replace carpet and resilient	510	S.F.	\$16,621	H Gaines	06-Aug-2003	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IniFloor	Replace VCT flooring and re	168	S.F.	\$1,896	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IniCeil	Replace 1' x 1' glued acousti	783	S.F.	\$7,409	H Gaines	06-Aug-2003	No	No	
169	Coatings & Pai	Interior walls: Paint falling	09	IniFinish	Prep., prime and paint partit	1,062	S.F.	\$3,168	H Gaines	06-Aug-2003	No	No	
	Carpet	Carpet: Beyond Useful Life	09	IniFloor	Replace carpet and resilient	689	S.F.	\$15,320	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IniCeil	Replace 1' x 1' glued acousti	689	S.F.	\$6,520	H Gaines	06-Aug-2003	No	No	
Closet	Coatings & Pai	Interior walls: Paint falling	09	IniFinish	Prep., prime and paint partit	1,071	S.F.	\$3,195	H Gaines	06-Aug-2003	No	No	
	Sinks	Sink, janitorial: Damaged or falli	15	Plumbing	Replace floor mounted janito	1	Ea	\$6,325	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Damaged or Fallin	08	IniDoor	Paint door & frame, repl. har	1	Ea	\$2,117	H Gaines	06-Aug-2003	No	No	
Corridor A	Flooring	Concrete Floor Finish: Damaged	09	IniFloor	Paint concrete floor	70	S.F.	\$132	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior ceilings: Paint Falling	09	IniFinish	Prep., prime and paint partit	70	S.F.	\$173	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IniFinish	Prep., prime and paint partit	347	S.F.	\$1,035	H Gaines	06-Aug-2003	No	No	
Corridor B	Resilient Floor	VCT: Damaged or Falling	09	IniFloor	Replace VCT flooring and re	660	S.F.	\$16,821	Tom Klezov	07-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IniCeil	Replace 1' x 1' glued acousti	660	S.F.	\$7,449	Tom Klezov	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IniFinish	Prep., prime and paint partit	1,048	S.F.	\$6,246	Tom Klezov	07-Aug-2002	No	No	
Restroom, Men's	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	6	Ea	\$25,403	Tom Klezov	03-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IniCeil	Replace 1' x 1' glued acousti	930	S.F.	\$12,826	Tom Klezov	03-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IniFinish	Prep., prime and paint partit	1,266	S.F.	\$8,801	Hunter Gain	03-Oct-2002	No	No	
Restroom, Men's	Partitions, Toile	Toilet Partition: Damaged	10	IniPart	Replace damaged part. use	2	Ea	\$39,599	H Gaines	06-Aug-2003	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea	\$5,272	H Gaines	06-Aug-2003	No	No	
	Ceramic Tile	Wall Tile: Damaged or Falling	09	IniFinish	Replace ceramic wall tile, no	508	S.F.	\$18,859	H Gaines	06-Aug-2003	No	No	
Ceramic Tile	Floor Tile: Damaged or Falling	09	IniFloor	Replace ceramic floor tile &	256	S.F.	\$13,330	H Gaines	06-Aug-2003	No	No		



Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
Restroom, Women's	Partitions, Toile	Toilet Partition: Damaged	10	IntPart	Replace damaged part. use	2	Ea.	\$39,599	H Gaines	06-Aug-2003	No	No	
	Commercial Site	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$5,272	H Gaines	06-Aug-2003	No	No	
	Ceramic Tile	Wall Tile: Damaged or Falling	09	IntFinish	Replace ceramic wall tile, no	508	S.F.	\$2,138	H Gaines	06-Aug-2003	No	No	
	Ceramic Tile	Floor Tile: Damaged or Falling	09	IntFloor	Replace ceramic floor tile &	256	S.F.	\$18,859	H Gaines	06-Aug-2003	No	No	
								\$13,330	H Gaines	06-Aug-2003	No	No	
Music Complex								\$279,018					
101	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	960	S.F.	\$23,756	Tom Klezov	07-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	960	S.F.	\$10,834	Tom Klezov	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	1,286	S.F.	\$9,085	Tom Klezov	07-Aug-2002	No	No	
								\$3,836	Tom Klezov	07-Aug-2002	No	No	
110 A	Wood Door	Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$3,112	Tom Klezov	07-Aug-2002	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	48	S.F.	\$2,117	Tom Klezov	07-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	48	S.F.	\$541	Tom Klezov	07-Aug-2002	No	No	
								\$454	Tom Klezov	07-Aug-2002	No	No	
110 B	Wood Door	Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$3,112	Tom Klezov	07-Aug-2002	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	48	S.F.	\$2,117	Tom Klezov	07-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	48	S.F.	\$541	Tom Klezov	07-Aug-2002	No	No	
								\$454	Tom Klezov	07-Aug-2002	No	No	
110 C	Wood Door	Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,420	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	32	S.F.	\$2,117	H Gaines	06-Aug-2003	No	No	
								\$303	H Gaines	06-Aug-2003	No	No	
110 D	Wood Door	Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,883	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	81	S.F.	\$2,117	H Gaines	06-Aug-2003	No	No	
								\$767	H Gaines	06-Aug-2003	No	No	
110 E	Wood Door	Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,959	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	89	S.F.	\$2,117	H Gaines	06-Aug-2003	No	No	
								\$842	H Gaines	06-Aug-2003	No	No	
110 F	Wood Door	Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,514	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	42	S.F.	\$2,117	H Gaines	06-Aug-2003	No	No	
								\$398	H Gaines	06-Aug-2003	No	No	
110 G	Wood Door	Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,988	H Gaines	06-Aug-2003	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	42	S.F.	\$2,117	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	42	S.F.	\$474	H Gaines	06-Aug-2003	No	No	
								\$398	H Gaines	06-Aug-2003	No	No	
110 H	Wood Door	Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$3,776	H Gaines	06-Aug-2003	No	No	
	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	42	S.F.	\$2,117	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Prep., prime and paint partit	264	S.F.	\$3,998	H Gaines	06-Aug-2003	No	No	
								\$788	H Gaines	06-Aug-2003	No	No	
118 A	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	100	S.F.	\$5,382	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Beyond Useful Life	08	IntDoor	Replace door, frame & hard,	1	Ea.	\$1,129	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	100	S.F.	\$3,307	H Gaines	06-Aug-2003	No	No	
								\$946	H Gaines	06-Aug-2003	No	No	
118 B	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	198	S.F.	\$19,556	H Gaines	06-Aug-2003	No	No	
	Shelving	Shelving, inadequate	06	Furniture/Shelvi	Replace shelving [Casework	20	L.F.	\$2,235	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Beyond Useful Life	08	IntDoor	Replace door, frame & hard,	1	Ea.	\$10,094	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	198	S.F.	\$3,307	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	686	S.F.	\$1,874	H Gaines	06-Aug-2003	No	No	
								\$2,046	H Gaines	06-Aug-2003	No	No	
118 C	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	104	S.F.	\$5,721	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Beyond Useful Life	08	IntDoor	Replace door, frame & hard,	1	Ea.	\$1,173	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	416	S.F.	\$3,307	H Gaines	06-Aug-2003	No	No	
								\$1,241	H Gaines	06-Aug-2003	No	No	

