
- Facility Executive Summary -

The fire alarm system consists primarily of audible annunciators and strobes located throughout the building. The system is activated by pull stations or heat/smoke detectors, and is centrally monitored. The building has a fire sprinkler system.

CONVEYING:

This building is served with a hydraulic elevator that provides passage between levels. This elevator was installed during the third floor addition in 1994. Additionally, there is a wheelchair lift to provide access the third floor conference room.

Surveyor:

Louis Long

Date:

12-Aug-2002

Repair Costs:

\$8,959,767.80

Replacement Cost:

\$31,869,717.30

FCI:

28.11%

**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													
22 Drescher Hall													
_Electrical													
Motor Control C													
16	Electrical	MCC: Beyond expected useful lif	16	Electrical	Replace MCC	6	Ea	\$8,959,768					
16	Electrical	Panelboard: Beyond expected u	16	Electrical	Replace panelboards	70,000	S.F.	\$3,645,468	Dave Wals	15-Aug-2002	No	No	
13	Special Electric	Fire Alarm System: Beyond Usef	13	Special Electric	Replace fire alarm system (S	70,000	S.F.	\$472,527	Dave Wals	15-Aug-2002	No	No	
16	Electrical	Fixtures, fluorescent: Beyond ex	16	Electrical	Replace lighting sys w/ ener	70,000	S.F.	\$303,451	Dave Wals	15-Aug-2002	No	No	
16	Electrical	Switchboard: Beyond expected	16	Electrical	Replace switchboard section	6	Ea	\$1,809,488	Dave Wals	15-Aug-2002	No	No	
16	Electrical	Branch Circuits: Beyond Expect	16	Electrical	Replace wires, switches, and	70,000	S.F.	\$447,013	Dave Wals	15-Aug-2002	No	No	
_Mechanical													
15	Mechanical	Shop exhaust: Beyond expected	15	Mechanical	Install new shop exh. vent sy	6	Ea	\$2,711,221	Dave Wals	14-Aug-2002	No	No	Welding shop exhaust fans BUL
13	Fire Protection	Fire Sprinklers: Beyond Useful L	13	Fire Protection	Replace fire sprinkler system	70,000	S.F.	\$367,288	Dave Wals	15-Aug-2002	No	No	
15	Mechanical	Restroom exhaust: Beyond expe	15	Mechanical	Replace the existing toilet fa	6	Ea	\$18,226	Dave Wals	15-Aug-2002	No	No	
15	Mechanical	Ductwork: Beyond expected usef	15	Mechanical	Replace ductwork	70,000	S.F.	\$908,944	Dave Wals	15-Aug-2002	No	No	
15	Mechanical	AHU: Beyond expected useful lif	15	Mechanical	Replace AHU (Single-zone)	16	Ea	\$250,086	Dave Wals	14-Aug-2002	No	No	Auto and welding shop AHU's B
15	Mechanical	Pipe, HVAC: Beyond expected u	15	Mechanical	Replace 4-pipe HVAC piping	70,000	S.F.	\$883,360	Dave Wals	15-Aug-2002	No	No	
15	Mechanical	Shop air compressor: Beyond ex	15	Mechanical	Replace air compressor and	2	Ea	\$21,021	Dave Wals	14-Aug-2002	No	No	
11	Special Constru	Lift, automotive hoist inadequate	11	Special Constru	Replace Lift, up to 15,000 lb	5	Ea	\$205,489	Dave Wals	14-Aug-2002	No	No	
_Plumbing													
15	Plumbing	Water closet: Beyond expected	15	Plumbing	Replace wall mounted water	4	Ea	\$1,555,372	Dave Wals	15-Aug-2002	No	No	
15	Plumbing	Pipe, gas: Beyond expected use	15	Plumbing	Replace gas piping system	70,000	S.F.	\$7,211	Dave Wals	15-Aug-2002	No	No	
15	Plumbing	Gang wash fountain: Beyond ex	15	Plumbing	Replace group wash fountal	1	Ea	\$353,794	Dave Wals	14-Aug-2002	No	No	
15	Plumbing	Urinal: Beyond expected useful l	15	Plumbing	Replace wall hung urinal	4	Ea	\$10,473	Dave Wals	15-Aug-2002	No	No	
15	Plumbing	Lavatory: Beyond expected usef	15	Plumbing	Replace wall mounted lavalo	4	Ea	\$11,030	Dave Wals	15-Aug-2002	No	No	
15	Plumbing	Pipe, sewer or waste: Beyond ex	15	Plumbing	Remove and replace C.I. se	70,000	S.F.	\$673,838	Dave Wals	15-Aug-2002	No	No	
15	Mechanical	Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	70,000	S.F.	\$492,254	Dave Wals	15-Aug-2002	No	No	
Level 1													
100	Suspended Cell Coatings & Pai	Acoustical Ceiling & Grid: Dama Interior walls: Paint failing	09	Int/Cell Int/Finish	Replace acoustical ceiling til Prep., prime and paint partit	1,760	S.F.	\$399,677	Tom Klezov	07-Aug-2002	No	No	
100 A	Resilient Floor Ceiling Tile Coatings & Pai	VCT: Beyond Useful Life Glue on ceiling tile: Damaged or Interior walls: Paint failing	09	Int/Floor Int/Finish	Replace VCT flooring and re Replace 1' x 1' glued acousti Prep., prime and paint partit	80	S.F.	\$2,749	Tom Klezov	07-Aug-2002	No	No	
101	Suspended Cell Coatings & Pai	Acoustical Ceiling & Grid: Dama Interior walls: Paint failing	09	Int/Cell Int/Finish	Replace acoustical ceiling til Prep., prime and paint partit	1,024	S.F.	\$11,556	Tom Klezov	07-Aug-2002	No	No	
101 A	Suspended Cell Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09	Int/Cell Int/Finish	Replace acoustical ceiling til Prep., prime and paint partit	1,306	S.F.	\$3,896	Tom Klezov	07-Aug-2002	No	No	
101 B	Suspended Cell Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09	Int/Cell Int/Finish	Replace acoustical ceiling til Prep., prime and paint partit	135	S.F.	\$3,907	Tom Klezov	07-Aug-2002	No	No	
109	Suspended Cell	Acoustical Ceiling & Grid: Dama	09	Int/Cell	Replace acoustical ceiling til	135	S.F.	\$1,488	Tom Klezov	07-Aug-2002	No	No	
110	Flooring Coatings & Pai	Concrete Floor Finish: Damaged Interior walls: Paint failing	09	Int/Floor Int/Finish	Paint concrete floor Prep., prime and paint partit	300	S.F.	\$1,524	Hunter Gain	03-Oct-2002	No	No	
								\$895					
								\$3,907					
								\$15,508					
								\$15,508					
								\$7,514					
								\$2,813					
								\$4,701					

