

**- Facility Executive Summary -**

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

**Surveyor:**

Louis Long

**Date:**

14-Oct-2002

**Repair Costs:**

\$1,400,556.93

**Replacement Cost:**

\$15,418,583.28

**FCI:**

9.08%



**Photo Description:**

California Community Colleges

COMET Survey Report

Report Date: 25 Nov 2003

- 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													
06 Business													
_Electrical													
	Detection Syste	Fire Alarm System: Beyond Usef	13	Special Electric	Replace fire alarm system (S	53,772	S.F.	\$1,400,557	Dave Walls	15-Aug-2002	No	No	
	Exit And Emerg	Battery backup system beyond u	16	Electrical	Replace central dc low volta	6	Ea.	\$232,458	H Gaines	04-Sep-2003	No	No	
Level 1								\$19,356					
101								\$686,131					
	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	640	S.F.	\$7,223	Louis Long	07-Aug-2002	No	No	
	Suspended Aco	Acoustical Ceiling Tile: Beyond	09	IntCeil	Replace acoustic ceiling tiles	640	S.F.	\$5,563	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	1,097	S.F.	\$3,272	Louis Long	07-Aug-2002	No	No	
103								\$4,705					
	Suspended Cell	Acoustical Ceiling & Grid: Dama	09	IntCeil	Replace acoustical ceiling til	120	S.F.	\$1,322	Louis Long	07-Aug-2002	No	No	
	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	120	S.F.	\$1,354	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	680	S.F.	\$2,029	Louis Long	07-Aug-2002	No	No	
105								\$26,163					
	Suspended Cell	Acoustical Ceiling & Grid: Dama	09	IntCeil	Replace acoustical ceiling til	1,024	S.F.	\$11,278	Louis Long	07-Aug-2002	No	No	
	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	1,024	S.F.	\$11,556	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	1,116	S.F.	\$3,329	Louis Long	07-Aug-2002	No	No	
106								\$18,717					
	Suspended Cell	Acoustical Ceiling & Grid: Dama	09	IntCeil	Replace acoustical ceiling til	690	S.F.	\$7,600	Louis Long	07-Aug-2002	No	No	
	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	690	S.F.	\$7,788	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	1,116	S.F.	\$3,329	Louis Long	07-Aug-2002	No	No	
107								\$70,294					
	Suspended Cell	Acoustical Ceiling & Grid: Dama	09	IntCeil	Replace acoustical ceiling til	1,408	S.F.	\$15,508	Louis Long	07-Aug-2002	No	No	
	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	4,432	S.F.	\$9,019	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	1,598	S.F.	\$4,767	Louis Long	07-Aug-2002	No	No	
107 A								\$4,433					
	Suspended Cell	Acoustical Ceiling & Grid: Dama	09	IntCeil	Replace acoustical ceiling til	130	S.F.	\$1,432	Louis Long	07-Aug-2002	No	No	
	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	130	S.F.	\$1,468	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	514	S.F.	\$1,533	Louis Long	07-Aug-2002	No	No	
107 B								\$4,197					
	Suspended Cell	Acoustical Ceiling & Grid: Dama	09	IntCeil	Replace acoustical ceiling til	130	S.F.	\$1,432	Louis Long	07-Aug-2002	No	No	
	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	130	S.F.	\$1,468	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	435	S.F.	\$1,298	Louis Long	07-Aug-2002	No	No	
111								\$13,408					
	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	832	S.F.	\$6,767	Louis Long	07-Aug-2002	No	No	
	Suspended Aco	Acoustical Ceiling Tile: Beyond	09	IntCeil	Replace acoustic ceiling tiles	336	S.F.	\$2,921	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	1,247	S.F.	\$3,720	Louis Long	07-Aug-2002	No	No	
111 A								\$7,157					
	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	260	S.F.	\$2,934	Louis Long	07-Aug-2002	No	No	
	Suspended Aco	Acoustical Ceiling Tile: Beyond	09	IntCeil	Replace acoustic ceiling tiles	260	S.F.	\$2,260	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	658	S.F.	\$1,963	Louis Long	07-Aug-2002	No	No	
115								\$3,813					
	Suspended Cell	Acoustical Ceiling & Grid: Dama	09	IntCeil	Replace acoustical ceiling til	96	S.F.	\$1,058	Louis Long	07-Aug-2002	No	No	
	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	96	S.F.	\$1,084	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	560	S.F.	\$1,671	Louis Long	07-Aug-2002	No	No	
117								\$23,001					
	Suspended Cell	Acoustical Ceiling & Grid: Dama	09	IntCeil	Replace acoustical ceiling til	840	S.F.	\$9,252	Louis Long	07-Aug-2002	No	No	
	Resilient Floor	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	840	S.F.	\$9,480	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint parttl	1,431	S.F.	\$4,269	Louis Long	07-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
117 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 parttl	63	S.F.	\$2,955	Louis Long	07-Aug-2002	No	No	
						63	S.F.	\$693	Louis Long	07-Aug-2002	No	No	
						520	S.F.	\$711	Louis Long	07-Aug-2002	No	No	
117 B	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 parttl	504	S.F.	\$12,503	Louis Long	07-Aug-2002	No	No	
						504	S.F.	\$5,551	Louis Long	07-Aug-2002	No	No	
						424	S.F.	\$5,687	Louis Long	07-Aug-2002	No	No	
120	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint parttl	520	S.F.	\$10,065	Louis Long	07-Aug-2002	No	No	
						520	S.F.	\$4,230	Louis Long	07-Aug-2002	No	No	
						441	S.F.	\$4,520	Louis Long	07-Aug-2002	No	No	
120 A	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint parttl	96	S.F.	\$2,786	Louis Long	07-Aug-2002	No	No	
						96	S.F.	\$781	Louis Long	07-Aug-2002	No	No	
						392	S.F.	\$835	Louis Long	07-Aug-2002	No	No	
120 B	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint parttl	96	S.F.	\$2,678	Louis Long	07-Aug-2002	No	No	
						96	S.F.	\$781	Louis Long	07-Aug-2002	No	No	
						356	S.F.	\$835	Louis Long	07-Aug-2002	No	No	
120 D	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint parttl	144	S.F.	\$3,287	Louis Long	07-Aug-2002	No	No	
						144	S.F.	\$1,171	Louis Long	07-Aug-2002	No	No	
						290	S.F.	\$1,251	Louis Long	07-Aug-2002	No	No	
120 E	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint parttl	96	S.F.	\$2,753	Louis Long	07-Aug-2002	No	No	
						96	S.F.	\$781	Louis Long	07-Aug-2002	No	No	
						381	S.F.	\$835	Louis Long	07-Aug-2002	No	No	
120 F	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint parttl	96	S.F.	\$2,726	Louis Long	07-Aug-2002	No	No	
						96	S.F.	\$781	Louis Long	07-Aug-2002	No	No	
						372	S.F.	\$835	Louis Long	07-Aug-2002	No	No	
120 G	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint parttl	96	S.F.	\$2,678	Louis Long	07-Aug-2002	No	No	
						96	S.F.	\$781	Louis Long	07-Aug-2002	No	No	
						356	S.F.	\$835	Louis Long	07-Aug-2002	No	No	
120 H	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint parttl	96	S.F.	\$2,797	Louis Long	07-Aug-2002	No	No	
						96	S.F.	\$781	Louis Long	07-Aug-2002	No	No	
						396	S.F.	\$835	Louis Long	07-Aug-2002	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 parttl	1,200	S.F.	\$40,369	Louis Long	07-Aug-2002	No	No	
						1,200	S.F.	\$13,217	Louis Long	07-Aug-2002	No	No	
						4,562	S.F.	\$13,543	Louis Long	07-Aug-2002	No	No	
133	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 parttl	900	S.F.	\$23,751	Louis Long	07-Aug-2002	No	No	
						900	S.F.	\$9,913	Louis Long	07-Aug-2002	No	No	
						1,234	S.F.	\$10,157	Louis Long	07-Aug-2002	No	No	
135	Resilient Floor Coatings & Pai	VCT: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace VCT flooring and re Prep., prime and paint parttl	80	S.F.	\$2,036	Louis Long	07-Aug-2002	No	No	
						380	S.F.	\$903	Louis Long	07-Aug-2002	No	No	
								\$1,134	Louis Long	07-Aug-2002	No	No	