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118D	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	42	S.F.	\$3,796	H Gaines	06-Aug-2003	No	No	
	Commercial Ste	Interior Steel Door - Damaged o	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$474	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	42	S.F.	\$398	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partitl	264	S.F.	\$788	H Gaines	06-Aug-2003	No	No	
118F	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	52	S.F.	\$5,264	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Beyond Useful Life	08	IntDoor	Replace door, frame & hard.	1	Ea.	\$3,307	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	52	S.F.	\$492	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partitl	294	S.F.	\$877	H Gaines	06-Aug-2003	No	No	
118H	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	42	S.F.	\$4,966	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Beyond Useful Life	08	IntDoor	Replace door, frame & hard.	1	Ea.	\$474	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	42	S.F.	\$398	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partitl	264	S.F.	\$788	H Gaines	06-Aug-2003	No	No	
118J	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	42	S.F.	\$4,966	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Beyond Useful Life	08	IntDoor	Replace door, frame & hard.	1	Ea.	\$474	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	42	S.F.	\$398	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partitl	264	S.F.	\$788	H Gaines	06-Aug-2003	No	No	
118K	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	108	S.F.	\$5,667	H Gaines	06-Aug-2003	No	No	
	Commercial Ste	Interior Steel Door - Damaged o	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,138	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	108	S.F.	\$1,022	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partitl	432	S.F.	\$1,289	H Gaines	06-Aug-2003	No	No	
118L	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	42	S.F.	\$3,796	H Gaines	06-Aug-2003	No	No	
	Commercial Ste	Interior Steel Door - Damaged o	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$474	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	42	S.F.	\$398	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partitl	264	S.F.	\$788	H Gaines	06-Aug-2003	No	No	
118M	Commercial Ste	Interior Steel Door - Damaged o	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$3,026	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	27	S.F.	\$256	H Gaines	06-Aug-2003	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partitl	212	S.F.	\$632	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Damaged or Failin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$6,776	H Gaines	06-Aug-2003	No	No	
136	Steel Windows	Steel Window - Beyond Useful L	08	Windows	Replace steel frame window	24	S.F.	\$2,980	H Gaines	06-Aug-2003	No	No	
	Suspended Ceil	Acoustical Ceiling & Grid: Beyon	09	IntCell	Replace acoustical ceiling ti	82	S.F.	\$903	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	82	S.F.	\$776	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Damaged or Failin	08	IntDoor	Paint door & frame, repl. har	2	Ea.	\$56,777	H Gaines	06-Aug-2003	No	No	
137	Resilient Floor	VCT: Damaged or Failing	09	IntFloor	Replace VCT flooring and re	935	S.F.	\$4,234	H Gaines	06-Aug-2003	No	No	
	Steel Windows	Steel Window - Beyond Useful L	08	Windows	Replace steel frame window	184	S.F.	\$10,553	H Gaines	06-Aug-2003	No	No	
	Suspended Ceil	Acoustical Ceiling & Grid: Beyon	09	IntCell	Replace acoustical ceiling ti	935	S.F.	\$22,843	H Gaines	06-Aug-2003	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace acoustical ceiling ti	935	S.F.	\$10,299	H Gaines	06-Aug-2003	No	No	
138	Wood Door	Wood Door - Damaged or Failin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$7,491	H Gaines	06-Aug-2003	No	No	
	Steel Windows	Steel Window - Beyond Useful L	08	Windows	Replace steel frame window	24	S.F.	\$2,117	H Gaines	06-Aug-2003	No	No	
	Suspended Ceil	Acoustical Ceiling & Grid: Beyon	09	IntCell	Replace acoustical ceiling ti	94	S.F.	\$2,980	H Gaines	06-Aug-2003	No	No	
	Wood	Interior Wood Paneling: Damag	09	IntPart	Remove paneling, prep. wall	396	S.F.	\$471	H Gaines	06-Aug-2003	No	No	
139	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	94	S.F.	\$889	H Gaines	06-Aug-2003	No	No	
	Wood Door	Wood Door - Damaged or Failin	08	IntDoor	Paint door & frame, repl. har	2	Ea.	\$54,321	H Gaines	06-Aug-2003	No	No	
	Steel Windows	Steel Window - Beyond Useful L	08	Windows	Replace steel frame window	300	S.F.	\$37,244	H Gaines	06-Aug-2003	No	No	
	Suspended Ceil	Acoustical Ceiling & Grid: Beyon	09	IntCell	Replace acoustical ceiling ti	1,166	S.F.	\$12,844	H Gaines	06-Aug-2003	No	No	



COMET Survey Report  
- 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
139A	Wood Door Shelving Resilient Floor Coatings & Pai	Wood Door - Damaged or Failing Shelving Damaged or Failing VCT; Damaged or Failing Interior ceilings; Paint Failing	08 06 09 09	IntDoor Furniture/Shelvi IntFloor IntFinish	Paint door & frame, repl. har Replace shelving [Casework Replace VCT flooring and re Prep., prime and paint ceilin	1 32 96 96	Ea. L.F. S.F. S.F.	\$19,588 \$2,117 \$16,151 \$1,084 \$237	H Gaines H Gaines H Gaines H Gaines	06-Aug-2003 06-Aug-2003 06-Aug-2003 06-Aug-2003	No No No No	No No No No	
140	Wood Door	Wood Door - Damaged or Failin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	H Gaines	06-Aug-2003	No	No	
140A	Wood Door	Wood Door - Damaged or Failing	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	H Gaines	06-Aug-2003	No	No	
140B	Wood Door	Wood Door - Damaged or Failing	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	H Gaines	06-Aug-2003	No	No	
140C	Wood Door	Wood Door - Damaged or Failing	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	H Gaines	06-Aug-2003	No	No	
140D	Wood Door	Wood Door - Damaged or Failing	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	H Gaines	06-Aug-2003	No	No	
141	Wood Door Ceiling Tile	Wood Door - Damaged or Failing Glue on ceiling tile; Beyond exp	08 09	IntDoor IntCell	Paint door & frame, repl. har Replace 1' x 1' glued acousti	1 100	Ea. S.F.	\$3,063 \$2,117 \$946	H Gaines H Gaines H Gaines	06-Aug-2003 06-Aug-2003	No No	No No	
142	Wood Door Ceiling Tile Coatings & Pai	Wood Door - Damaged or Failing Glue on ceiling tile; Beyond exp Interior walls; Paint failing	08 09 09	IntDoor IntCell IntFinish	Paint door & frame, repl. har Replace 1' x 1' glued acousti Prep., prime and paint partiti	2 81 374	Ea. S.F. S.F.	\$6,116 \$4,234 \$767 \$1,116	H Gaines H Gaines H Gaines H Gaines	06-Aug-2003 06-Aug-2003 06-Aug-2003	No No No	No No No	
144	Wood Door Carpet Ceiling Tile Coatings & Pai	Wood Door - Damaged or Failing Carpet; Damaged or Failing Glue on ceiling tile; Beyond exp Interior walls; Paint failing	08 09 09 09	IntDoor IntFloor IntCell IntFinish	Paint door & frame, repl. har Replace carpet and resilient Replace 1' x 1' glued acousti Prep., prime and paint partiti	1 80 80 374	Ea. S.F. S.F. S.F.	\$4,640 \$2,117 \$651 \$757 \$1,116	H Gaines H Gaines H Gaines H Gaines H Gaines	06-Aug-2003 06-Aug-2003 06-Aug-2003 06-Aug-2003	No No No No	No No No No	

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**- Facility Executive Summary -**

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**Facility:** California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\18 Stadium/MOW

**Facility Description:**

The Stadium/MOW Building is located at the District's main campus, 1900 Pico Blvd., Santa Monica California 90405. The 1-story 23,236 square foot building 1947 has stadium seating above with maintenance shop areas, warehouse areas and athletic field storage below. Originally constructed in 1947, there have been no recent 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. The 1994 Northridge earthquake caused some cracking in the concrete structure which were repaired using an epoxy injection. The building shows no other signs of settlement or damage. The main structure is cast concrete with a stepped cast concrete roof deck that doubles as the floor of the open stadium seating above. Exterior doors are typically steel in steel frames with some rollup service doors. Windows are steel framed single pane units.