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
110 B	Flooring	Concrete Floor Finish; Damaged	09	IntFloor	Paint concrete floor	48	S.F.	\$90	Tom Klezov	07-Aug-2002	No	No	
110 C	Flooring Coatings & Pai	Concrete Floor Finish; Damaged Interior walls; Paint failing	09 09	IntFloor IntFinish	Paint concrete floor Prep., prime and paint partiti	66 594	S.F. S.F.	\$1,896 \$1,772	Tom Klezov Hunter Gain	07-Aug-2002 03-Oct-2002	No No	No No	
110 D	Flooring Coatings & Pai	Concrete Floor Finish; Damaged Interior ceilings; Paint Failing	09 09	IntFloor IntFinish	Paint concrete floor Prep., prime and paint ceilin	66 594	S.F. S.F.	\$1,588 \$1,464	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
110 E	Suspended Cell Flooring Coatings & Pai	Acoustical Ceiling & Grid; Dama Concrete Floor Finish; Damaged Interior walls; Paint failing	09 09 09	IntCell IntFloor IntFinish	Replace acoustical ceiling til Paint concrete floor Prep., prime and paint partiti	144 144 490	S.F. S.F. S.F.	\$3,318 \$1,585 \$271	Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
110 G	Flooring Coatings & Pai	Concrete Floor Finish; Damaged Interior walls; Paint failing	09 09	IntFloor IntFinish	Paint concrete floor Prep., prime and paint partiti	864 1,200	S.F. S.F.	\$5,207 \$3,580	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
110 H	Flooring Coatings & Pai	Concrete Floor Finish; Damaged Interior walls; Paint failing	09 09	IntFloor IntFinish	Paint concrete floor Prep., prime and paint partiti	790 1,150	S.F. S.F.	\$4,919 \$3,431	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
110 J	Flooring Coatings & Pai	Concrete Floor Finish; Damaged Interior walls; Paint failing	09 09	IntFloor IntFinish	Paint concrete floor Prep., prime and paint partiti	60 320	S.F. S.F.	\$1,068 \$113	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
110 K	Flooring Coatings & Pai	Concrete Floor Finish; Damaged Interior walls; Paint failing	09 09	IntFloor IntFinish	Paint concrete floor Prep., prime and paint partiti	60 60	S.F. S.F.	\$292 \$179	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
110 L	Flooring Coatings & Pai	Concrete Floor Finish; Damaged Interior walls; Paint failing	09 09	IntFloor IntFinish	Paint concrete floor Prep., prime and paint partiti	540 950	S.F. S.F.	\$3,851 \$2,834	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
110 M	Flooring Coatings & Pai	Concrete Floor Finish; Damaged Interior walls; Paint failing	09 09	IntFloor IntFinish	Paint concrete floor Prep., prime and paint partiti	70 341	S.F. S.F.	\$1,149 \$1,017	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
110 N	Flooring Coatings & Pai	Concrete Floor Finish; Damaged Interior walls; Paint failing	09 09	IntFloor IntFinish	Paint concrete floor Prep., prime and paint partiti	110 1,360	S.F. S.F.	\$4,264 \$4,057	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
115	Suspended Cell	Acoustical Ceiling & Grid; Dama	09	IntCell	Replace acoustical ceiling til	744	S.F.	\$8,194	Tom Klezov	07-Aug-2002	No	No	
116	Suspended Cell Carpet Coatings & Pai	Acoustical Ceiling & Grid; Dama Carpet; Beyond Useful Life Interior walls; Paint failing	09 09 09	IntCell IntFloor IntFinish	Replace acoustical ceiling til Replace carpet with VCT an Prep., prime and paint partiti	286 286 668	S.F. S.F. S.F.	\$8,253 \$3,151 \$3,110	Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
117	Suspended Cell Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid; Dama VCT; Beyond Useful Life Interior walls; Paint failing	09 09 09	IntCell IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	338 338 750	S.F. S.F. S.F.	\$9,775 \$3,723 \$3,815	Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
118	Coatings & Pai	Interior ceilings; Paint Failing	09	IntFinish	Prep., prime and paint ceilin	150	S.F.	\$370	Tom Klezov	07-Aug-2002	No	No	
119	Suspended Cell Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid; Dama VCT; Beyond Useful Life Interior walls; Paint failing	09 09 09	IntCell IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	150 150 500	S.F. S.F. S.F.	\$4,837 \$1,652 \$1,693	Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	