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137	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	96 96 545	S.F. S.F. S.F.	\$3,768 \$1,058 \$1,084 \$1,626	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
139	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	130 130 546	S.F. S.F. S.F.	\$4,528 \$1,432 \$1,468 \$1,629	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
141	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	144 144 447	S.F. S.F. S.F.	\$4,543 \$1,585 \$1,625 \$1,333	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
143	Suspended Ceil Ceramic Tile Floor: Tile: Damaged or Failing Coatings & Pai	Acoustical Ceiling & Grid: Dama Wall Tile: Damaged or Failing Floor: Tile: Damaged or Failing Interior walls: Paint failing	09 09 09 09	IntCeil IntFinish IntFloor IntFinish	Replace acoustical ceiling til Replace ceramic wall tile, no Replace ceramic floor tile & Prep., prime and paint partiti	855 928 855 265	S.F. S.F. S.F. S.F.	\$89,182 \$9,418 \$34,453 \$44,521 \$791	Louis Long Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No No	No No No No	
143 A	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	150 150 394	S.F. S.F. S.F.	\$4,521 \$1,652 \$1,693 \$1,175	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
143 B	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	480 480 1,187	S.F. S.F. S.F.	\$14,245 \$5,287 \$5,417 \$3,541	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
144	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	800 1,305	S.F. S.F.	\$11,213 \$7,320 \$3,893	Louis Long Louis Long	07-Aug-2002 07-Aug-2002	No No	No No	
144 B	Suspended Ceil Carpet Coatings & Pai	Acoustical Ceiling & Grid: Dama Carpet: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace carpet and resilient Prep., prime and paint partiti	80 80 365	S.F. S.F. S.F.	\$2,621 \$881 \$651 \$1,089	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
145	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	576 576 778	S.F. S.F. S.F.	\$15,167 \$6,345 \$6,501 \$2,321	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
145 A	Suspended Ceil Coatings & Pai	Acoustical Ceiling & Grid: Dama Interior walls: Paint failing	09 09	IntCeil IntFinish	Replace acoustical ceiling til Prep., prime and paint partiti	192 416	S.F. S.F.	\$3,356 \$2,115 \$1,241	Louis Long Louis Long	07-Aug-2002 07-Aug-2002	No No	No No	
145 B	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	135 135 472	S.F. S.F. S.F.	\$4,420 \$1,488 \$1,524 \$1,408	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
145 C	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	411 411 823	S.F. S.F. S.F.	\$11,621 \$4,527 \$4,639 \$2,455	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
146	Suspended Ceil Carpet Coatings & Pai	Acoustical Ceiling & Grid: Dama Carpet: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace carpet and resilient Prep., prime and paint partiti	160 160 512	S.F. S.F. S.F.	\$4,591 \$1,762 \$1,301 \$1,527	Louis Long Louis Long Louis Long	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
147	Suspended Cell Carpet Coatings & Pai	Acoustical Ceiling & Grid: Dama Carpet: Beyond Useful Life Interior walls: Paint falling	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling tile Replace carpet and resilient Prep., prime and paint partiti	160 160 470	S.F. S.F. S.F.	\$4,466 \$1,762 \$1,301 \$1,402	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
148	Suspended Cell Carpet Coatings & Pai	Acoustical Ceiling & Grid: Dama Carpet: Beyond Useful Life Interior walls: Paint falling	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling tile Replace carpet and resilient Prep., prime and paint partiti	208 13 447	S.F. S.F. S.F.	\$3,729 \$2,291 \$1,005 \$1,333	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
149	Suspended Cell 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 tile Replace VCT flooring and re Prep., prime and paint partiti	880 880 1,986	S.F. S.F. S.F.	\$25,549 \$9,683 \$9,931 \$5,924	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
149 A	Suspended Cell 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 tile Replace VCT flooring and re Prep., prime and paint partiti	312 312 685	S.F. S.F. S.F.	\$9,002 \$3,437 \$3,521 \$2,043	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
149 B	Suspended Cell Carpet Coatings & Pai	Acoustical Ceiling & Grid: Dama Carpet: Beyond Useful Life Interior walls: Paint falling	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling tile Replace carpet and resilient Prep., prime and paint partiti	80 80 398	S.F. S.F. S.F.	\$2,719 \$881 \$651 \$1,187	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
149 C	Suspended Cell 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 tile Replace VCT flooring and re Prep., prime and paint partiti	54 54 380	S.F. S.F. S.F.	\$2,337 \$594 \$609 \$1,134	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
149 D	Suspended Cell 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 tile Replace VCT flooring and re Prep., prime and paint partiti	504 504 226	S.F. S.F. S.F.	\$11,912 \$5,551 \$5,687 \$674	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
150	Suspended Cell Carpet Coatings & Pai	Acoustical Ceiling & Grid: Dama Carpet: Beyond Useful Life Interior walls: Paint falling	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling tile Replace carpet and resilient Prep., prime and paint partiti	160 160 532	S.F. S.F. S.F.	\$4,651 \$1,762 \$1,301 \$1,587	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
151	Suspended Cell 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 tile Replace VCT flooring and re Prep., prime and paint partiti	216 216 729	S.F. S.F. S.F.	\$6,983 \$2,380 \$2,438 \$2,175	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
Board Room	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint falling	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	1,620 1,320	S.F. S.F.	\$17,114 \$13,176 \$3,938	Louis Long Louis Long	07-Aug-2002 07-Aug-2002	No No	No No	
Corridor	Suspended Cell Ceiling Tile Coatings & Pai	Acoustical Ceiling & Grid: Dama Glue on ceiling tile: Beyond exp Interior walls: Paint falling	09 08 09	IntCeil IntCeil IntFinish	Replace acoustical ceiling tile Replace 1' x 1' glued acousti Prep., prime and paint partiti	176 1,120 4,020	S.F. S.F. S.F.	\$24,530 \$1,939 \$10,589 \$11,952	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
Mens Restroom	Partitions, Toile 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	2 780 195 640	Ea. S.F. S.F. S.F.	\$44,593 \$5,272 \$28,960 \$8,452 \$1,909	Louis Long Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No No	No No No No	
Womens Restrom	Partitions, Toile 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	4 800 210 700	Ea. S.F. S.F. S.F.	\$51,431 \$10,544 \$29,698 \$9,101 \$2,088	Louis Long Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No No	No No No No	