**INTERIORS:**

Interior wall finishes are typically painted plaster with ceramic tile in the restrooms and are generally in poor condition. Ceiling finishes are typically painted plaster with 1' x 1' acoustic ceiling tiles in some areas and are generally in poor condition. Floor finishes are typically unfinished concrete with vinyl tile in some areas and ceramic tile in portions of the restrooms. These finishes are generally in poor condition. Interior doors are solid core wood with outdated hardware.

**MECHANICAL/PLUMBING:**

The heating systems for the complex are of various types and ages depending on when the area was remodeled. Most of the shop spaces are heated with ceiling hung space heaters. Some shops and offices are heated with residential type radiant wall heaters. One shop has an electric space heater. The complex does not have any air conditioning. Exhaust fans, open windows and doors, and portable electric fans provide ventilation. The carpentry shop has a dust collection system that is functioning adequately for the limited use it receives. There is an air compressor that provides compressed air to the shop area. The stadium toilet facilities, galvanized piping and fixtures, are old, obsolete, leaking, beyond their useful life, and should be replaced. Toilets have been replaced with low flush toilets. Domestic hot water is provided by individual gas fired and electric water heaters of various sizes and ages. An air compressor provides compressed air for the shops.

**ELECTRICAL:**

The electrical system is fed from Southern California Edison via two 600 amp, 120/240 volt, 1-phase, 3-wire distribution boards. Additionally, there is a 200 amp, 240 volt, 3-phase, 3-wire service which provides 3-phase power to the shop equipment. All equipment is old, obsolete, beyond its useful life, and should be replaced. The shop areas contain various types of lighting, most of which is T-12 fluorescent. Most of this lighting is old, obsolete, beyond its useful life, and should be replaced. The stadium lighting system consists of a 50/50 mix of 1000 and 1500 watt metal halide fixtures. Although these fixtures are 27 years old and would normally be beyond their useful life, they are not subject to continuous use and could survive several more years. This complex does not contain any exit signs or emergency lighting.

**FIRE PROTECTION/LIFE SAFETY SYSTEMS:**

This complex does not contain a fire alarm system. There is a fire sprinkler system.

**Surveyor:**

Louis Long

**Date:**

11-Oct-2002

**Repair Costs:**

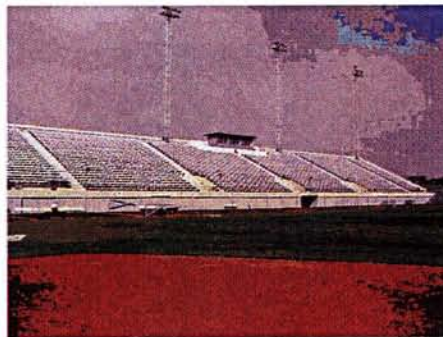
\$2,883,674.47

**Replacement Cost:**

\$2,510,649.80

**FCI:**

114.86%

**Photo Description:**



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 18 Stadium/MOW -Electrical \$2,883,674 \$1,011,162																
_Exterior	Panelboards	Panelboard: Beyond expected u	16	Electrical	Replace panelboards	23,236	S.F.	\$156,709	Dave Walls	15-Aug-2002	No	No				
	Detection Syste	Fire Alarm System: Beyond Usef	13	Special Electric	Replace fire alarm system (S	23,236	S.F.	\$100,728	Dave Walls	15-Aug-2002	No	No				
	Interior Lighting	Fixtures, fluorescent: Beyond ex	16	Electrical	Replace lighting sys w/ ener	11,618	S.F.	\$300,330	Dave Walls	15-Aug-2002	No	No				
	Feeder Section	Switchboard: Beyond expected	16	Electrical	Replace switchboard section	4	Ea	\$298,008	Dave Walls	15-Aug-2002	No	No				
	Wiring Devices	Branch Circuits: Beyond Expect	16	Electrical	Replace wires, switches, and	23,236	S.F.	\$155,385	Dave Walls	15-Aug-2002	No	No				
	Sound System	Sound system is beyond its usef	16	Electrical	Replace the theater sound s	1	SYST	\$1	Dave Walls	14-Aug-2002	No	No	Stadium sound system is BUL.			
	Commercial Site	Exterior Steel Door - Beyond Us	08	Exterior Closur	Replace ext. door & hardwar	5	Ea	\$759,503	Tom Klezov	31-Jul-2002	No	No				
	Miscellaneous	Exterior Surfaces: Paint Falling	09	Exterior Walls	Prep., paint ext. surf. incl. wa	2,240	S.F.	\$6,824	Tom Klezov	31-Jul-2002	No	No				
	Rolling Service	Rolling Door - Beyond Useful Lif	08	IntDoor	Replace rolling door and trac	3	Ea	\$29,391	Tom Klezov	31-Jul-2002	No	No				
	Steel Windows	Steel Windows - Damaged or Fa	08	Windows	Replace steel frame window	1,440	S.F.	\$178,764	Tom Klezov	31-Jul-2002	No	No				
Aluminum Wind	Al. Windows - Beyond Useful Lif	08	Windows	Replace wood casement win	36	Ea	\$518,008	Tom Klezov	31-Jul-2002	No	No					
_Mechanical	Sprinkler Syste	Fire Sprinklers: Beyond Useful L	13	Fire Protection	Replace fire sprinkler system	23,236	S.F.	\$156,555	Dave Walls	15-Aug-2002	No	No				
	Fans	Restroom exhaust: Beyond expe	15	Mechanical	Replace the existing toilet fa	1	Ea	\$3,038	Dave Walls	15-Aug-2002	No	No				
	Compressors	Shop air compressor: Beyond ex	15	Mechanical	Replace air compressor and	1	Ea	\$10,510	Dave Walls	15-Aug-2002	No	No				
	Space Heaters	Space heaters: Beyond useful e	15	Heating	Replace space heaters	4	Ea	\$14,449	Dave Walls	15-Aug-2002	No	No				
	_Plumbing	Water Closets	Water closet: Beyond expected	15	Plumbing	Replace wall mounted water	16	Ea	\$688,078	Dave Walls	15-Aug-2002	No	No			
		Pipe, Steel	Pipe, gas: Beyond expected use	15	Plumbing	Replace gas piping system	23,236	S.F.	\$28,843	Dave Walls	15-Aug-2002	No	No			
		Drinking Founta	Drinking Fountain: Beyond expe	15	Plumbing	Replace drinking fountain, si	4	Ea	\$117,436	Dave Walls	15-Aug-2002	No	No			
		Urinals	Urinal: Beyond expected useful l	15	Plumbing	Replace wall hung urinal	7	Ea	\$19,302	Dave Walls	15-Aug-2002	No	No			
		Lavatories	Lavatory: Beyond expected usef	15	Plumbing	Replace wall mounted lavato	14	Ea	\$23,705	Dave Walls	15-Aug-2002	No	No			
		Pipe, Cast Iron	Pipe, sewer or waste: Beyond ex	15	Plumbing	Remove and replace C.I. se	23,236	S.F.	\$223,676	Dave Walls	15-Aug-2002	No	No			
Pipe, Copper		Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	23,236	S.F.	\$163,399	Dave Walls	15-Aug-2002	No	No				
101		Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	350	S.F.	\$17,257	Tom Klezov	31-Jul-2002	No	No			
		Cabinets	Base Cabinets: Beyond Useful L	06	Furniture/Shelvi	Replace base cabinets and c	15	L.F.	\$3,951	Tom Klezov	31-Jul-2002	No	No			
		Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	350	S.F.	\$8,016	Tom Klezov	31-Jul-2002	No	No			
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partitl	663	S.F.	\$3,312	Tom Klezov	31-Jul-2002	No	No				
	101 A	Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	1,800	S.F.	\$13,702	Tom Klezov	31-Jul-2002	No	No			
		Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partitl	3,106	S.F.	\$4,437	Hunter Gain	03-Oct-2002	No	No			
		101 B	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	56	S.F.	\$3,442	Tom Klezov	31-Jul-2002	No	No		
			Cabinets	Base Cabinets: Beyond Useful L	06	Furniture/Shelvi	Replace base cabinets and c	4	L.F.	\$633	Tom Klezov	31-Jul-2002	No	No		
			Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partitl	225	S.F.	\$2,139	Tom Klezov	31-Jul-2002	No	No		
			101 C	Shelving	Shelving: Damaged or Falling	06	Furniture/Shelvi	Replace shelving [Casework	64	L.F.	\$36,532	Tom Klezov	31-Jul-2002	No	No	
Resilient Floor				9 x 9 Tile: Damaged or Falling	09	IntFloor	Remove 9x9 tile & install VC	160	S.F.	\$2,393	Tom Klezov	31-Jul-2002	No	No		
Coatings & Pai				Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partitl	616	S.F.	\$1,838	Tom Klezov	31-Jul-2002	No	No		
101a Loft [201]				Steel Windows	Steel Windows - Damaged or Fa	08	Windows	Replace steel frame window	192	S.F.	\$27,517	Tom Klezov	31-Jul-2002	No	No	
				Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	448	S.F.	\$23,835	Hunter Gain	03-Oct-2002	No	No	
	Coatings & Pai			Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partitl	864	S.F.	\$1,104	Hunter Gain	03-Oct-2002	No	No		
	101a Loft [201a]			Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	1,920	S.F.	\$10,460	Hunter Gain	03-Oct-2002	No	No	
		Coatings & Pai		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partitl	1,920	S.F.	\$4,732	Hunter Gain	03-Oct-2002	No	No		
										\$5,728	Hunter Gain	03-Oct-2002	No	No		