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Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
121	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior ceilings: Paint Falling	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint ceili	144 144 1,296	S.F. S.F. S.F.	\$6,404 \$1,585 \$1,625 \$3,194	Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
122	Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceili	3,600	S.F.	\$8,873	Tom Klezov	07-Aug-2002	No	No	
126	Resilient Floor Lockers Suspended Aco Coatings & Pai	VCT: Beyond Useful Life Lockers: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09 10 09 09	IntFloor Furniture/Shelvi IntCeil IntFinish	Replace VCT flooring and re Replace multi-tier Replace acoustic ceiling tiles Prep., prime and paint partiti	880 51 880 1,488	S.F. OPNG S.F. S.F.	\$56,515 \$9,931 \$34,497 \$7,648 \$4,439	Tom Klezov Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No No	No No No No	
126 A	Resilient Floor	Sheet Vinyl: Beyond Useful Life	09	IntFloor	Replace sheet vinyl flooring	54	S.F.	\$752	Tom Klezov	07-Aug-2002	No	No	
126 C	Resilient Floor	Sheet Vinyl: Beyond Useful Life	09	IntFloor	Replace sheet vinyl flooring	30	S.F.	\$418	Tom Klezov	07-Aug-2002	No	No	
127	Suspended Ceil Resilient Floor Lockers Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Lockers: Beyond Useful Life Interior walls: Paint falling	09 09 10 09	IntCeil IntFloor Furniture/Shelvi IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Replace multi-tier Prep., prime and paint partiti	420 420 33 850	S.F. S.F. OPNG S.F.	\$34,227 \$4,626 \$4,740 \$22,325 \$2,536	Tom Klezov Tom Klezov Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No No No	No No No No No	
127 B	Resilient Floor Coatings & Pai	Sheet Vinyl: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	288 1,067	S.F. S.F.	\$7,192 \$4,009 \$3,183	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
127 C	Resilient Floor	Sheet Vinyl: Beyond Useful Life	09	IntFloor	Replace sheet vinyl flooring	60	S.F.	\$835	Tom Klezov	07-Aug-2002	No	No	
127 D	Resilient Floor	Sheet Vinyl: Beyond Useful Life	09	IntFloor	Replace sheet vinyl flooring	60	S.F.	\$835	Tom Klezov	07-Aug-2002	No	No	
127 E	Resilient Floor	Sheet Vinyl: Beyond Useful Life	09	IntFloor	Replace sheet vinyl flooring	60	S.F.	\$835	Tom Klezov	07-Aug-2002	No	No	
127 F	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint falling	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	96 96 390	S.F. S.F. S.F.	\$3,305 \$1,058 \$1,084 \$1,163	Tom Klezov Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No No	No No No No	
127 G	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint falling	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	96 96 390	S.F. S.F. S.F.	\$3,305 \$1,058 \$1,084 \$1,163	Tom Klezov Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No No	No No No No	
127 H	Resilient Floor	Sheet Vinyl: Beyond Useful Life	09	IntFloor	Replace sheet vinyl flooring	60	S.F.	\$835	Tom Klezov	07-Aug-2002	No	No	
128	Suspended Ceil Flooring Coatings & Pai	Acoustical Ceiling & Grid: Dama Concrete Floor Finish: Damaged Interior walls: Paint falling	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Paint concrete floor Prep., prime and paint partiti	1,120 1,120 1,365	S.F. S.F. S.F.	\$18,518 \$12,336 \$2,110 \$4,072	Tom Klezov Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No No	No No No No	
131	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint falling	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	185 185 555	S.F. S.F. S.F.	\$5,782 \$2,038 \$2,088 \$1,656	Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
133 A	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint falling	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	504 504 916	S.F. S.F. S.F.	\$13,971 \$5,551 \$5,687 \$2,733	Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	

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Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
133 D	Resilient Floor Coatings & Pail	VCT: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace VCT flooring and re Prep., prime and paint partiti	1,150 1,384	S.F. S.F.	\$17,108 \$12,979 \$4,129	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
134	Flooring Coatings & Pail	Concrete Floor Finish: Damaged Interior walls: Paint failing	09 09	IntFloor IntFinish	Paint concrete floor Prep., prime and paint partiti	1,150 1,384	S.F. S.F.	\$6,295 \$2,166 \$4,129	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
134 A	Resilient Floor Coatings & Pail	VCT: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace VCT flooring and re Prep., prime and paint partiti	216 600	S.F. S.F.	\$4,228 \$2,438 \$1,790	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
136	Suspended Ceil Flooding Coatings & Pail	Acoustical Ceiling & Grid: Dama Concrete Floor Finish: Damaged Interior walls: Paint failing	09 09 09	IntCell IntFloor IntFinish	Replace acoustical ceiling tli Paint concrete floor Prep., prime and paint partiti	1,280 1,280 1,460	S.F. S.F. S.F.	\$20,865 \$14,098 \$2,411 \$4,355	Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
Restroom	Partitions, Toile Coatings & Pail	Toilet Partitions: Beyond Useful Interior ceilings: Paint Failing	10 09	IntPart IntFinish	Replace damaged part. use Prep., prime and paint ceilin	3 300	Ea. S.F.	\$8,673 \$7,934 \$739	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
Restroom	Ceramic Tile Ceramic Tile Coatings & Pail	Wall Tile: Damaged or Failing Floor Tile: Damaged or Failing Interior ceilings: Paint Failing	09 09 09	IntFinish IntFloor IntFinish	Replace ceramic wall tile, no Replace ceramic floor tile & Prep., prime and paint ceilin	750 150 150	S.F. S.F. S.F.	\$36,023 \$27,843 \$7,811 \$370	Tom Klezov Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
Level 2								\$282,019					
201	Resilient Floor Coatings & Pail	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	840 1,182	S.F. S.F.	\$15,220 \$11,694 \$3,526	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
202	Resilient Floor Coatings & Pail	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	1,182 1,389	S.F. S.F.	\$20,598 \$16,455 \$4,144	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
203	Resilient Floor Coatings & Pail	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	1,020 1,325	S.F. S.F.	\$18,152 \$14,200 \$3,953	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
205	Resilient Floor Coatings & Pail	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	970 1,271	S.F. S.F.	\$17,296 \$13,504 \$3,791	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
207	Resilient Floor Coatings & Pail	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	960 1,264	S.F. S.F.	\$17,135 \$13,364 \$3,771	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
208	Resilient Floor Coatings & Pail	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	1,216 1,423	S.F. S.F.	\$21,174 \$16,929 \$4,245	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
210	Resilient Floor Coatings & Pail	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	840 1,182	S.F. S.F.	\$15,220 \$11,694 \$3,526	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
211	Resilient Floor Coatings & Pail	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	840 1,182	S.F. S.F.	\$15,220 \$11,694 \$3,526	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
213	Resilient Floor Coatings & Pail	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	840 1,182	S.F. S.F.	\$15,220 \$11,694 \$3,526	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
214	Resilient Floor Coatings & Pail	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	840 1,182	S.F. S.F.	\$15,220 \$11,694 \$3,526	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	