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- Survey Detail Report -

Report Date: 25 Nov 2003

Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
Level 2 200 A	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	80 80 385	S.F. S.F. S.F.	\$461,968 \$2,495 \$651 \$695 \$1,148	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
200 B	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	80 80 410	S.F. S.F. S.F.	\$2,569 \$651 \$695 \$1,223	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
200 C	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	80 80 396	S.F. S.F. S.F.	\$2,527 \$651 \$695 \$1,181	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
200 D	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	80 80 406	S.F. S.F. S.F.	\$2,557 \$651 \$695 \$1,211	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
200 E	Suspended Cell Carpet Coatings & Pai	Acoustical Ceiling & Grid: Dama Carpet: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling tile Replace carpet and resilient Prep., prime and paint partiti	80 80 396	S.F. S.F. S.F.	\$2,713 \$881 \$651 \$1,181	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
203	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	810 810 1,187	S.F. S.F. S.F.	\$17,169 \$6,588 \$7,040 \$3,541	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
207	Resilient Floor Suspended Aco Coatings & Pai	VCT: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace VCT flooring and re Replace acoustic ceiling tiles Prep., prime and paint partiti	870 870 1,168	S.F. S.F. S.F.	\$20,865 \$9,819 \$7,562 \$3,484	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
220	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	106 106 418	S.F. S.F. S.F.	\$3,031 \$862 \$922 \$1,247	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
220 A	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	80 80 363	S.F. S.F. S.F.	\$2,429 \$651 \$695 \$1,083	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
220 B	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	80 80 363	S.F. S.F. S.F.	\$2,429 \$651 \$695 \$1,083	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
220 C	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	80 80 363	S.F. S.F. S.F.	\$2,429 \$651 \$695 \$1,083	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
220 D	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	80 80 402	S.F. S.F. S.F.	\$2,545 \$651 \$695 \$1,199	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
220 E	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	110 110 418	S.F. S.F. S.F.	\$3,098 \$895 \$956 \$1,247	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	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
220 F	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,539	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	400	S.F.	\$1,193	Louis Long	07-Aug-2002	No	No	
220 G	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,417	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	359	S.F.	\$1,071	Louis Long	07-Aug-2002	No	No	
220 H	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,429	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	363	S.F.	\$1,083	Louis Long	07-Aug-2002	No	No	
220 J	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,423	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	361	S.F.	\$1,077	Louis Long	07-Aug-2002	No	No	
220 K	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,402	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	354	S.F.	\$1,056	Louis Long	07-Aug-2002	No	No	
220 M	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,408	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	356	S.F.	\$1,062	Louis Long	07-Aug-2002	No	No	
220 N	Suspended Ceil Carpet, Coatings & Pai	Acoustical Ceiling & Grid: Dama Carpet: Beyond Useful Life Interior walls: Paint falling	09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til	80	S.F.	\$2,642	Louis Long	07-Aug-2002	No	No	
					Replace carpet and resilient	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	372	S.F.	\$1,110	Louis Long	07-Aug-2002	No	No	
220 P	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,456	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	372	S.F.	\$1,110	Louis Long	07-Aug-2002	No	No	
220 Q	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,456	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	372	S.F.	\$1,110	Louis Long	07-Aug-2002	No	No	
220 R	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,462	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	374	S.F.	\$1,116	Louis Long	07-Aug-2002	No	No	
220 S	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	312	S.F.	\$7,272	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	312	S.F.	\$2,538	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	678	S.F.	\$2,023	Louis Long	07-Aug-2002	No	No	
220 T	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,811	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	491	S.F.	\$1,465	Louis Long	07-Aug-2002	No	No	
220 U	Carpet, Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint falling	09	IntFloor IntCeil IntFinish	Replace carpet and resilient	80	S.F.	\$2,366	Louis Long	07-Aug-2002	No	No	
					Replace acoustic ceiling tiles	80	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
					Prep., prime and paint partiti	342	S.F.	\$1,020	Louis Long	07-Aug-2002	No	No	