- 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
111	Partitions, Toile	Toilet Partitions: Beyond Useful	10	IntPart	Replace damaged part. use	6	Ea.	\$67,133	Tom Klezov	31-Jul-2002	No	No	
	Cabinets	Cabinets: Damaged or Falling	06	Furniture/Shelvi	Replace 12" to 36" deep cas	32	S.F.	\$15,815	Tom Klezov	31-Jul-2002	No	No	
	Ceramic Tile	Wall Tile: Damaged or Falling	09	IntFinish	Replace ceramic wall tile, no	200	S.F.	\$3,514	Tom Klezov	31-Jul-2002	No	No	
	Casement Win	Wd. Casement - Beyond Useful	08	Windows	Replace wood casement win	2	Ea.	\$7,422	Tom Klezov	31-Jul-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Falling	09	IntFloor	Replace ceramic floor tile &	40	S.F.	\$28,778	Tom Klezov	31-Jul-2002	No	No	
	Suspended Ceil	Acoustical Ceiling & Gnd. Beyon	09	IntCell	Replace acoustical ceiling til	896	S.F.	\$1,733	Tom Klezov	31-Jul-2002	No	No	
								\$9,870	Tom Klezov	31-Jul-2002	No	No	
								\$45,088					
								\$109					
113	Cabinets	Cabinets: Damaged or Falling	06	Furniture/Shelvi	Replace 12" to 36" deep cas	1	S.F.	\$28,778	Tom Klezov	31-Jul-2002	No	No	
	Casement Win	Wd. Casement - Beyond Useful	08	Windows	Replace wood casement win	2	Ea.	\$5,798	Tom Klezov	31-Jul-2002	No	No	
	Lockers	Lockers: Beyond Useful Life	10	Furniture/Shelvi	Replace single-ler	9	OPNG	\$4,437	Tom Klezov	31-Jul-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	1,800	S.F.	\$5,966	Hunter Gain	03-Oct-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	2,000	S.F.	\$22,166					
								\$11,286	Tom Klezov	31-Jul-2002	No	No	
								\$4,437	Hunter Gain	03-Oct-2002	No	No	
								\$6,443	Hunter Gain	03-Oct-2002	No	No	
								\$22,004					
117	Miscellaneous	Railings: Paint Falling	09	IntFinish	Prep., paint railings	200	S.F.	\$1,091	Tom Klezov	31-Jul-2002	No	No	
	Lockers	Lockers: Beyond Useful Life	10	Furniture/Shelvi	Replace single-ler	12	OPNG	\$7,731	Tom Klezov	31-Jul-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	2,250	S.F.	\$5,546	Tom Klezov	31-Jul-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	2,560	S.F.	\$7,637	Hunter Gain	03-Oct-2002	No	No	
								\$2,405					
								\$564	Hunter Gain	03-Oct-2002	No	No	
								\$1,841	Hunter Gain	03-Oct-2002	No	No	
								\$2,119					
								\$592	Hunter Gain	03-Oct-2002	No	No	
117 A	Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	229	S.F.	\$1,527	Hunter Gain	03-Oct-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	617	S.F.	\$4,827					
								\$2,709	Tom Klezov	31-Jul-2002	No	No	
								\$592	Hunter Gain	03-Oct-2002	No	No	
								\$1,527	Hunter Gain	03-Oct-2002	No	No	
								\$65,208					
								\$21,087	Tom Klezov	31-Jul-2002	No	No	
								\$3,514	Tom Klezov	31-Jul-2002	No	No	
								\$7,422	Tom Klezov	31-Jul-2002	No	No	
119	Partitions, Toile	Toilet Partitions: Beyond Useful	10	IntPart	Replace damaged part. use	8	Ea.	\$65,208	Tom Klezov	31-Jul-2002	No	No	
	Cabinets	Cabinets: Damaged or Falling	06	Furniture/Shelvi	Replace 12" to 36" deep cas	32	S.F.	\$15,815	Tom Klezov	31-Jul-2002	No	No	
	Ceramic Tile	Wall Tile: Damaged or Falling	09	IntFinish	Replace ceramic wall tile, no	200	S.F.	\$3,514	Tom Klezov	31-Jul-2002	No	No	
	Casement Win	Wd. Casement - Beyond Useful	08	Windows	Replace wood casement win	2	Ea.	\$7,422	Tom Klezov	31-Jul-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Falling	09	IntFloor	Replace ceramic floor tile &	40	S.F.	\$28,778	Tom Klezov	31-Jul-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	896	S.F.	\$1,733	Tom Klezov	31-Jul-2002	No	No	
								\$2,673	Hunter Gain	03-Oct-2002	No	No	
								\$4,019					
								\$1,091	Tom Klezov	31-Jul-2002	No	No	
123	Miscellaneous	Railings: Paint Falling	09	IntFinish	Prep., paint railings	200	S.F.	\$1,091	Tom Klezov	31-Jul-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	360	S.F.	\$887	Hunter Gain	03-Oct-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	684	S.F.	\$2,040	Hunter Gain	03-Oct-2002	No	No	
								\$5,728					
								\$4,063	Tom Klezov	31-Jul-2002	No	No	
								\$592	Hunter Gain	03-Oct-2002	No	No	
								\$1,074	Hunter Gain	03-Oct-2002	No	No	
								\$11,119					
								\$4,437	Hunter Gain	03-Oct-2002	No	No	
123 Loft [223]	Resilient Floor	VCT: Damaged or Falling	09	IntFloor	Replace VCT flooring and re	360	S.F.	\$5,728	Tom Klezov	31-Jul-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	240	S.F.	\$592	Hunter Gain	03-Oct-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	360	S.F.	\$1,074	Hunter Gain	03-Oct-2002	No	No	
								\$11,119					
								\$4,437	Hunter Gain	03-Oct-2002	No	No	
								\$6,682	Hunter Gain	03-Oct-2002	No	No	
								\$4,164					
								\$1,479	Hunter Gain	03-Oct-2002	No	No	
								\$2,685	Hunter Gain	03-Oct-2002	No	No	
125	Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	1,800	S.F.	\$4,437	Hunter Gain	03-Oct-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	2,240	S.F.	\$6,682	Hunter Gain	03-Oct-2002	No	No	
								\$4,164					
								\$1,479	Hunter Gain	03-Oct-2002	No	No	
								\$2,685	Hunter Gain	03-Oct-2002	No	No	
								\$4,164					
								\$1,479	Hunter Gain	03-Oct-2002	No	No	
								\$2,685	Hunter Gain	03-Oct-2002	No	No	
								\$4,164					
130	Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	600	S.F.	\$1,479	Hunter Gain	03-Oct-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	900	S.F.	\$2,685	Hunter Gain	03-Oct-2002	No	No	
								\$4,164					
								\$1,479	Hunter Gain	03-Oct-2002	No	No	
								\$2,685	Hunter Gain	03-Oct-2002	No	No	
								\$4,164					
								\$1,479	Hunter Gain	03-Oct-2002	No	No	
								\$2,685	Hunter Gain	03-Oct-2002	No	No	
								\$4,164					