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Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
217	Resilient Floor Coatings & Pai	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	840	S.F.	\$15,220 \$11,694 \$3,526	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
218	Resilient Floor Coatings & Pai	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	750	S.F.	\$13,774 \$10,442 \$3,332	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
221	Resilient Floor Coatings & Pai	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	760	S.F.	\$13,936 \$10,580 \$3,356	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
222	Resilient Floor Coatings & Pai	Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace sheet vinyl flooring Prep., prime and paint partiti	1,125	S.F.	\$13,936 \$10,580 \$3,356	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
Corridor	Resilient Floor	Sheet Vinyl: Beyond Useful Life	09	InfFloor	Replace sheet vinyl flooring	3,600	S.F.	\$50,117 \$50,117	Tom Klezov	07-Aug-2002	No	No	
Restroom	Coatings & Pai	Interior walls: Paint failing	09	InfFinish	Prep., prime and paint partiti	384	S.F.	\$1,146 \$1,146	Tom Klezov	07-Aug-2002	No	No	
Restroom	Coatings & Pai	Interior walls: Paint failing	09	InfFinish	Prep., prime and paint partiti	384	S.F.	\$1,146 \$1,146	Tom Klezov	07-Aug-2002	No	No	
Restroom	Coatings & Pai	Interior walls: Paint failing	09	InfFinish	Prep., prime and paint partiti	384	S.F.	\$1,146 \$1,146	Tom Klezov	07-Aug-2002	No	No	
Restroom	Coatings & Pai	Interior walls: Paint failing	09	InfFinish	Prep., prime and paint partiti	384	S.F.	\$1,146 \$1,146	Tom Klezov	07-Aug-2002	No	No	
Level 3 300	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	124	S.F.	\$366,011 \$2,363	Tom Klezov	07-Aug-2002	No	No	
300 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	454	S.F.	\$1,009 \$1,354	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
300 C	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	221	S.F.	\$3,608 \$1,797 \$1,811	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
300 E	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	140	S.F.	\$2,580 \$1,139 \$1,441	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
300 F	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	695	S.F.	\$8,863 \$5,653 \$3,210	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
300 G	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	240	S.F.	\$3,870 \$1,952 \$1,918	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
300 H	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	110	S.F.	\$2,192 \$895	Tom Klezov	07-Aug-2002	No	No	
300 J	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	435	S.F.	\$1,298 \$2,030 \$813 \$1,217	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
301	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	100	S.F.	\$3,547 \$1,757 \$1,790	Tom Klezov	07-Aug-2002	No	No	
	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	216	S.F.	\$2,192 \$895 \$1,298	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	

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301 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	210	S.F.	\$3,781	Tom Klezov	07-Aug-2002	No	No	
						695	S.F.	\$2,073	Tom Klezov	07-Aug-2002	No	No	
301 B	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	246	S.F.	\$3,910	Tom Klezov	07-Aug-2002	No	No	
301 C	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	640	S.F.	\$1,909	Tom Klezov	07-Aug-2002	No	No	
						188	S.F.	\$2,945	Tom Klezov	07-Aug-2002	No	No	
						529	S.F.	\$1,578	Tom Klezov	07-Aug-2002	No	No	
301 D	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	120	S.F.	\$2,309	Tom Klezov	07-Aug-2002	No	No	
						447	S.F.	\$1,333	Tom Klezov	07-Aug-2002	No	No	
301 E	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	84	S.F.	\$1,799	Tom Klezov	07-Aug-2002	No	No	
						374	S.F.	\$1,116	Tom Klezov	07-Aug-2002	No	No	
301 F	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	168	S.F.	\$2,945	Tom Klezov	07-Aug-2002	No	No	
						529	S.F.	\$1,578	Tom Klezov	07-Aug-2002	No	No	
302	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	1,050	S.F.	\$12,514	Tom Klezov	07-Aug-2002	No	No	
						1,332	S.F.	\$8,540	Tom Klezov	07-Aug-2002	No	No	
								\$3,973	Tom Klezov	07-Aug-2002	No	No	
302 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	80	S.F.	\$1,740	Tom Klezov	07-Aug-2002	No	No	
						365	S.F.	\$651	Tom Klezov	07-Aug-2002	No	No	
303	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	298	S.F.	\$4,524	Tom Klezov	07-Aug-2002	No	No	
						704	S.F.	\$2,424	Tom Klezov	07-Aug-2002	No	No	
								\$2,100	Tom Klezov	07-Aug-2002	No	No	
304	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	250	S.F.	\$3,990	Tom Klezov	07-Aug-2002	No	No	
						656	S.F.	\$2,034	Tom Klezov	07-Aug-2002	No	No	
								\$1,957	Tom Klezov	07-Aug-2002	No	No	
306	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	729	S.F.	\$9,217	Tom Klezov	07-Aug-2002	No	No	
						1,102	S.F.	\$5,930	Tom Klezov	07-Aug-2002	No	No	
								\$3,287	Tom Klezov	07-Aug-2002	No	No	
306 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	729	S.F.	\$9,217	Tom Klezov	07-Aug-2002	No	No	
						1,102	S.F.	\$5,930	Tom Klezov	07-Aug-2002	No	No	
								\$3,287	Tom Klezov	07-Aug-2002	No	No	
306 B	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	112	S.F.	\$2,199	Tom Klezov	07-Aug-2002	No	No	
						432	S.F.	\$911	Tom Klezov	07-Aug-2002	No	No	
								\$1,289	Tom Klezov	07-Aug-2002	No	No	
306 C	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	112	S.F.	\$2,199	Tom Klezov	07-Aug-2002	No	No	
						432	S.F.	\$911	Tom Klezov	07-Aug-2002	No	No	
								\$1,289	Tom Klezov	07-Aug-2002	No	No	
306 D	Carpet Ceiling Tile Coatings & Pai	Carpet: Beyond Useful Life Glue on ceiling tile: Damaged or Interior walls: Paint failing	09 09	InfFloor InfCeil	Replace carpet and resilient Prep., prime and paint partiti	80	S.F.	\$2,497	Tom Klezov	07-Aug-2002	No	No	
						80	S.F.	\$651	Tom Klezov	07-Aug-2002	No	No	
						365	S.F.	\$757	Tom Klezov	07-Aug-2002	No	No	
								\$1,089	Tom Klezov	07-Aug-2002	No	No	
306 E	Carpet Ceiling Tile Coatings & Pai	Carpet: Beyond Useful Life Glue on ceiling tile: Damaged or Interior walls: Paint failing	09 09	InfFloor InfCeil	Replace carpet and resilient Prep., prime and paint partiti	84	S.F.	\$2,593	Tom Klezov	07-Aug-2002	No	No	
						84	S.F.	\$683	Tom Klezov	07-Aug-2002	No	No	
						374	S.F.	\$794	Tom Klezov	07-Aug-2002	No	No	
								\$1,116	Tom Klezov	07-Aug-2002	No	No	