COMET Survey Report  
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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
220 V	Resilient Floor Coatings & Pai	VCT: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace VCT flooring and re Prep., prime and paint partiti	169 466	S.F. S.F.	\$3,297 \$1,907 \$1,350	Louis Long Louis Long	07-Aug-2002 07-Aug-2002	No No	No No	
231	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	2,808 2,808 2,041	S.F. S.F. S.F.	\$53,333 \$22,839 \$24,405 \$6,088	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
231 A	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	60 307	S.F. S.F.	\$1,404 \$488 \$916	Louis Long Louis Long	07-Aug-2002 07-Aug-2002	No No	No No	
250	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	620 620 969	S.F. S.F. S.F.	\$13,322 \$5,043 \$5,389 \$2,891	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
251	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	558 568 969	S.F. S.F. S.F.	\$12,279 \$4,539 \$4,850 \$2,891	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
252	Resilient Floor Suspended Aco Coatings & Pai	VCT: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace VCT flooring and re Replace acoustic ceiling tiles Prep., prime and paint partiti	640 640 1,001	S.F. S.F. S.F.	\$15,771 \$7,223 \$5,563 \$2,986	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
253	Suspended Ceil Carpet Coatings & Pai	Acoustical Ceiling & Grid: Dama Carpet: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace carpet and resilient Prep., prime and paint partiti	1,344 1,344 1,504	S.F. S.F. S.F.	\$30,220 \$14,803 \$10,931 \$4,487	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
254	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil IntFloor IntFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	1,224 1,224 1,390	S.F. S.F. S.F.	\$31,441 \$13,481 \$13,813 \$4,146	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
255	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	1,320 1,320 1,468	S.F. S.F. S.F.	\$26,588 \$10,736 \$11,473 \$4,379	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
259	Carpet Suspended Aco Coatings & Pai	Carpet: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace carpet and resilient Replace acoustic ceiling tiles Prep., prime and paint partiti	1,320 1,320 1,463	S.F. S.F. S.F.	\$26,573 \$10,736 \$11,473 \$4,364	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
263	Resilient Floor Suspended Aco Coatings & Pai	VCT: Beyond Useful Life Acoustical Ceiling Tile: Beyond Interior walls: Paint failing	09 09 09	IntFloor IntCeil IntFinish	Replace VCT flooring and re Replace acoustic ceiling tiles Prep., prime and paint partiti	1,472 1,472 1,496	S.F. S.F. S.F.	\$33,870 \$16,613 \$12,794 \$4,463	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
Corridor	Suspended Ceil Ceiling Tile Coatings & Pai	Acoustical Ceiling & Grid: Dama Glue on ceiling tile: Beyond exp Interior walls: Paint failing	09 09 09	IntCeil IntCeil IntFinish	Replace acoustical ceiling til Replace 1' x 1' glued acoust Prep., prime and paint partiti	176 1,120 1,616	S.F. S.F. S.F.	\$17,359 \$1,939 \$10,599 \$4,821	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
Faculty Womens Room	Ceramic Tile Ceramic Tile Coatings & Pai	Wall Tile: Damaged or Failing Floor Tile: Damaged or Failing Interior walls: Paint failing	09 09 09	IntFinish IntFloor IntFinish	Replace ceramic wall tile, no Replace ceramic floor tile & Prep., prime and paint partiti	240 60 209	S.F. S.F. S.F.	\$12,134 \$8,910 \$2,600 \$823	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	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
Faculty Mens room													
Ceramic Tile		Wall Tile: Damaged or Falling	09	IntFinish	Replace ceramic wall tile, no	240	S.F.	\$12,134	Louis Long	07-Aug-2002	No	No	
Ceramic Tile		Floor Tile: Damaged or Falling	09	IntFloor	Replace ceramic floor tile &	60	S.F.	\$8,910	Louis Long	07-Aug-2002	No	No	
Coatings & Pai		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	209	S.F.	\$2,600	Louis Long	07-Aug-2002	No	No	
								\$623	Louis Long	07-Aug-2002	No	No	
Mens Restroom													
Partitions, Toile		Toilet Partitions: Beyond Useful	10	IntPart	Replace damaged part. use	2	Ea	\$31,192	Louis Long	07-Aug-2002	No	No	
Ceramic Tile		Wall Tile: Damaged or Falling	09	IntFinish	Replace ceramic wall tile, no	460	S.F.	\$5,272	Louis Long	07-Aug-2002	No	No	
Ceramic Tile		Floor Tile: Damaged or Falling	09	IntFloor	Replace ceramic floor tile &	195	S.F.	\$17,077	Louis Long	07-Aug-2002	No	No	
Coatings & Pai		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	131	S.F.	\$8,452	Louis Long	07-Aug-2002	No	No	
								\$391	Louis Long	07-Aug-2002	No	No	
Womens Restrom													
Partitions, Toile		Toilet Partitions: Beyond Useful	10	IntPart	Replace damaged part. use	4	Ea	\$37,113	Louis Long	07-Aug-2002	No	No	
Ceramic Tile		Wall Tile: Damaged or Falling	09	IntFinish	Replace ceramic wall tile, no	460	S.F.	\$10,544	Louis Long	07-Aug-2002	No	No	
Ceramic Tile		Floor Tile: Damaged or Falling	09	IntFloor	Replace ceramic floor tile &	210	S.F.	\$17,077	Louis Long	07-Aug-2002	No	No	
Coatings & Pai		Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partiti	131	S.F.	\$9,101	Louis Long	07-Aug-2002	No	No	
								\$391	Louis Long	07-Aug-2002	No	No	

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**- Facility Executive Summary -**

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**Facility:** California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\08 Gymnasium

**Facility Description:**

The Gym Building is located at the District's main campus, 1900 Pico Blvd., Santa Monica California 90405. The 2-story 41,158 square foot building contains offices, and a gym. Originally constructed in 1958, the building has been renovated recently. The renovation consisted of new interior finishes and was completed in 1997.

**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. The roofing system used is a modified bitumen type which was installed in May of 2000 and is in good condition. Exterior doors are typically steel in steel frames with upgraded hardware. Windows are steel framed single pane units.

**INTERIORS**

Interior wall finishes are typically painted plaster and range from fair to poor condition. Ceiling finishes are typically painted with 1' x 1' glue up acoustic tile in some areas that is in poor condition. Floor finishes are a combination of 1' x 1' vinyl tile and wood. The tile shows wear and tear and needs to be replaced in some areas as noted on the level 2 report. The gym floor is in excellent condition and needs no work at this time. There is ceramic tile in restrooms and high use areas that is in poor condition. Interior doors are solid core wood, with lever type locksets.

**MECHANICAL/PLUMBING:**

The mechanical system for this building contains several different types of equipment. The gymnasium is provided with heat/vent by two platform mounted, hot water coil air-handling units. Three roof mounted exhaust fans provide air circulation. Classrooms in the building have ceiling hung heat/vent units in each space that are hot water coil air-handling units. All hot water for this equipment is provided by two 1.5 million BTUH boilers. Storage areas are heated with electric wall or ceiling hung heaters. The basement furnace unit is currently only providing air circulation for adjacent classrooms. One of the classrooms contains a window type cooling unit and most of the other classrooms have wall mounted exhaust fans. There is a roof mounted exhaust fan that serves the toilet facilities. The gymnasium and the other areas of the building do not have any cooling. Most equipment within this building is obsolete, beyond its useful life, and should be replaced and upgraded. Most of the plumbing system - piping and fixtures in the complex is original and though functioning adequately because of good maintenance practices, is beyond its expected useful life. Toilets have been replaced with low flush units. Most of the faucets have been replaced.

**ELECTRICAL:**

The electrical system is fed from a 500 KVA transformer that delivers 120/208 volt, 3-phase power via a 1400-amp distribution panel located in the basement of the Physical Education building. This transformer and distribution panel serves smaller panels located throughout this building. 400-watt metal halide fixtures provide the lighting for the gymnasium. This updated lighting appears in good condition. The hallways are lit with upgraded fluorescent fixtures containing electronic ballasts and T-8 lamps. Some of the classrooms contain fluorescent lighting with T-12 lamps. These areas should receive upgraded fluorescent lights with electronic ballasts and T-8 lamps. The building is equipped with exit signs and emergency lighting that are powered by an Exide battery backup system that has exceeded its useful life. This battery backup system is located in the basement of the Physical Education building.

