

- Facility Executive Summary -

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

Surveyor:

Louis Long

Date:

12-Aug-2002

Repair Costs:

\$1,923,197.88

Replacement Cost:

\$12,277,920.06

FCI:

15.66%



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 31 Madison Campus _Electrical													
								\$1,923,198					
								\$603,096					
	Panelboards	Panelboard: Beyond expected u	16	Electrical	Replace panelboards	10,000	S.F.	\$67,504	Dave Wals	15-Aug-2002	No	No	
	Detection Syste	Fire Alarm System: Beyond Usef	13	Special Electric	Replace fire alarm system (S	10,000	S.F.	\$43,350	Dave Wals	15-Aug-2002	No	No	
	Interior Lighting	Fixtures, fluorescent: Beyond ex	16	Electrical	Replace lighting sys w/ ener	10,000	S.F.	\$258,498	Dave Wals	15-Aug-2002	No	No	
	Wiring Devices	Branch Circuits: Beyond Expect	16	Electrical	Replace wires, switches, and	20,000	S.F.	\$133,744	Dave Wals	15-Aug-2002	No	No	
	_Mechanical												
	Sprinkler Syste	Fire Sprinklers: Beyond Useful L	13	Fire Protection	Replace fire sprinkler system	42,819	S.F.	\$651,250	Dave Wals	15-Aug-2002	No	No	Building has no cooling system.
	Air Handling Un	AHU: Missing or inadequate	15	Mechanical	Replace AHU, gym/active, 2.	30,000	S.F.	\$414,346	Dave Wals	15-Aug-2002	No	No	
	_Plumbing												
	Pipe, Steel	Pipe, gas: Beyond expected use	15	Plumbing	Replace gas piping system	21,000	S.F.	\$455,970	Dave Wals	15-Aug-2002	No	No	
	Pipe, Cast Iron	Pipe, sewer or waste: Beyond ex	15	Plumbing	Remove and replace C.I. se	21,000	S.F.	\$202,151	Dave Wals	15-Aug-2002	No	No	
	Pipe, Copper	Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	21,000	S.F.	\$147,680	Dave Wals	15-Aug-2002	No	No	
	Level 1												
101	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	667	S.F.	\$8,961	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	1,051	S.F.	\$3,135	Louis Long	08-Aug-2002	No	No	
102	Resilient Floo	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	858	S.F.	\$13,230	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	1,189	S.F.	\$3,547	Louis Long	08-Aug-2002	No	No	
102 A	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	322	S.F.	\$2,619	Louis Long	08-Aug-2002	No	No	
102 B	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	924	S.F.	\$7,515	Louis Long	08-Aug-2002	No	No	
102 C	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	1,386	S.F.	\$13,965	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Falling	09	IntFinish	Prep., prime and paint ceilin	1,092	S.F.	\$2,682	Louis Long	08-Aug-2002	No	No	
103	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	621	S.F.	\$8,162	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	1,043	S.F.	\$5,050	Hunter Gain	03-Oct-2002	No	No	
106	Resilient Floo	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	644	S.F.	\$10,435	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	1,062	S.F.	\$7,267	Louis Long	08-Aug-2002	No	No	
107	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	330	S.F.	\$2,684	Louis Long	08-Aug-2002	No	No	
111	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	168	S.F.	\$2,945	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	529	S.F.	\$1,578	Hunter Gain	03-Oct-2002	No	No	
113	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	312	S.F.	\$4,724	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	733	S.F.	\$2,187	Hunter Gain	03-Oct-2002	No	No	
115	Resilient Floo	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	638	S.F.	\$10,425	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	1,081	S.F.	\$3,225	Louis Long	08-Aug-2002	No	No	
117	Resilient Floo	VCT: Beyond Useful Life	09	IntFloor	Replace VCT flooring and re	638	S.F.	\$10,440	Louis Long	08-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	1,086	S.F.	\$7,201	Louis Long	08-Aug-2002	No	No	