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Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
306 F	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	84 374	S.F. S.F.	\$1,799 \$683 \$1,116	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
307	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	336 748	S.F. S.F.	\$4,964 \$2,733 \$2,231	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
308	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	762 1,126	S.F. S.F.	\$9,557 \$6,198 \$3,359	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
309	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	291 696	S.F. S.F.	\$4,442 \$2,366 \$2,076	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
309 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	179 546	S.F. S.F.	\$3,085 \$1,456 \$1,629	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
310	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	320 730	S.F. S.F.	\$4,781 \$2,603 \$2,178	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
310 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	238 629	S.F. S.F.	\$3,812 \$1,936 \$1,876	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
310 B	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	112 432	S.F. S.F.	\$2,199 \$911 \$1,289	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
310 C	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	112 432	S.F. S.F.	\$2,199 \$911 \$1,289	Tom Klezov Hunter Gain	07-Aug-2002 10-Sep-2002	No No	No No	
311	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	154 515	S.F. S.F.	\$2,789 \$1,252 \$1,536	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	109 433	S.F. S.F.	\$2,179 \$887 \$1,292	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 B	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	150 508	S.F. S.F.	\$2,736 \$1,220 \$1,515	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 C	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	108 431	S.F. S.F.	\$2,164 \$878 \$1,286	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 D	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	150 508	S.F. S.F.	\$2,736 \$1,220 \$1,515	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 E	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	108 424	S.F. S.F.	\$2,143 \$878 \$1,265	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 F	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	131 467	S.F. S.F.	\$2,458 \$1,065 \$1,393	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 G	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partitl	150 500	S.F. S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	

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Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
311 H	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	111	S.F.	\$2,185 \$902 \$1,283	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 J	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	100	S.F.	\$2,030 \$813 \$1,217	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 K	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 L	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 M	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 N	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 P	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 Q	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 R	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 S	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 T	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 U	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
311 V	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
312	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	1,652	S.F.	\$18,383 \$13,437 \$4,946	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
312 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	150	S.F.	\$2,712 \$1,220 \$1,492	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
312B	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	204	S.F.	\$3,398 \$1,659 \$1,739	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	
313	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	864	S.F.	\$10,607 \$7,027 \$3,580	Tom Klezov Tom Klezov	07-Aug-2002 07-Aug-2002	No No	No No	

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314 Q	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09	IntFloor	Replace carpet and resilient Prep., prime and paint partitl	120	S.F.	\$2,321	Tom Klezov	07-Aug-2002	No	No	
								\$976					
314 R	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09	IntFinish	Replace carpet and resilient Prep., prime and paint partitl	451	S.F.	\$1,345	Tom Klezov	07-Aug-2002	No	No	
								\$821					
314 S	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09	IntFinish	Replace carpet and resilient Prep., prime and paint partitl	101	S.F.	\$1,223	Tom Klezov	07-Aug-2002	No	No	
								\$1,431					
314O	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09	IntFloor	Replace carpet and resilient Prep., prime and paint partitl	60	S.F.	\$488	Tom Klezov	07-Aug-2002	No	No	
								\$943					
314T	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09	IntFinish	Replace carpet and resilient Prep., prime and paint partitl	316	S.F.	\$2,321	Tom Klezov	07-Aug-2002	No	No	
								\$976					
315	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09	IntFloor	Replace carpet and resilient Prep., prime and paint partitl	120	S.F.	\$1,345	Tom Klezov	07-Aug-2002	No	No	
								\$3,838					
315 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09	IntFinish	Replace carpet and resilient Prep., prime and paint partitl	240	S.F.	\$1,952	Tom Klezov	07-Aug-2002	No	No	
								\$1,885					
Corridor	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09	IntFloor	Replace carpet and resilient Prep., prime and paint partitl	600	S.F.	\$7,863	Tom Klezov	07-Aug-2002	No	No	
								\$4,880					
Restroom	Partitions, Toile Coatings & Pai	Toilet Partition: Damaged Urinal partition: Damaged Interior walls: Paint falling	09	IntFinish	Replace carpet and resilient Prep., prime and paint partitl	1,000	S.F.	\$2,983	Tom Klezov	07-Aug-2002	No	No	
								\$2,476					
Restroom	Partitions, Toile Coatings & Pai	Toilet Partition: Damaged Urinal partition: Damaged Interior walls: Paint falling	09	IntFloor	Replace carpet and resilient Prep., prime and paint partitl	132	S.F.	\$1,074	Tom Klezov	07-Aug-2002	No	No	
								\$1,402					
Restroom	Partitions, Toile Coatings & Pai	Toilet Partition: Damaged Urinal partition: Damaged Interior walls: Paint falling	09	IntFinish	Replace carpet and resilient Prep., prime and paint partitl	470	S.F.	\$55,541	Tom Klezov	07-Aug-2002	No	No	
								\$35,136					
Restroom	Partitions, Toile Coatings & Pai	Toilet Partition: Damaged Urinal partition: Damaged Interior walls: Paint falling	09	IntFloor	Replace carpet and resilient Prep., prime and paint partitl	4,320	S.F.	\$20,404	Tom Klezov	07-Aug-2002	No	No	
								\$18,202					
Restroom	Partitions, Toile Coatings & Pai	Toilet Partition: Damaged Urinal partition: Damaged Interior walls: Paint falling	10	IntPart	Replace damaged part. use	4	Ea.	\$10,544	Tom Klezov	07-Aug-2002	No	No	
								\$5,272					
Restroom	Partitions, Toile Coatings & Pai	Toilet Partition: Damaged Urinal partition: Damaged Interior walls: Paint falling	09	IntFinish	Replace damaged part. use	2	Ea.	\$2,386	Tom Klezov	07-Aug-2002	No	No	
								\$2,386					