**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 does not have a fire sprinkler system.

**CONVEYING:**

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

**- Facility Executive Summary -**

**Facility:** California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\08 Gymnasium

**Surveyor:**  
Louis Long

**Date:**  
12-Aug-2002

**Repair Costs:**  
\$4,080,139.74

**Replacement Cost:**  
\$13,020,744.88

**FCI:**  
31.34%



**Photo Description:**

- 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													
08 Gymnasium													
_Electrical													
	Panelboards	Panelboard: Beyond expected u	16	Electrical	Replace panelboards	41,158	S.F.	\$4,080,140	Dave Wals	15-Aug-2002	No	No	
	Detection Syste	Fire Alarm System: Beyond Usef	13	Special Electric	Replace fire alarm system	41,158	S.F.	\$1,188,722	Dave Wals	15-Aug-2002	No	No	
	Exit And Emerg	Exit Light: Missing or inadequate	16	Electrical	Install exit light	4	Ea	\$278,012	Dave Wals	15-Aug-2002	No	No	
	Wiring Devices	Receptacle: Damaged or failing	16	Electrical	Replace wires, switches, and	3,500	S.F.	\$178,420	Dave Wals	15-Aug-2002	No	No	
	Interior Lighting	Fixtures, fluorescent: Beyond ex	16	Electrical	Replace lighting sys w/ ener	15,000	S.F.	\$23,411	Dave Wals	15-Aug-2002	No	No	Basement emergency lighting is
	Wiring Devices	Branch Circuits: Beyond Expect	16	Electrical	Replace wires, switches, and	41,158	S.F.	\$387,747	Dave Wals	15-Aug-2002	No	No	
	Exit And Emerg	Battery backup system beyond u	16	Electrical	Replace battery operated em	41,158	S.F.	\$275,233	Dave Wals	15-Aug-2002	No	No	
								\$32,270	H Gaines	06-Aug-2003	No	No	
_Mechanical													
	Elevators	Elevator, 2-Stop: Beyond expect	14	Conveying	Replace the existing elevator	1	Ea	\$1,544,588	Dave Wals	15-Aug-2002	No	No	
	Sprinkler Syste	Fire Sprinklers: Beyond Useful L	13	Fire Protection	Replace fire sprinkler system	41,158	S.F.	\$148,812	Dave Wals	15-Aug-2002	No	No	
	Fans	Restroom exhaust: Beyond expe	15	Mechanical	Replace the existing toilet fa	4	Ea	\$227,714	Dave Wals	15-Aug-2002	No	No	
	Ductwork	Ductwork: Beyond expected usef	15	Mechanical	Replace ductwork	41,158	S.F.	\$12,151	Dave Wals	15-Aug-2002	No	No	
	Air Handling Un	AHU: Beyond expected useful lif	15	Mechanical	Replace with a new AHU	1	Ea	\$534,435	Dave Wals	15-Aug-2002	No	No	
	Air Handling Un	AHU: Missing or inadequate	15	Mechanical	Replace AHU, gymnastic, 2,	41,158	S.F.	\$38,580	Dave Wals	15-Aug-2002	No	No	
	Space Heaters	Space heaters: Beyond useful e	15	Heating	Replace space heaters	4	Ea	\$588,455	Dave Wals	15-Aug-2002	No	No	Building has no cooling system.
								\$14,449	Dave Wals	15-Aug-2002	No	No	
_Plumbing													
	Water Closets	Water closet: Beyond expected	15	Plumbing	Replace wall mounted water	11	Ea	\$989,591	Dave Wals	15-Aug-2002	No	No	
	Pipe, Steel	Pipe, gas: Beyond expected use	15	Plumbing	Replace gas piping system	41,158	S.F.	\$19,830	Dave Wals	15-Aug-2002	No	No	
	Sinks	Sink, janitorial: Beyond expected	15	Plumbing	Replace floor mounted janito	1	Ea	\$208,024	Dave Wals	15-Aug-2002	No	No	
	Drinking Founta	Drinking Fountain: Beyond expe	15	Plumbing	Replace drinking fountain, si	10	Ea	\$2,869	Dave Wals	15-Aug-2002	No	No	
	Urinals	Urinal: Beyond expected useful l	15	Plumbing	Replace wall hung urinal	5	Ea	\$29,290	Dave Wals	15-Aug-2002	No	No	
	Lavatories	Lavatory: Beyond expected usef	15	Plumbing	Replace wall mounted lavato	6	Ea	\$13,787	Dave Wals	15-Aug-2002	No	No	
	Pipe, Cast Iron	Pipe, sewer or waste: Beyond ex	15	Plumbing	Remove and replace C.I. se	41,158	S.F.	\$10,160	Dave Wals	15-Aug-2002	No	No	
	Pipe, Copper	Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	41,158	S.F.	\$386,198	Dave Wals	15-Aug-2002	No	No	
								\$289,435	Dave Wals	15-Aug-2002	No	No	
002	Suspended Ceil Coatings & Pai	Acoustical Ceiling & Grid: Dama interior walls: Paint falling	09	IntCeil IntFinish	Replace acoustical ceiling til Prep., prime and paint partitl	336	S.F.	\$9,629	Louis Long	08-Aug-2002	No	No	
						1,987	S.F.	\$5,927	Louis Long	08-Aug-2002	No	No	
003	Suspended Aco Coatings & Pai	Acoustical Ceiling Tile: Damage interior walls: Paint falling	09	IntCeil IntFinish	Replace acoustical ceiling tiles Prep., prime and paint partitl	336	S.F.	\$5,132	Louis Long	08-Aug-2002	No	No	
						741	S.F.	\$2,210	Louis Long	08-Aug-2002	No	No	
004	Ceiling Tile Coatings & Pai	Glue on ceiling tile: Beyond exp interior walls: Paint falling	09	IntCeil IntFinish	Replace 1' x 1' glued acousti Prep., prime and paint partitl	2,178	S.F.	\$26,243	Louis Long	08-Aug-2002	No	No	
						1,888	S.F.	\$20,611	Louis Long	08-Aug-2002	No	No	
100	Ceiling Tile Coatings & Pai	Glue on ceiling tile: Beyond exp interior walls: Paint falling	09	IntCeil IntFinish	Replace 1' x 1' glued acousti Prep., prime and paint partitl	27,699	S.F.	\$280,004	Louis Long	08-Aug-2002	No	No	
						5,992	S.F.	\$262,129	Louis Long	08-Aug-2002	No	No	
101 A	Ceiling Tile Coatings & Pai	Glue on ceiling tile: Beyond exp interior walls: Paint falling	09	IntCeil IntFinish	Replace 1' x 1' glued acousti Prep., prime and paint partitl	144	S.F.	\$2,880	Louis Long	08-Aug-2002	No	No	
						509	S.F.	\$1,362	Louis Long	08-Aug-2002	No	No	
								\$1,518	Louis Long	08-Aug-2002	No	No	
Corridor	Suspended Aco	Acoustical Ceiling Tile: Damage	09	IntCeil	Replace acoustical ceiling tiles	100	S.F.	\$869	Louis Long	08-Aug-2002	No	No	
								\$869	Louis Long	08-Aug-2002	No	No	
Restroom 2	Partitions, Toile Ceramic Tile Coatings & Pai	Toilet Partition: Damaged Wall Tile: Damaged or Failing Floor Tile: Damaged or Failing 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 partitl	4	Ea	\$52,472	Louis Long	08-Aug-2002	No	No	
						605	S.F.	\$22,459	Louis Long	08-Aug-2002	No	No	
						364	S.F.	\$18,953	Louis Long	08-Aug-2002	No	No	
						173	S.F.	\$516	Louis Long	08-Aug-2002	No	No	

**- Facility Executive Summary -**

**Facility:** California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\14 Physical Education

**Facility Description:**

The Physical Education Building, 5, is located on the Santa Monica Campus of Santa Monica City College, in the City of Santa Monica California. The 1-story 24,653 square foot building contains offices, a fitness center, men and women's locker rooms, equipment rooms, and showers. Originally constructed in 1958 there have been not been any major renovations except to the fitness center within the last few years.