**- 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
Restroom	Resilient Floor Cabinets Coatings & Pai	VCT: Damaged or Failing Base Cabinets: Beyond Useful L Interior walls: Paint failing	09 06 09	IntFloor Furniture/Shelvi IntFinish	Replace VCT flooring and re Replace base cabinets and c Prep., prime and paint partitl	56 4 240	S.F. L.F. S.F.	\$3,487 \$633 \$2,139 \$716	Tom Klezov Tom Klezov Hunter Gain	31-Jul-2002 31-Jul-2002 03-Oct-2002	No No No	No No No	



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**- Facility Executive Summary -**

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**Facility:** California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\19 Student Activities

**Facility Description:**

The Student Activities Building is located at the District's main campus, 1900 Pico Blvd., Santa Monica California 90,405. The 2-story 57,041 square foot building is used for classrooms, offices, a health center, cafeteria, dining hall, student study center, radio station with sound recording studios, and a bookstore. Originally built in 1952 the building has had one major addition. The entire second floor is an addition that was completed in 1990.

**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 with a steel frame. The roof system is an MC.2R installed in June 1979 over the bookstore and May of 1975 over the rest of the building. Both are in fair condition. Exterior doors are typically aluminum storefront types with updated hardware and windows are typically aluminum framed double pane units.

**INTERIORS:**

Interior wall finishes are typically painted plaster with ceramic tile in the restrooms 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 and range from fair to poor condition. Floor finishes are typically carpet and sheet vinyl and range from fair to poor condition. Interior doors are solid core wood, most with outdated hardware. Generally, the bookstore is in very poor condition. The finishes in the other areas are generally in good to fair condition.

**MECHANICAL/PLUMBING:**

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 is chilled water with no heat and was installed in approximately 1990. 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 a split system heat pump and was installed in approximately 1991. The air handler is located in a basement storage room. This unit is not serving the needs of user and needs to be upgraded. The condenser is mounted on the roof. The KCRW office area has a newly installed air conditioning system with four condensers mounted outside at ground level. Additionally, there is a split system heat pump unit that serves the offices. The health office has a self-contained, gas fired roof mounted package heating only unit that is approximately 15 years old. The dining rooms and portions of the cafeteria are served by a hot water heat/vent systems fed by gas fired boilers in the basement. The eight 299,000 BTU hot water boilers were replaced in 1991 and are in good condition. The recently renovated study hall contains a stand alone roof mounted HVAC unit of approximately 7 tons, is approximately 35 years old and should be replaced. The second floor is served heating and cooling by a roof mounted package gas/electric unit. The bookstore is served heating and ventilation by an attic mounted hydronic air handler. 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 exhaust fans of various ages. 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 two 100-gallon gas fired water heater located in the basement.

**ELECTRICAL:**

The electrical system for this complex is fed from the campus 4160 volt power distribution system to 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 distribution board that is located in a ground mounted electrical room. This 1000-amp distribution board provides power to smaller panels located within the basement. This electrical room also contains a self-contained 75 KVA diesel powered generator that provides backup 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 T-8 fluorescent lighting. 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 in 2001. There is an emergency central battery backup system that serves exit signs and emergency lighting but this unit is not in working order.

**FIRE PROTECTION/LIFE SAFETY SYSTEMS:**

The fire alarm systems consist primarily of audible annunciators and strobes located throughout the building. The system is activated by pull stations and is centrally monitored. There is no fire sprinkler system in this building.