COMET Survey Report
- Survey Detail Report -

Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
118	Resilient Floor Coatings & Pai	VCT: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace VCT flooring and re Prep., prime and paint partiti	638 965	S.F. S.F.	\$10,079 \$7,201 \$2,879	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
119	Resilient Floor Coatings & Pai	VCT: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace VCT flooring and re Prep., prime and paint partiti	638 1,081	S.F. S.F.	\$10,425 \$7,201 \$3,225	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
120	Exit And Emerg Resilient Floor Coatings & Pai	Exit Light: Missing or inadequate VCT: Beyond Useful Life Interior walls: Paint failing	16 09 09	Electrical InfFloor InfFinish	Install exit light Replace VCT flooring and re Prep., prime and paint partiti	6 2,542 1,889	Ea. S.F. S.F.	\$54,766 \$20,443 \$28,688 \$5,635	Dave Wais Louis Long Louis Long	14-Aug-2002 08-Aug-2002 08-Aug-2002	No No No	No No No	
120 A	Resilient Floor Coatings & Pai	VCT: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace VCT flooring and re Prep., prime and paint partiti	264 482	S.F. S.F.	\$4,417 \$2,979 \$1,438	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
120 B	Resilient Floor Coatings & Pai	VCT: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace VCT flooring and re Prep., prime and paint partiti	392 682	S.F. S.F.	\$6,459 \$4,424 \$2,034	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
120 C	Suspended Ceil Resilient Floor Coatings & Pai	Acoustical Ceiling & Grid: Dama VCT: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCeil InfFloor InfFinish	Replace acoustical ceiling til Replace VCT flooring and re Prep., prime and paint partiti	154 154 772	S.F. S.F. S.F.	\$5,736 \$1,696 \$1,738 \$2,303	Louis Long Louis Long Louis Long	08-Aug-2002 08-Aug-2002 08-Aug-2002	No No No	No No No	
Level 2 203	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	500 679	S.F. S.F.	\$125,292 \$6,092 \$4,067 \$2,026	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
203 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	169 406	S.F. S.F.	\$2,586 \$1,375 \$1,211	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
203 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	80 406	S.F. S.F.	\$1,862 \$651 \$1,211	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
203 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	104 406	S.F. S.F.	\$2,057 \$846 \$1,211	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
203 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	135 406	S.F. S.F.	\$2,310 \$1,099 \$1,211	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
203 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	80 406	S.F. S.F.	\$1,862 \$651 \$1,211	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
204 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	56 406	S.F. S.F.	\$1,667 \$455 \$1,211	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
204 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	104 406	S.F. S.F.	\$2,057 \$846 \$1,211	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
204 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	195 406	S.F. S.F.	\$2,798 \$1,587 \$1,211	Louis Long Louis Long	08-Aug-2002 08-Aug-2002	No No	No No	
204 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	104 406	S.F. S.F.	\$2,057 \$846 \$1,211	Louis Long Louis Long	08-Aug-2002 08-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
204 E	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partitl	88	S.F.	\$1,927	Louis Long	08-Aug-2002	No	No	
						406	S.F.	\$716	Louis Long	08-Aug-2002	No	No	
205	Carpet Fan Coll Air Co Coatings & Pai	Carpet: Beyond Useful Life FCU: Missing or inadequate Interior walls: Paint failing	09 15 09	IntFloor Mechanical IntFinish	Replace carpet and resilient Replace FCU and local contr Prep., prime and paint partitl	682	S.F.	\$73,621	Louis Long	08-Aug-2002	No	No	Computer room is hot.
						5	Ea	\$64,939	Dave Wals	14-Aug-2002	No	No	
						1,051	S.F.	\$3,135	Louis Long	08-Aug-2002	No	No	
213	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 partitl	396	S.F.	\$7,709	Louis Long	08-Aug-2002	No	No	
						1,086	S.F.	\$4,470	Louis Long	08-Aug-2002	No	No	
216	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 partitl	550	S.F.	\$8,979	Louis Long	08-Aug-2002	No	No	
						929	S.F.	\$6,208	Louis Long	08-Aug-2002	No	No	
216 A	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 partitl	160	S.F.	\$3,339	Louis Long	08-Aug-2002	No	No	
						514	S.F.	\$1,806	Louis Long	08-Aug-2002	No	No	
218	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partitl	288	S.F.	\$4,368	Louis Long	08-Aug-2002	No	No	
						679	S.F.	\$2,342	Louis Long	08-Aug-2002	No	No	
								\$2,026	Louis Long	08-Aug-2002	No	No	

- Facility Executive Summary -

Facility: California Community Colleges\Santa Monica CCD\Santa Monica Main Campus\40 Academy of E & T

Facility Description:

The Academy of E & T Building is located at the Academy of E & T satellite campus, 1660 Stewart Street, Santa Monica, California 90404. The 2-story, 52,831 square foot building contains offices and classrooms. It was originally constructed in 1985 there has been one major renovation. The renovation included seismic upgrades per title 24 requirements, upgrades to the restroom facilities, relocation of interior partitions and similar work to adapt the building to the Districts needs. The renovation work was performed in 1990 after the building was originally purchased by the District.

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 a steel frame with a brick veneer. Part of the roof was replaced where new mechanical equipment was installed, but the remaining roof needs replacing. The exterior doors are typically steel in steel frames with aluminum store front units at the main entries. The windows are aluminum with double pane glass.

INTERIORS:

Interior wall finishes are typically painted plaster with ceramic tile in the restrooms and are generally in poor condition. Ceiling finishes are typically suspended grid with acoustic tiles and painted plaster in utility areas are generally in good condition. Floor finishes are typically carpet with sheet vinyl in some areas and are generally in poor condition. Interior doors are steel in steel frames, with lever type locksets. Interior doors are painted metal and the hardware is up to current code requirements. Floor finishes are a combination of carpet and 1'x1 vinyl tile. Ceilings are a combination of drywall and suspended systems that need replacing in some areas. Most of the interior finishes are beyond their useful life expectancy.