**SITE:**

Concrete sidewalks immediately adjacent to the facility are in good condition.

**EXTERIOR:**

This is a 1-story concrete building that is in excellent condition with no signs of stress fractures or settling. All exterior doors are painted metal, with upgraded hardware. Building exterior finishes are in fair condition. The roofing system is a MC.2R Monoform installed in June 1979. It has a 20 year warranty and is in poor condition and should be replaced.

**INTERIORS**

Interior doors are solid wood, and the hardware is not up to current code requirements. Floor finishes are a combination of 9" x 9" tile, carpet, and unfinished concrete. The concrete floors show many cracks and should have a sealer put on them. The restrooms and showers are in very poor condition showing signs of neglect and excessive wear. Wall and floor tiles are cracked and missing. The fitness center is new and in very good condition.

**MECHANICAL/PLUMBING:**

This complex contains several different types of HVAC equipment depending on when the area was remodeled. The men's and women's locker rooms are served hot water heat/vent by separate roof mounted Temtrol units with pneumatic controls and were replaced in approximately 1991. The fitness center is served by two roof mounted package gas/electric units. The basement boiler room has just gone through a complete equipment change out. Hot water heating is provided by two 4,000,000 BTU gas fired boilers that are supported by two circulating pumps. This boiler room serves the Physical Education and Gymnasium buildings. The boiler room contains a new 200-amp, 208-volt MCC that is fed from the main electrical room. The roof mounted exhaust fans serving the building are all roof mounted, obsolete, beyond their useful life, and should be replaced and upgraded. The toilets have been upgraded with low flush units and faucets have recently been replaced. Two 1,440,000 BTU gas fired hot water boilers feed four 574-gallon storage tanks and two expansion tanks, supply the domestic hot water system for the Physical Education and Gymnasium buildings. This equipment was recently installed to replace the aging and obsolete system.

**ELECTRICAL:**

The electrical system is fed from the campus 4160 volt electrical system to a 500 KVA transformer that delivers 120/208 volt, 3-phase power via a 1400-amp distribution panel located in the ground floor electric room. This distribution panel serves smaller panels located throughout the Physical Education and Gymnasium buildings. Most equipment and wiring are original, obsolete, beyond its useful life, and should be replaced and upgraded. The lighting for this building contains different types of fixtures depending on when the structure was built or remodeled. The locker rooms contain a variety of fixtures. Most fluorescent fixtures have been upgraded with electronic ballasts and T-8 lamps. There is also some HID lighting of unknown age. The building exit signs are powered by an Exide battery backup system that appears in aging but good condition.

**FIRE PROTECTION/LIFE SAFETY SYSTEMS:**

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

**Surveyor:**

Louis Long

**Date:**

12-Aug-2002

**Repair Costs:**

\$4,410,658.26

**Replacement Cost:**

\$7,923,967.26

**FCI:**

55.66%



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**- Facility Executive Summary -**