**- Facility Executive Summary -**

**CONVEYING:**

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

**Surveyor:**

Louis Long

**Date:**

12-Aug-2002

**Repair Costs:**

\$4,622,710.15

**Replacement Cost:**

\$16,474,581.62

**FCI:**

28.06%



**Photo Description:**



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													
19 Student Activities													
-Electrical													
Motor Control C	16	MCC: Beyond expected useful life	16	Electrical	Replace MCC	2	Ea.	\$4,622,710					
Panelboards	16	Panelboard: Beyond expected useful life	16	Electrical	Replace panelboards	25,000	S.F.	\$1,820,489	Dave Wals	15-Aug-2002	No	No	
Detection System	13	Fire Alarm System: Beyond Useful	13	Special Electric	Replace fire alarm system (S	57,041	S.F.	\$168,760	Dave Wals	15-Aug-2002	No	No	
Interior Lighting	16	Fixtures, fluorescent: Beyond expected	16	Electrical	Replace lighting sys w/ ener	25,000	S.F.	\$247,273	Dave Wals	15-Aug-2002	No	No	
Feeder Section	16	Switchboard: Beyond expected	16	Electrical	Replace switchboard section	4	Ea.	\$646,246	Dave Wals	15-Aug-2002	No	No	
Ext And Emerg	16	Emergency light: Beyond expected	16	Electrical	Replace battery operated em	57,041	S.F.	\$298,008	Dave Wals	15-Aug-2002	No	No	
Wiring Devices	16	Branch Circuits: Beyond Expect	16	Electrical	Replace wires, switches, and	25,000	S.F.	\$44,726	H Gaines	27-Jan-2003	No	No	
Wiring Devices	16	Branch Circuits: Beyond Expect	16	Electrical	Replace wires, switches, and	25,000	S.F.	\$167,180	Dave Wals	15-Aug-2002	No	No	
-Mechanical													
Sprinkler Syste	13	Fire Sprinklers: Beyond Useful L	13	Fire Protection	Replace fire sprinkler system	57,041	S.F.	\$1,879,909	Dave Wals	15-Aug-2002	No	No	
Fans	15	Restroom exhaust: Beyond expected	15	Mechanical	Replace the existing toilet fa	5	Ea.	\$315,590	Dave Wals	15-Aug-2002	No	No	
Self-contained	15	Self-contained unit: Beyond exp	15	Mechanical	Replace self-contained unit	1	Ea.	\$15,189	Dave Wals	15-Aug-2002	No	No	
Ductwork	15	Ductwork: Beyond expected usef	15	Mechanical	Replace ductwork	25,000	S.F.	\$2,021	Dave Wals	14-Aug-2002	No	No	
Air Handling Un	15	AHU: Beyond expected useful lif	15	Mechanical	Replace with a new AHU	2	Ea.	\$324,618	Dave Wals	15-Aug-2002	No	No	
Air Handling Un	15	AHU: Missing or inadequate	15	Mechanical	Replace AHU, classm, FPB,	25,000	S.F.	\$77,160	Dave Wals	14-Aug-2002	No	No	
Roof Top Air C	15	RTU: Beyond expected useful lif	15	Mechanical	Replace RTU	1	Ea.	\$1,119,541	Dave Wals	14-Aug-2002	No	No	Portion of building has no air co
Roof Top Air C	15	RTU: Beyond expected useful lif	15	Mechanical	Replace RTU	1	Ea.	\$25,790	H Gaines	06-Aug-2003	No	No	Serves the study hall.
-Plumbing													
Water Closets	15	Water closet: Beyond expected	15	Plumbing	Replace wall mounted water	4	Ea.	\$562,535	Dave Wals	15-Aug-2002	No	No	
Pipe, Steel	15	Pipe, gas: Beyond expected use	15	Plumbing	Replace gas piping system	25,000	S.F.	\$7,211	Dave Wals	15-Aug-2002	No	No	
Sinks	15	Sink, janitorial: Beyond expected	15	Plumbing	Replace floor mounted janito	2	Ea.	\$126,355	Dave Wals	15-Aug-2002	No	No	
Lavatories	15	Lavatory: Beyond expected usef	15	Plumbing	Replace wall mounted lavato	4	Ea.	\$5,737	Dave Wals	15-Aug-2002	No	No	
Pipe, Cast Iron	15	Pipe, sewer or waste: Beyond ex	15	Plumbing	Remove and replace C, J, se	25,000	S.F.	\$6,773	Dave Wals	15-Aug-2002	No	No	
Pipe, Copper	15	Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	25,000	S.F.	\$240,657	Dave Wals	15-Aug-2002	No	No	
Pipe, Copper	15	Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	25,000	S.F.	\$175,803	Dave Wals	15-Aug-2002	No	No	
Pipe, Copper	15	Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	25,000	S.F.	\$173,993	Dave Wals	15-Aug-2002	No	No	
Basement													
002 A		Acoustical Ceiling & Grid: Beyon	09	IntCell	Replace acoustical ceiling tl	352	S.F.	\$3,877	Tom Klezov	06-Aug-2002	No	No	
002 B		Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	2	Ea.	\$8,111	Tom Klezov	06-Aug-2002	No	No	
003		Acoustical Ceiling & Grid: Beyon	09	IntCell	Replace acoustical ceiling til	352	S.F.	\$4,234	Tom Klezov	06-Aug-2002	No	No	
004		Carpet: Beyond Useful Life	09	IntFloor	Replace carpet with VCT an	220	S.F.	\$6,612	Tom Klezov	06-Aug-2002	No	No	
004 A		Interior Steel Door - Damaged o	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,392	Tom Klezov	06-Aug-2002	No	No	
004 B		Glue on ceiling tile: Damaged or	09	IntCell	Replace 1' x 1' glued acousti	220	S.F.	\$2,138	Tom Klezov	06-Aug-2002	No	No	
004 C		Interior Steel Door - Damaged o	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,082	Tom Klezov	06-Aug-2002	No	No	
004 D		Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,138	Tom Klezov	06-Aug-2002	No	No	
004 E		Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
004 F		Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
004 A		Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
004 B		Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
004 C		Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
004 D		Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
004 E		Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
004 F		Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	

COMET Survey Report  
- 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
004 G	Wood Door	Wood Door - Damaged or Falling	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
004 H	Commercial Site Carpet Coatings & Paint	Interior Steel Door - Damaged or Falling Carpet, Damaged or Falling Interior walls, Paint failing	08 09 09	IntDoor IntFloor IntFinish	Paint door & frame, repl. har Replace carpet and resilient Prep., prime and paint partitl	1 160 448	Ea. S.F. S.F.	\$4,776 \$2,138 \$1,301 \$1,336	Tom Klezov Tom Klezov Hunter Gain	06-Aug-2002 06-Aug-2002 03-Oct-2002	No No No	No No No	
005	Wood Door	Wood Door - Damaged or Falling	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
006	Steel Windows	Steel Window - Beyond Useful Life	08	Windows	Replace steel frame window	50	S.F.	\$6,208	Tom Klezov	06-Aug-2002	No	No	
006 A	Steel Windows	Steel Window - Beyond Useful Life	08	Windows	Replace steel frame window	50	S.F.	\$6,208	Tom Klezov	06-Aug-2002	No	No	
007	Wood Door	Wood Door - Damaged or Falling	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
008	Steel Windows	Steel Window - Beyond Useful Life	08	Windows	Replace steel frame window	100	S.F.	\$12,415	Tom Klezov	06-Aug-2002	No	No	
010	Steel Windows	Steel Window - Beyond Useful Life	08	Windows	Replace steel frame window	60	S.F.	\$7,450	Tom Klezov	06-Aug-2002	No	No	
010 A	Steel Windows	Steel Window - Beyond Useful Life	08	Windows	Replace steel frame window	60	S.F.	\$7,450	Tom Klezov	06-Aug-2002	No	No	
010 B	Resilient Floor Wood Door Ceiling Tile Coatings & Paint	Sheet Vinyl: Damaged or Falling Wood Door with Life: Damaged or Falling Glue on ceiling tile: Beyond exp Interior walls, Paint failing	09 08 09 09	IntFloor Doors and Win IntCell IntFinish	Replace sheet vinyl flooring Replace door & hardware, w/ Replace 1' x 1' glued acousti Prep., prime and paint partitl	180 1 180 464	S.F. Ea. S.F. S.F.	\$10,027 \$2,506 \$4,433 \$1,703 \$1,384	Tom Klezov Tom Klezov Tom Klezov Hunter Gain	06-Aug-2002 06-Aug-2002 06-Aug-2002 03-Oct-2002	No No No No	No No No No	
010 C	Wood Door	Wood Door - Damaged or Falling	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
010 D	Wood Door	Wood Door - Damaged or Falling	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$5,423	Tom Klezov	06-Aug-2002	No	No	
012 A	Wood Door	Wood Door - Damaged or Falling	08	IntDoor	Replace door, frame & hard,	1	Ea.	\$3,306	Tom Klezov	06-Aug-2002	No	No	
012 B	Resilient Floor Wood Door Ceiling Tile Coatings & Paint	Sheet Vinyl: Damaged or Falling Wood Door with Life: Damaged or Falling Glue on ceiling tile: Beyond exp Interior walls, Paint failing	09 08 09 09	IntFloor Doors and Win IntCell IntFinish	Replace sheet vinyl flooring Replace door & hardware, w/ Replace 1' x 1' glued acousti Prep., prime and paint partitl	280 1 280 544	S.F. Ea. S.F. S.F.	\$12,604 \$3,898 \$4,433 \$2,850 \$1,623	Tom Klezov Tom Klezov Tom Klezov Hunter Gain	06-Aug-2002 06-Aug-2002 06-Aug-2002 03-Oct-2002	No No No No	No No No No	
012 C	Wood Door	Wood Door - Damaged or Falling	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
012 D	Wood Door	Wood Door - Damaged or Falling	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$2,117	Tom Klezov	06-Aug-2002	No	No	
014	Carpet Wood Door Ceiling Tile Coatings & Paint	Carpet: Beyond Useful Life Wood Door - Damaged or Falling Glue on ceiling tile: Beyond exp Interior walls, Paint failing	09 08 09 09	IntFloor IntDoor IntCell IntFinish	Replace carpet and resilient Paint door & frame, repl. har Replace 1' x 1' glued acousti Prep., prime and paint partitl	320 1 320 320	S.F. Ea. S.F. S.F.	\$8,703 \$2,603 \$2,117 \$3,028 \$955	Tom Klezov Tom Klezov Tom Klezov Hunter Gain	06-Aug-2002 06-Aug-2002 06-Aug-2002 06-Aug-2002 03-Oct-2002	No No No No	No No No No	
014 A	Carpet Commercial Site Ceiling Tile Coatings & Paint	Carpet: Beyond Useful Life Exterior Steel Door - Damaged or Falling Glue on ceiling tile: Beyond exp Interior walls, Paint failing	09 08 09 09	IntFloor IntDoor IntCell IntFinish	Replace carpet and resilient Paint door & frame, repl. har Replace 1' x 1' glued acousti Prep., prime and paint partitl	75 1 150 320	S.F. Ea. S.F. S.F.	\$5,122 \$610 \$2,138 \$1,420 \$955	Tom Klezov Tom Klezov Tom Klezov Hunter Gain	06-Aug-2002 06-Aug-2002 06-Aug-2002 03-Oct-2002	No No No No	No No No No	