- Facility Executive Summary -

Facility: California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\29 Airport Campus

Facility Description:

The Airport Campus Building is located at the Santa Monica Airport satellite campus, 3223 Donald Douglas Loop South, Santa Monica, California 90405. The 2-story 22,874 square foot building with a basement, also has an adjacent building which is included in the square footage contains offices, and classrooms. Originally built in 1953, a complete renovation of the building was completed in 2002.

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 concrete block. New roofing was applied over the existing roofing in 1989. Exterior doors are solid core wood with outdated hardware. Windows are typically steel framed single pane units.

INTERIORS:

Interior wall finishes are typically painted plaster with vinyl wall covering in some areas and ceramic tile in the restrooms; all are generally in poor condition. Ceiling finishes are typically suspended grid with acoustic tiles with painted plaster in utility areas and bathrooms and are in fair condition. Floor finishes are typically carpet with ceramic tile in the restrooms and are generally in poor condition. Interior doors are solid core wood.

MECHANICAL/PLUMBING:

Heating for the art studio area is provided by four ceiling hung natural gas fired space heaters. Two of these units were installed in 1989. The other two appear to be original building construction are beyond their useful life and should be replaced. Open windows provide ventilation. Several different types of equipment of various ages provide heating and cooling for the main classroom building. There are some residential style natural gas fired wall furnaces that provide heat. A few classrooms in the basement are served by a ducted heat pump that is controlled by one thermostat and does not provide uniform air distribution to the area served. Most of the building is cooled with window style air conditioners, several of which were installed in 2000. Restroom ventilation is provided by wall mounted exhaust fans that are beyond their useful life and should be replaced. The toilet facilities for the main classroom building were renovated as part of the building remodel in 1988. Low flush toilets and flush valves were installed. A 50-gallon gas fired water heater, located in the basement, provides hot water to the building. The basement contains a sewer lift station that has been fitted with new pumps to the original motors. The water piping is galvanized, leaking, beyond their useful life and should be replaced. There is a sewer lift station in the basement serving this building that is beyond its useful life and should be replaced.

ELECTRICAL:

Southern California Edison provides 400 amps of 120/240 volt, 1-phase, 3-wire service to the building. This system is supplemented by a 480 volt sub feed from the Ceramics building service that feeds a 150 KVA transformer that provides 400 amps of 120/208 volt, 3-phase, 4-wire power. The majority of the electrical system for this complex is beyond its useful life and should be replaced. The lighting system for this complex is of various types and ages. Most of the lighting is T-12 fluorescent installed during the 1988 renovation.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

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

Surveyor:

Louis Long

Date:

12-Aug-2002

Repair Costs:

\$2,591,483.63

Replacement Cost:

\$6,558,890.76

FCI:

39.51%

**Photo Description:**

- **Facility Executive Summary** -

Facility Selected: Santa Monica CCD\Santa Monica Main Campus\29 Airport Campus

- 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													
29 Airport Campus													
-Electrical													
	Panelboards	Panelboard: Beyond expected u	16	Electrical	Replace panelboards	22,874	S.F.	\$2,591,484	Dave Walls	15-Aug-2002	No	No	
	Detection Syste	Fire Alarm System: Beyond Usef	13	Special Electrical	Replace fire alarm system (S	22,874	S.F.	\$1,090,677	Dave Walls	15-Aug-2002	No	No	
	Exit And Emerg	Emergency Light: Missing or ina	4	Electrical	Install emergency battery pa	4	Ea.	\$99,159	Dave Walls	15-Aug-2002	No	No	
	Interior Lighting	Exit Light: Missing or inadequate	16	Electrical	Install exit light	8	Ea.	\$10,229	Dave Walls	14-Aug-2002	No	No	
	Feeder Section	Fixtures, fluorescent: Beyond ex	16	Electrical	Replace lighting sys w/ ener	22,874	S.F.	\$27,257	Dave Walls	15-Aug-2002	No	No	
	Wiring Devices	Switchboard: Beyond expected	16	Electrical	Replace switchboard section	1	Ea.	\$591,291	Dave Walls	15-Aug-2002	No	No	
		Branch Circuits: Beyond Expect	16	Electrical	Replace wires, switches, and	20,000	S.F.	\$74,502	Dave Walls	15-Aug-2002	No	No	
								\$133,744					
								\$47,390					
	Lockset	Lockset - Beyond Useful Life	08	Doors and Win	Replace ext. hardware incl cl	8	Ea.	\$26,447	H Gaines	10-Oct-2002	No	No	
	Miscellaneous	Exterior Surfaces: Paint Falling	09	Exterior Walls	Prep., paint ext. surf. incl. wa	6,874	S.F.	\$20,942	H Gaines	10-Oct-2002	No	No	
	-Mechanical												
	Sprinkler Syste	Fire Sprinklers: Beyond Useful L	13	Fire Protection	Replace fire sprinkler system	22,874	S.F.	\$459,853	Dave Walls	15-Aug-2002	No	No	
	Fans	Restroom exhaust: Beyond expe	15	Mechanical	Replace the existing toilet fa	3	Ea.	\$9,113	Dave Walls	15-Aug-2002	No	No	
	Pumps, Sewag	Pump, sewer: Beyond expected	15	Plumbing	Replace sewer pump and as	1	Ea.	\$75,578	H Gaines	06-Aug-2003	No	No	
	Air Handling Un	AHU: Missing or inadequate	15	Mechanical	Replace AHU, gymlactive, 2.	18,000	S.F.	\$248,608	Dave Walls	15-Aug-2002	No	No	Building has no cooling system.
								\$577,597					
	-Plumbing												
	Water Closets	Water closet: Beyond expected	15	Plumbing	Replace wall mounted water	11	Ea.	\$19,830	Dave Walls	15-Aug-2002	No	No	
	Pipe, Steel	Pipe, gas: Beyond expected use	15	Plumbing	Replace gas piping system	22,874	S.F.	\$115,605	Dave Walls	15-Aug-2002	No	No	
	Sinks	Sink, janitorial: Beyond expected	3	Plumbing	Replace floor mounted janito	3	Ea.	\$8,606	Dave Walls	15-Aug-2002	No	No	
	Drinking Founta	Drinking Fountain: Beyond expe	15	Plumbing	Replace drinking fountain, si	4	Ea.	\$11,716	Dave Walls	15-Aug-2002	No	No	
	Showers	Shower: Beyond expected usefu	15	Plumbing	Replace Mixing Valve & Hea	2	Ea.	\$1,801	Dave Walls	15-Aug-2002	No	No	
	Urinals	Urinal: Beyond expected usefu l	15	Plumbing	Replace wall hung urinal	8	Ea.	\$22,060	Dave Walls	15-Aug-2002	No	No	
	Lavatories	Lavatory: Beyond expected usef	15	Plumbing	Replace wall mounted lavato	10	Ea.	\$16,933	Dave Walls	15-Aug-2002	No	No	
	Pipe, Cast Iron	Pipe, sewer or waste: Beyond ex	15	Plumbing	Remove and replace C.I. se	22,874	S.F.	\$220,191	Dave Walls	15-Aug-2002	No	No	
	Pipe, Copper	Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	22,874	S.F.	\$160,856	Dave Walls	15-Aug-2002	No	No	
								\$202,375					
								\$8,509					
								\$5,368					
								\$3,141					
	Level 1												
011	Carpet Coatings & Pai	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	660	S.F.	\$8,509	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	1,053	S.F.	\$3,141	Louis Long	08-Aug-2002	No	No	
012	Carpet Coatings & Pai	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	960	S.F.	\$11,299	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	1,170	S.F.	\$7,808	Louis Long	08-Aug-2002	No	No	
013	Carpet Coatings & Pai	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	682	S.F.	\$8,560	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	1,010	S.F.	\$5,547	Louis Long	08-Aug-2002	No	No	
014	Carpet Coatings & Pai	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	740	S.F.	\$6,228	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	1,076	S.F.	\$3,210	Louis Long	08-Aug-2002	No	No	
014 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	96	S.F.	\$2,010	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	412	S.F.	\$1,229	Louis Long	08-Aug-2002	No	No	
024	Suspended Cell Carpet Coatings & Pai	Acoustical Ceiling & Grid: Dama	09	IntCell	Replace acoustical ceiling til	560	S.F.	\$23,806	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Replace carpet and resilient	1,786	S.F.	\$6,168	Louis Long	08-Aug-2002	No	No	
			09	IntFinish	Prep., prime and paint partit	1,043	S.F.	\$3,111	Louis Long	08-Aug-2002	No	No	
024 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	567	S.F.	\$7,324	Louis Long	08-Aug-2002	No	No	
		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partit	909	S.F.	\$4,612	Louis Long	08-Aug-2002	No	No	
								\$2,712					