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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													
14 Physical Education													
- Electrical													
	Panelboards	Panelboard: Beyond expected u	16	Electrical	Replace panelboards	24,653	S.F.	\$4,410,658					
	Detection Syste	Fire Alarm System: Beyond Usef	13	Special Electric	Replace fire alarm system (S	24,653	S.F.	\$1,513,325					
	Dry Type Trans	Dry Type Xfmr: Beyond expected	16	Electrical	Replace XFMR: 3p 480-120/	2	Ea	\$186,601	Dave Walls	15-Aug-2002	No	No	
	Interior Lighting	Fixtures, fluorescent: Beyond ex	16	Electrical	Replace lighting sys w/ emer	24,653	S.F.	\$210,983	Dave Walls	15-Aug-2002	No	No	
	Feeder Section	Switchboard: Beyond expected	16	Electrical	Replace switchboard section	3	Ea	\$637,282	Dave Walls	15-Aug-2002	No	No	
	Wiring Devices	Branch Circuits: Beyond Expect	16	Electrical	Replace wires, switches, and	24,653	S.F.	\$223,506	Dave Walls	15-Aug-2002	No	No	
	Exit And Emerg	Battery Backup System: Damsag	16	Electrical	Replace central dc low volta	1	Ea	\$164,856	Dave Walls	15-Aug-2002	No	No	
								\$3,226	H Gaines	27-Jan-2003	No	No	
- Mechanical													
	Sprinkler Syste	Fire Sprinklers: Beyond Useful L	13	Fire Protection	Replace fire sprinkler system	24,653	S.F.	\$468,672					
	Fans	Restroom exhaust: Beyond expe	15	Mechanical	Replace the existing toilet fa	4	Ea	\$136,397	Dave Walls	15-Aug-2002	No	No	
	Ductwork	Ductwork: Beyond expected usef	15	Mechanical	Replace ductwork	24,653	S.F.	\$320,124	Dave Walls	15-Aug-2002	No	No	
- Plumbing													
	Water Closets	Water closet: Beyond expected	15	Plumbing	Replace wall mounted water	12	Ea	\$738,705					
	Pipe, Steel	Pipe, gas: Beyond expected use	15	Plumbing	Replace gas piping system	24,653	S.F.	\$124,603	Dave Walls	15-Aug-2002	No	No	
	Sinks	Sink, janitorial: Beyond expected	15	Plumbing	Replace floor mounted janito	2	Ea	\$5,737	Dave Walls	15-Aug-2002	No	No	
	Drinking Founta	Drinking Fountain: Beyond expe	15	Plumbing	Replace drinking fountain, si	1	Ea	\$2,929	Dave Walls	15-Aug-2002	No	No	
	Showers	Shower: Beyond expected usefu	15	Plumbing	Replace Mixing Valve & Hea	120	Ea	\$108,057	Dave Walls	15-Aug-2002	No	No	
	Urinals	Urinal: Beyond expected usefu l	15	Plumbing	Replace wall hung urinal	15	Ea	\$41,362	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	24,653	S.F.	\$237,316	Dave Walls	15-Aug-2002	No	No	
	Pipe, Copper	Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	24,653	S.F.	\$173,363	Dave Walls	15-Aug-2002	No	No	
- Roof													
	Sprayed	Spray Foam Roof: Damaged or	07	Roofing	Replace sprayed foam roofin	30,600	S.F.	\$440,576	Louis Long	30-Aug-2002	No	No	
101													
	Lockers	Lockers: Damaged or Falling	10	Furniture/Shelvi	Replace single-tier	112	OPNG	\$75,873	Louis Long	09-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partii	1,247	S.F.	\$3,720	Louis Long	09-Aug-2002	No	No	
101 A													
	Ceramic Tile	Wall Tile: Damaged or Falling	09	IntFinish	Replace ceramic wall tile, no	563	S.F.	\$35,030	Louis Long	09-Aug-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Falling	09	IntFinish	Replace ceramic floor tile &	315	S.F.	\$20,888	Louis Long	09-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partii	161	S.F.	\$13,652	Louis Long	09-Aug-2002	No	No	
101 B													
	Partitions, Toile	Toilet Partition: Damaged	10	IntPart	Replace damaged part. use	2	Ea	\$25,620	Louis Long	09-Aug-2002	No	No	
	Ceramic Tile	Wall Tile: Damaged or Falling	09	IntFinish	Replace ceramic wall tile, no	376	S.F.	\$5,272	Louis Long	09-Aug-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Falling	09	IntFinish	Replace ceramic floor tile &	140	S.F.	\$13,961	Louis Long	09-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partii	107	S.F.	\$6,067	Louis Long	09-Aug-2002	No	No	
103													
	Shelving	Shelving: Damaged or Falling	06	Furniture/Shelvi	Replace shelving (Casework	120	L.F.	\$75,359	Louis Long	09-Aug-2002	No	No	
	Cabinets	Base Cabinets: Beyond Useful L	06	Furniture/Shelvi	Replace base cabinets and c	20	L.F.	\$60,565	Louis Long	09-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partii	1,379	S.F.	\$10,681	Louis Long	09-Aug-2002	No	No	
105													
	Lockers	Lockers: Damaged or Falling	10	Furniture/Shelvi	Replace multi-box	1,248	OPNG	\$301,792	Louis Long	09-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partii	1,797	S.F.	\$296,432	Louis Long	09-Aug-2002	No	No	
105 A													
	Ceramic Tile	Wall Tile: Damaged or Falling	09	IntFinish	Replace ceramic wall tile, no	13	S.F.	\$76,497	Louis Long	09-Aug-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Falling	09	IntFinish	Replace ceramic floor tile &	1,728	S.F.	\$486	Louis Long	09-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint falling	09	IntFinish	Prep., prime and paint partii	377	S.F.	\$74,887	Louis Long	09-Aug-2002	No	No	
								\$1,125	Louis Long	09-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	Suspended Ceiling	Acoustical Ceiling & Grid: Dama	09	IntCeil	Replace acoustical ceiling tile	960	S.F.	\$21,884	Louis Long	09-Aug-2002	No	No	
	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	960	S.F.	\$10,574	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	1,174	S.F.	\$7,808	Louis Long	09-Aug-2002	No	No	
111	Partitions, Toile	Toilet Partitions: Beyond Useful	10	IntPart	Replace damaged part. use	1	Ea	\$29,753	Louis Long	09-Aug-2002	No	No	
	Ceramic Tile	Wall Tile: Damaged or Failing	09	IntFinish	Replace ceramic wall tile, no	467	S.F.	\$2,662	Louis Long	09-Aug-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Failing	09	IntFinish	Replace ceramic floor tile &	216	S.F.	\$17,334	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	133	S.F.	\$9,361	Louis Long	09-Aug-2002	No	No	
111 A	Lockers	Lockers: Beyond Useful Life	10	Furniture/Shelvi	Replace single-tier	15	OPNG	\$10,928	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	424	S.F.	\$9,663	Louis Long	09-Aug-2002	No	No	
121 Mens Restroom	Partitions, Toile	Toilet Partitions: Beyond Useful	10	IntPart	Replace damaged part. use	5	Ea	\$71,232	Louis Long	09-Aug-2002	No	No	
	Ceramic Tile	Wall Tile: Damaged or Failing	09	IntFinish	Replace ceramic wall tile, no	809	S.F.	\$13,205	Louis Long	09-Aug-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Failing	09	IntFinish	Replace ceramic floor tile &	630	S.F.	\$30,035	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	231	S.F.	\$27,302	Louis Long	09-Aug-2002	No	No	
151	Lockers	Lockers: Damaged or Failing	10	Furniture/Shelvi	Replace multi-box	957	OPNG	\$288,621	Louis Long	09-Aug-2002	No	No	
	Ceramic Tile	Wall Tile: Damaged or Failing	09	IntFinish	Replace ceramic wall tile, no	979	S.F.	\$227,312	Louis Long	09-Aug-2002	No	No	
	Ceramic Tile	Floor Tile: Damaged or Failing	09	IntFloor	Replace ceramic floor tile &	576	S.F.	\$36,347	Louis Long	09-Aug-2002	No	No	
153	Resilient Floor	9 x 9 Tile: Damaged or Failing	09	IntFloor	Remove 9x9 tile & install VC	108	S.F.	\$3,767	Louis Long	09-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	108	S.F.	\$1,615	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	379	S.F.	\$1,022	Louis Long	09-Aug-2002	No	No	
155	Resilient Floor	9 x 9 Tile: Damaged or Failing	09	IntFloor	Remove 9x9 tile & install VC	108	S.F.	\$3,761	Louis Long	09-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	108	S.F.	\$1,615	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	377	S.F.	\$1,125	Louis Long	09-Aug-2002	No	No	
157	Resilient Floor	9 x 9 Tile: Damaged or Failing	09	IntFloor	Remove 9x9 tile & install VC	108	S.F.	\$3,761	Louis Long	09-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	108	S.F.	\$1,615	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	377	S.F.	\$1,125	Louis Long	09-Aug-2002	No	No	
159	Resilient Floor	9 x 9 Tile: Damaged or Failing	09	IntFloor	Remove 9x9 tile & install VC	108	S.F.	\$3,726	Louis Long	09-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	108	S.F.	\$1,615	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	365	S.F.	\$1,089	Louis Long	09-Aug-2002	No	No	
161	Resilient Floor	9 x 9 Tile: Damaged or Failing	09	IntFloor	Remove 9x9 tile & install VC	144	S.F.	\$4,857	Louis Long	09-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	144	S.F.	\$2,153	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	450	S.F.	\$1,362	Louis Long	09-Aug-2002	No	No	
163	Lockers	Lockers: Damaged or Failing	10	Furniture/Shelvi	Replace single-tier	80	OPNG	\$51,535	Louis Long	09-Aug-2002	No	No	
	Fans	Restroom exhaust: Missing or in	15	Mechanical	Install roof exhaust system	1	Ea	\$72,410	Dave Walls	15-Aug-2002	No	No	
165	Cabinets	Wall cabinets: Beyond Useful Lif	06	Furniture/Shelvi	Replace 3'-0" x 7'-0" tall cabi	16	Ea	\$7,717	Louis Long	09-Aug-2002	No	No	
	Cabinets	Base Cabinets: Beyond Useful L	06	Furniture/Shelvi	Replace base cabinets and c	24	L.F.	\$31,950	Louis Long	09-Aug-2002	No	No	
	Resilient Floor	9 x 9 Tile: Beyond Useful Life	09	IntFloor	Remove 9x9 tile & install VC	720	S.F.	\$12,819	Louis Long	09-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	720	S.F.	\$10,768	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	785	S.F.	\$6,814	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	785	S.F.	\$2,342	Louis Long	09-Aug-2002	No	No	
167	Resilient Floor	9 x 9 Tile: Beyond Useful Life	09	IntFloor	Remove 9x9 tile & install VC	360	S.F.	\$10,870	Louis Long	09-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCeil	Replace 1' x 1' glued acousti	360	S.F.	\$5,384	Louis Long	09-Aug-2002	No	No	
	Coatings & Pait	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partiti	697	S.F.	\$3,407	Louis Long	09-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
169	Carpet, Cabinets, Lockers, Coatings & Pai	Carpet: Beyond Useful Life Base Cabinets: Beyond Useful L Lockers: Beyond Useful Life Interior walls: Paint failing	09 06 10 09	IntFloor Furniture/Shelvi Furniture/Shelvi IntFinish	Replace carpet and resilient Replace base cabinets and c Replace single-tier Prep., prime and paint parttli	108 7 16 499	S.F. L.F. OPNG S.F.	\$16,415 \$878 \$3,739 \$10,309 \$1,489	Louis Long Louis Long Louis Long Louis Long	09-Aug-2002 09-Aug-2002 09-Aug-2002 09-Aug-2002	No No No No	No No No No	
169 A	Partitions, Toile Ceramic Tile Coatings & Pai	Toilet Partitions: Beyond Useful Wall Tile: Damaged or Falling Floor Tile: Damaged or Falling Interior walls: Paint failing	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 parttli	1 387 60 111	Ea S.F. S.F. S.F.	\$19,961 \$2,662 \$14,368 \$2,600 \$331	Louis Long Louis Long Louis Long Louis Long	09-Aug-2002 09-Aug-2002 09-Aug-2002 09-Aug-2002	No No No No	No No No No	
171	Ceramic Tile Coatings & Pai	Wall Tile: Damaged or Falling Interior walls: Paint failing	09 09	IntFinish IntFinish	Replace ceramic wall tile, no Prep., prime and paint parttli	90 275	S.F. S.F.	\$4,163 \$3,343 \$820	Louis Long Louis Long	09-Aug-2002 09-Aug-2002	No No	No No	
Restroom	Partitions, Toile Ceramic Tile Coatings & Pai	Toilet Partition: Damaged Wall Tile: Damaged or Falling Floor Tile: Damaged or Falling Interior walls: Paint failing	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 parttli	4 520 260 149	Ea S.F. S.F. S.F.	\$41,563 \$10,544 \$19,307 \$11,268 \$444	Louis Long Louis Long Louis Long Louis Long Louis Long	09-Aug-2002 09-Aug-2002 09-Aug-2002 09-Aug-2002 09-Aug-2002	No No 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\15 Music/Concert Hall