- 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
014 B	Carpet	Carpet: Beyond Useful Life	09	iniFloor	Replace carpet and resilient	624	S.F.	\$11,137	Tom Klezov	06-Aug-2002	No	No	
	Commercial Site	Interior Steel Door - Damaged o	08	iniDoor	Paint door & frame, repl. har	1	Ea.	\$5,075	Tom Klezov	06-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	624	S.F.	\$2,138	Hunter Gain	03-Oct-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint ceilin	800	S.F.	\$1,538	Tom Klezov	06-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint ceilin	800	S.F.	\$2,386	Tom Klezov	06-Aug-2002	No	No	
	Corridor	Carpet: Beyond Useful Life	09	iniFloor	Replace carpet and resilient	1,575	S.F.	\$17,945	Tom Klezov	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	1,721	S.F.	\$12,811	Tom Klezov	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	1,721	S.F.	\$5,134	Tom Klezov	07-Aug-2002	No	No	
	Restroom	Partitions, Toile	10	iniPart	Replace damaged part. use	1	Ea.	\$5,135	Tom Klezov	07-Aug-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Failing	09	iniFloor	Replace ceramic floor tile &	54	S.F.	\$2,662	Tom Klezov	07-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	54	S.F.	\$2,340	Tom Klezov	07-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	54	S.F.	\$133	Tom Klezov	07-Aug-2002	No	No	
	Restroom	Partitions, Toile	10	iniPart	Replace damaged part. use	1	Ea.	\$5,135	Tom Klezov	07-Aug-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Failing	09	iniFloor	Replace ceramic floor tile &	54	S.F.	\$2,662	Tom Klezov	07-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	54	S.F.	\$2,340	Tom Klezov	07-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	54	S.F.	\$133	Tom Klezov	07-Aug-2002	No	No	
Level 1								\$385,513					
100	Resilient Floor	Sheet Vinyl: Damaged or Failing	09	iniFloor	Replace sheet vinyl flooring	8,000	S.F.	\$131,089	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	8,000	S.F.	\$111,370	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	8,000	S.F.	\$19,719	Louis Long	08-Aug-2002	No	No	
100 B	Resilient Floor	Sheet Vinyl: Damaged or Failing	09	iniFloor	Replace sheet vinyl flooring	192	S.F.	\$16,154	Tom Klezov	06-Aug-2002	No	No	
	Carpet	Carpet: Damaged or Failing	09	iniFloor	Replace carpet and resilient	448	S.F.	\$2,673	Tom Klezov	06-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	1,280	S.F.	\$3,644	Tom Klezov	06-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	2,240	S.F.	\$3,155	Tom Klezov	06-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	2,240	S.F.	\$6,682	Hunter Gain	03-Oct-2002	No	No	
102	Resilient Floor	Sheet Vinyl: Damaged or Failing	09	iniFloor	Replace sheet vinyl flooring	1,500	S.F.	\$24,579	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	1,500	S.F.	\$20,882	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	1,500	S.F.	\$3,697	Louis Long	08-Aug-2002	No	No	
104 B	Carpet	Carpet: Damaged or Failing	09	iniFloor	Replace carpet and resilient	72	S.F.	\$2,726	Louis Long	08-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	iniCeil	Replace 1' x 1' glued acousti	72	S.F.	\$896	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	489	S.F.	\$682	Louis Long	08-Aug-2002	No	No	
104 D	Carpet	Carpet: Damaged or Failing	09	iniFloor	Replace carpet and resilient	48	S.F.	\$1,724	Louis Long	08-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	iniCeil	Replace 1' x 1' glued acousti	48	S.F.	\$390	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	295	S.F.	\$454	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	295	S.F.	\$880	Louis Long	08-Aug-2002	No	No	
105	Carpet	Carpet: Damaged or Failing	09	iniFloor	Replace carpet and resilient	120	S.F.	\$3,555	Louis Long	08-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	iniCeil	Replace 1' x 1' glued acousti	120	S.F.	\$976	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	484	S.F.	\$1,136	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	484	S.F.	\$1,444	Louis Long	08-Aug-2002	No	No	
106	Resilient Floor	Sheet Vinyl: Damaged or Failing	09	iniFloor	Replace sheet vinyl flooring	960	S.F.	\$16,026	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	1,080	S.F.	\$13,364	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	iniFinish	Prep., prime and paint ceilin	1,080	S.F.	\$2,652	Louis Long	08-Aug-2002	No	No	
107	Carpet	Carpet: Damaged or Failing	09	iniFloor	Replace carpet and resilient	3,850	S.F.	\$75,385	Louis Long	08-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	iniCeil	Replace 1' x 1' glued acousti	3,850	S.F.	\$31,314	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	2,560	S.F.	\$36,434	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	2,560	S.F.	\$7,637	Hunter Gain	03-Oct-2002	No	No	
107 C	Carpet	Carpet: Damaged or Failing	09	iniFloor	Replace carpet and resilient	120	S.F.	\$4,596	Louis Long	08-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	iniCeil	Replace 1' x 1' glued acousti	120	S.F.	\$976	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	833	S.F.	\$1,136	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	iniFinish	Prep., prime and paint partit	833	S.F.	\$2,485	Louis Long	08-Aug-2002	No	No	