- 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
Corridor	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	4,320 885	S.F. S.F.	\$37,776 \$35,136 \$2,640	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
Restroom	Partitions, Toile Ceramic Tile Ceramic Tile Ceramic Tile Coatings & Pai	Toilet Partitions: Beyond Useful Wall Tile: Damaged or Falling Floor Tile: Damaged or Falling Interior walls: Paint falling	10 09 09 09	IntPart IntFinish IntFloor IntFinish	Replace damaged part. use Replace ceramic wall tile, no Replace ceramic floor tile & Prep., prime and paint partiti	2 648 162 343	Ea. S.F. S.F. S.F.	\$38,788 \$5,272 \$24,058 \$6,435 \$1,023 \$51,793	Louis Long Louis Long Louis Long Louis Long Louis Long	08-Aug-2002 08-Aug-2002 08-Aug-2002 08-Aug-2002 08-Aug-2002	No No No No No	No No No No No	
Restroom	Partitions, Toile Ceramic Tile Ceramic Tile Coatings & Pai	Toilet Partitions: Beyond Useful Wall Tile: Damaged or Falling Floor Tile: Damaged or Falling Interior walls: Paint falling	10 09 09 09	IntPart IntFinish IntFloor IntFinish	Replace damaged part. use Replace ceramic wall tile, no Replace ceramic floor tile & Prep., prime and paint partiti	4 800 200 381	Ea. S.F. S.F. S.F.	\$10,544 \$29,698 \$10,414 \$1,137 \$3,282	Louis Long Louis Long Louis Long Louis Long	08-Aug-2002 08-Aug-2002 08-Aug-2002 08-Aug-2002	No No No No	No No No No	
Restroom Lobby	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	204 544	S.F. S.F.	\$1,659 \$1,623 \$213,592	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
Level 2 101	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	720 1,119	S.F. S.F.	\$5,856 \$3,338 \$9,373	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
102	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	720 1,179	S.F. S.F.	\$5,856 \$3,517 \$7,464	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
103	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	760 430	S.F. S.F.	\$6,181 \$1,283 \$9,558	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
104	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	760 1,132	S.F. S.F.	\$6,181 \$3,377 \$2,260	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
113	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	108 463	S.F. S.F.	\$878 \$1,381 \$2,945	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
115	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	160 551	S.F. S.F.	\$1,301 \$1,644 \$7,225	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
116	Space Heaters	Space heaters: Damaged or faili	15	Heating	Replace space heaters	2	Ea.	\$7,225	Dave Wals	14-Aug-2002	No	No	
119	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	208 599	S.F. S.F.	\$3,479 \$1,692 \$1,787	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
123	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	684 1,046	S.F. S.F.	\$6,684 \$5,563 \$3,120	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
124	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	580 907	S.F. S.F.	\$7,423 \$4,717 \$2,706	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
124 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	150 523	S.F. S.F.	\$1,220 \$1,960 \$3,272	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
124 B	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	195 565	S.F. S.F.	\$1,587 \$1,685	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	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
160	Carpet Wall Covering	Carpet: Beyond Useful Life Vinyl Wall Covering: Damaged o	09	IntFloor IntFinish	Replace carpet and resilient Replace vinyl wall covering	960	S.F.	\$19,147	Louis Long	08-Aug-2002	No	No	
						138	S.Y.	\$7,808 \$11,339	Louis Long	08-Aug-2002	No	No	
Corridor	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	4,320	S.F.	\$38,370	Louis Long	08-Aug-2002	No	No	
						1,084	S.F.	\$35,136 \$3,234	Louis Long	08-Aug-2002	No	No	
Restroom	Partitions, Toile Ceramic Tile Ceramic Tile Ceramic Tile Coatings & Pai	Toilet Partitions: Beyond Useful Wall Tile: Damaged or Falling Floor Tile: Damaged or Falling Interior walls: Paint falling	10	IntPart IntFinish IntFinish IntFinish	Replace damaged part. use Replace ceramic wall tile, no Replace ceramic floor tile & Prep., prime and paint partiti	3	Ea	\$29,840	Louis Long	08-Aug-2002	No	No	
						216	S.F.	\$7,934	Louis Long	08-Aug-2002	No	No	
						240	S.F.	\$8,020	Louis Long	08-Aug-2002	No	No	
						466	S.F.	\$12,487 \$1,390	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No	No	
Restroom	Partitions, Toile Ceramic Tile Ceramic Tile Partitions, Toile Coatings & Pai	Toilet Partitions: Beyond Useful Wall Tile: Damaged or Falling Floor Tile: Damaged or Falling Urinal partition: Damaged Interior walls: Paint falling	10	IntPart IntFinish IntFloor IntPart IntFinish	Replace damaged part. use Replace ceramic wall tile, no Replace ceramic floor tile & Replace damaged part. use Prep., prime and paint partiti	2	Ea	\$52,578	Louis Long	08-Aug-2002	No	No	
						864	S.F.	\$5,272	Louis Long	08-Aug-2002	No	No	
						216	S.F.	\$32,076	Louis Long	08-Aug-2002	No	No	
						1	Ea	\$11,247 \$2,662 \$1,322	Louis Long Louis Long Louis Long	08-Aug-2002 08-Aug-2002 08-Aug-2002	No	No	
						443	S.F.						

- Facility Executive Summary -

Facility: California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\31 Madison Campus

Facility Description:

The Madison Campus Building is located at the Madison satellite campus 1310 11th Street Santa Monica, California, 90405. The 2 story, 42,819 square foot building is used for offices, a theatre, an art gallery, classrooms, and houses the school of nursing. Originally built in 1943, there have been several renovations to the building. The renovations consisted of 8 upgrades to mechanical and electrical equipment and renovation of interior finishes. These renovations were completed in various projects between 1993 and 1996.

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 roofing system used is a Modified Bitumen type, installed in May 1997, and is in good condition. The exterior doors are a typically steel in steel frames with aluminum store front units at the main entries. Windows are typically steel framed, operable, single pane units.

INTERIORS:

Interior wall finishes are typically painted plaster with ceramic tile in the restrooms; the paint is generally in poor condition. Ceiling finishes are typically suspended grid with acoustic tiles and painted plaster in utility areas and are generally in good condition. Floor finishes are typically carpet with 12" x 12" vinyl tile in many areas and ceramic tile in the bathrooms. The carpet and VCT and are generally in poor condition. Interior doors are solid core wood with lever type locksets.

MECHANICAL/PLUMBING:

This building contains a mixture of mechanical systems depending on when the area was remodeled. Portions of the building are heated with residential gas fired wall heaters that were installed at various times between 1993 and 1996. There are portions of the building that are not served with heat. Open windows and portable electric fans provide ventilation. Most of the building has no air conditioning. The exception is the Art Gallery, which is served with two 5-ton gas/electric package rooftop units that were installed in 2000. The basement elevator equipment room has a new exhaust fan. The building restrooms were completely remodeled during the 1996 renovation. Low flush toilets and flush valves were installed. A 100-gallon natural gas fired water heater and circulating pump provides hot water to the building and is located in the basement. A small air compressor is located in the basement and provides simulated oxygen to the second floor nursing area.

ELECTRICAL:

The electrical system is fed from an SCE transformer that delivers 277/480 volt, 3-phase power via an 800-amp distribution panel located in a weatherproof enclosure at the exterior of the building. This 800-amp panel provides power to smaller panels, and various transformers located throughout the building. Most fluorescent lighting is fed with 277-volt power. The transformers provide 120/208 volt, 3-phase power for incandescent lighting, miscellaneous small equipment, and electrical outlets throughout the building. Most of the electrical equipment was installed during a partial building remodel in 1996. Remodeled portions of the building are lit with T-8 fluorescent lamps. The parking lot and cafeteria space is lit with High Intensity Discharge lamps. There is a Lithonia Lighting Control System located in the basement that controls the exterior lighting.

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 or heat/smoke detectors and is not centrally monitored. The building does not have a fire sprinkler system.

CONVEYING:

This building is equipped with a hydraulic elevator that was installed during the 1996 building renovation.