**Facility Description:**

The Music / Concert Hall Building is located at the District's main campus, 1900 Pico Blvd., Santa Monica California 90405. The 1-story 16,139 square foot building contains offices, music studios and a theatre. Originally built in 1952, there has been one major addition to the building. The addition consisted of the 6,139 square foot concert hall and was completed in 1978

**SITE:**

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

**EXTERIOR:**

**MUSIC:** 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. The roofing system used is a modified bitumen type which was installed in August of 2000 and is in good condition. Exterior doors are typically steel in steel frames with outdated hardware. Windows are steel framed single pane units.

**CONCERT HALL:**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 a steel frame type with a Portland cement plaster skin. The roofing system used is a modified bitumen type which was installed in August 2000 and is experiencing continuous minor leaks. Exterior doors are typically storefront types and windows are single pane glazing in metal frames with approximately 50% operable and 50% fixed. The eastern exterior perimeter wall leaks at grade level; a below grade waterproofing repair job was completed in June of 2001.

**INTERIORS**

**MUSIC:** Interior wall finishes are typically painted plaster and are generally in poor condition. Ceiling finishes are typically 1' x 1' acoustic ceiling tiles or suspended grid with acoustic tiles and painted plaster in utility areas. These finishes are generally in poor condition. Flooring in most areas is 12" x 12" vinyl tiles or carpet and ranges from fair to poor condition. Interior doors are solid core wood with outdated hardware.

**CONCERT HALL:**Interior wall finishes are typically painted plaster and are generally in poor condition. Ceiling finishes are typically painted drywall and are in fair condition. Flooring in most areas is carpet and sheet vinyl and is in good condition. Interior doors are solid core wood.

**MECHANICAL/PLUMBING:**

**MUSIC:** This Music building contains several different types of HVAC equipment. Rooms 168 and 169 are each served by a 5-ton rooftop, package, gas/electric unit, which were replaced in 1991. The main building is served with a hot water heat/vent unit that is mounted in an attic crawl space. Several of the spaces within this building are additionally served with baseboard style hot water radiators. The heating hot water is supplied by the Art Complex boiler system. The controls are pneumatic. The main building has no air conditioning. There is a roof mounted exhaust fan that serves the toilet facilities.

**CONCERT HALL:**The Concert Hall is served heating and cooling by two 25-ton roof mounted package gas/electric units. The units were replaced in 2000. The controls are DDC and are connected via modem to the campus system. Most of the plumbing system, piping and fixtures, in the complex is original and though functioning adequately because of good maintenance practices, is beyond its expected useful life. Toilets have been replaced with low flush units. Most of the faucets have been replaced. These buildings have no hot water. The concert hall does not have any plumbing systems.

**ELECTRICAL:**

**MUSIC:** The electrical system for the Music building is fed from a 150 KVA transformer that delivers 120/208 volt, 3-phase power via an 800-amp distribution panel located in the basement of the Art Complex. This transformer and distribution panel serves smaller panels located throughout this complex. The lighting for the complex contains different types of fixtures depending on when the structure was built or remodeled. Some of the fluorescent lighting appears original, is obsolete, beyond its useful life, and should be replaced. Some of the ballasts may contain PCB's. Hallways and practice rooms have fluorescent lighting with T-12 lamps that should be upgraded and replaced with electronic ballasts and T-8 lamps. The classrooms with pendant lighting have upgraded fluorescent lighting with electronic ballasts and T-8 lamps that are approximately 6 years old. The Music building does not have any emergency lighting or exit signs.

**CONCERT HALL:**The electrical system for the Concert Hall is fed from an outdoor transformer that delivers 120/208 volt, 3-phase power via a rooftop 800-amp distribution panel. This panel further feeds the HVAC units and smaller panels located throughout the building. All of the switchgear is in good condition. There is a small theater dimming/lighting system that appears to be in good condition. The lighting for the building appears original and in good condition. The main room contains metal halide and incandescent fixtures. The office area is served with fluorescent lighting with T-12 lamps. The Concert Hall has a central backup battery system that serves emergency lighting and exit signs.

**FIRE PROTECTION/LIFE SAFETY SYSTEMS:**

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