- 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
107 D	Carpet Ceiling Tile Coatings & Pai	Carpet: Damaged or Failing Glue on ceiling tile: Beyond exp Interior walls: Paint falling	09 09 09	IntFloor IntCell IntFinish	Replace carpet and resilient Replace 1' x 1' glued acousti Prep., prime and paint partit	48 48 583	S.F. S.F. S.F.	\$2,584 \$390 \$454 \$1,739	Louis Long Louis Long Louis Long	08-Aug-2002 08-Aug-2002 08-Aug-2002	No No No	No No No	
108	Suspended Ceil	Acoustical Ceiling & Grnd: Dama	09	IntCell	Replace acoustical ceiling til	1,332	S.F.	\$14,671 \$14,671	Louis Long	08-Aug-2002	No	No	
108 B	Suspended Ceil	Acoustical Ceiling & Grnd: Dama	09	IntCell	Replace acoustical ceiling til	54	S.F.	\$594 \$594	Louis Long	08-Aug-2002	No	No	
110	Resilient Floori Coatings & Pai	Sheet Vinyl: Damaged or Failing Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partit	1,710 1,667	S.F. S.F.	\$28,838 \$23,806 \$5,032	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
111	Carpet Ceiling Tile Coatings & Pai	Carpet: Damaged or Failing Glue on ceiling tile: Beyond exp Interior walls: Paint falling	09 09 09	IntFloor IntCell IntFinish	Replace carpet and resilient Replace 1' x 1' glued acousti Prep., prime and paint partit	48 48 536	S.F. S.F. S.F.	\$2,443 \$390 \$454 \$1,599	Louis Long Louis Long Louis Long	08-Aug-2002 08-Aug-2002 08-Aug-2002	No No No	No No No	
112	Resilient Floori Coatings & Pai	Sheet Vinyl: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partit	693 1,064	S.F. S.F.	\$12,822 \$9,648 \$3,174	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
112 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partit	96 402	S.F. S.F.	\$1,980 \$781 \$1,199	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
112 B	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partit	144 392	S.F. S.F.	\$2,340 \$1,171 \$1,169	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
112 C	Carpet Ceiling Tile Coatings & Pai	Carpet: Beyond Useful Life Glue on ceiling tile: Damaged or Interior walls: Paint falling	09 09 09	IntFloor IntCell IntFinish	Replace carpet and resilient Replace 1' x 1' glued acousti Prep., prime and paint partit	96 8 452	S.F. S.F. S.F.	\$2,205 \$781 \$76 \$1,348	Louis Long Louis Long Louis Long	08-Aug-2002 08-Aug-2002 08-Aug-2002	No No No	No No No	
112 D	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partit	96 435	S.F. S.F.	\$2,079 \$781 \$1,298	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
112 E	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partit	96 445	S.F. S.F.	\$2,109 \$781 \$1,327	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
112 F	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partit	96 443	S.F. S.F.	\$2,103 \$781 \$1,322	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
112 G	Resilient Floori Coatings & Pai	VCT: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace VCT flooring and re Prep., prime and paint partit	144 244	S.F. S.F.	\$2,352 \$1,625 \$728	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
112 H	Resilient Floori Coatings & Pai	Sheet Vinyl: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partit	120 392	S.F. S.F.	\$2,840 \$1,671 \$1,169	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
112 HH	Carpet Ceiling Tile	Carpet: Beyond Useful Life Glue on ceiling tile: Beyond exp	09 09	IntFloor IntCell	Replace carpet and resilient Replace 1' x 1' glued acousti	112 112	S.F. S.F.	\$1,971 \$911 \$1,060	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
112 J	Resilient Floori Coatings & Pai	Sheet Vinyl: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partit	108 394	S.F. S.F.	\$2,679 \$1,503 \$1,175	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	



COMET Survey Report  
- 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
112 K	Resilient Floor Coatings & Pai	Sheet Vinyl: Beyond Useful Life	09	IntFloor	Replace sheet vinyl flooring	144	S.F.	\$3,287	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	430	S.F.	\$1,283	Louis Long	08-Aug-2002	No	No	
112 M	Resilient Floor Coatings & Pai	Sheet Vinyl: Beyond Useful Life	09	IntFloor	Replace sheet vinyl flooring	144	S.F.	\$3,269	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	424	S.F.	\$1,265	Louis Long	08-Aug-2002	No	No	
112 N	Resilient Floor Coatings & Pai	Sheet Vinyl: Beyond Useful Life	09	IntFloor	Replace sheet vinyl flooring	108	S.F.	\$2,673	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	382	S.F.	\$1,503	Louis Long	08-Aug-2002	No	No	
Restroom	Partitions, Toile Ceramic Tile Coatings & Pai	Toilet Partition: Damaged	10	IntPart	Replace damaged part. use	3	Ea.	\$15,840	Louis Long	08-Aug-2002	No	No	
		Grout: Damaged or Falling	09	IntFinish	Clean/regROUT tile and apply	864	S.F.	\$7,934	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	198	S.F.	\$591	Louis Long	08-Aug-2002	No	No	
Level 2 Elevator	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	24	S.F.	\$270	Louis Long	08-Aug-2002	No	No	
								\$270					

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**- Facility Executive Summary -**

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**Facility:** California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\22 Drescher Hall

**Facility Description:**

The Drescher Technology Building is located at the District's main campus, 1900 Pico Blvd., Santa Monica California 90405. The 3-story 111,145 square foot building is used for classrooms, offices, computer labs, and an auto shop. Originally built in 1969, there has been one major addition to the building. The entire third floor is an addition that was completed in 1994.

**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 with a steel frame. The roof was installed in 1994 when the 3rd floor was added, and is inspected annually. Exterior doors are typically aluminum storefront types with updated hardware and windows are typically aluminum framed double pane units.

**INTERIORS:**

Interior wall finishes are typically painted plaster with ceramic tile in the restrooms and range from in fair to poor condition. Ceiling finishes are typically suspended grid with acoustic tiles with some 1' x 1' acoustic ceiling tiles and painted plaster in utility areas and range from in fair to poor condition. Floor finishes are typically carpet with sheet vinyl, 12" x 12" vinyl tile and exposed concrete in many areas. These finishes range from fair to poor condition. Interior doors are solid core wood many with outdated hardware. Generally, the upper floors are in better condition than the 1st floor.

**MECHANICAL/PLUMBING:**

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 2,070,000 BTU gas fired hot water boilers and six circulating pumps. All of this equipment is six years old. The rooftop contains two air cooled 100-ton chilling units and pumps. A new Carrier unit serves the third floor. The second Carrier unit serves a portion of the first floor and the entire second floor, and is four years old. A penthouse mounted multi-zone air-handling unit (AHU) serves the third floor with heating and cooling. This AHU is provided chilled water from the above-mentioned Carrier 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 sixteen 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 to the AHU to provide ventilation. Most of this equipment is 33 years old, 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 recently 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. 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 eight 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 eight years old. Two 10-horsepower air compressors serve the compressed air needs of the building.

**ELECTRICAL:**

The electrical system is fed from a Southern California Edison 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 fixtures with electronic ballasts and T-8 lamps serve 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. The building is equipped with illuminated exit signs with battery backup units, and wall mounted battery operated emergency lighting units.

**FIRE PROTECTION/LIFE SAFETY SYSTEMS:**