MECHANICAL/PLUMBING:

The heating and cooling for the building consists of eleven package gas/electric units, two split systems, and two package gas/electric multi-zone units that serve hot water to reheat coils located at each individual zone. All equipment was installed during the building renovation. The eleven roof mounted package gas/electric units are of various sizes. The three split cooling systems each serve the main computer room, the elevator equipment room, and telephone room. The computer room system condenser is roof mounted and serves a computer room floor mounted air-handling unit. The elevator equipment and telephone room systems condensers are roof mounted and serve ceiling hung air-handling units. The two multi-zone units are roof mounted. There are two 511,500 BTU gas fired hot water boilers with two circulating pumps, all roof mounted, that provide hot water to individual zone reheat units that are served by the multi-zone unit. There are three (3) roof mounted exhaust fans that serve the toilet areas of the building. A roof mounted MCC provides power to the rooftop mechanical equipment. The toilet facilities for the building were renovated as part of the building remodel. Low flush toilets and flush valves were installed. A roof mounted 50-gallon gas fired water heater and circulating pump provides hot water to the building.

ELECTRICAL:

The electrical system is fed from an SCE transformer that delivers 277/480 volt, 3-phase power via a 1600-amp distribution panel that is located in the ground floor electrical room. This 1600-amp panel provides power to mechanical equipment, 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, 4-wire power for incandescent lighting, miscellaneous small equipment, and electrical outlets throughout the building. The building is primarily lit with compact and T-8 fluorescent lamps. The second floor electrical room contains a DualLite battery backup system that powers the building exit signs and emergency lighting. There are no other backup power provisions for this building.

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 has a fire sprinkler system.

CONVEYING:

The 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\40 Academy of E & T

Surveyor:

Louis Long

Date:

12-Aug-2002

Repair Costs:

\$643,689.35

Replacement Cost:

\$15,148,760.94

FCI:

4.25%



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													
40 Academy of E & T													
-Roof	Modified Bitum	Roofing: Beyond Useful Life	07	Roofing	Modified bitumen, granular c	26,420	S.F.	\$643,689 \$195,801 \$195,801 \$182,226	H Gaines	10-Oct-2002	No	No	
Level 1								\$8,816					
102	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partit	672 1,123	S.F. S.F.	\$5,466 \$3,350	Louis Long Louis Long	07-Aug-2002 07-Aug-2002	No No	No No	
103	Coatings & Pai	Interior walls: Paint failing	09	IniFinish	Prep., prime and paint partit	1,112	S.F.	\$3,317 \$3,317	Louis Long	07-Aug-2002	No	No	
104	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partit	800 1,086	S.F. S.F.	\$9,746 \$6,507 \$3,240	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
105	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partit	480 1,093	S.F. S.F.	\$7,164 \$3,904 \$3,261	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
106	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partit	480 1,112	S.F. S.F.	\$7,221 \$3,904 \$3,317	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
107	Coatings & Pai	Interior walls: Paint failing	09	IniFinish	Prep., prime and paint partit	1,112	S.F.	\$3,317 \$3,317	Louis Long	07-Aug-2002	No	No	
108	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partit	480 1,112	S.F. S.F.	\$7,221 \$3,904 \$3,317	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
109	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partit	480 1,112	S.F. S.F.	\$7,221 \$3,904 \$3,317	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
112	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partit	90 548	S.F. S.F.	\$2,367 \$732 \$1,635	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
116	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IniFloor IniFinish	Replace carpet and resilient Prep., prime and paint partit	156 738	S.F. S.F.	\$3,470 \$1,269 \$2,202	Louis Long Louis Long Louis Long	07-Aug-2002 07-Aug-2002 07-Aug-2002	No No No	No No No	
117	Suspended Aco Carpet Coatings & Pai	Acoustical Ceiling Tile: Damage Carpet: Beyond Useful Life Interior walls: Paint failing	09 09 09	IniCell IniFloor IniFinish	Replace acoustic ceiling tiles Replace carpet and resilient Prep., prime and paint partit	24 960 1,127	S.F. S.F. S.F.	\$11,378 \$208 \$7,808 \$3,362	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	
118	Suspended Aco Carpet Coatings & Pai	Acoustical Ceiling Tile: Damage Carpet: Beyond Useful Life Interior walls: Paint failing	09 09 09	IniCell IniFloor IniFinish	Replace acoustic ceiling tiles Replace carpet and resilient Prep., prime and paint partit	24 680 1,045	S.F. S.F. S.F.	\$8,856 \$208 \$5,531 \$3,117	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	
120	Suspended Aco Carpet Coatings & Pai	Acoustical Ceiling Tile: Damage Carpet: Beyond Useful Life Interior walls: Paint failing	09 09 09	IniCell IniFloor IniFinish	Replace acoustic ceiling tiles Replace carpet and resilient Prep., prime and paint partit	48 1,040 1,127	S.F. S.F. S.F.	\$12,238 \$417 \$8,459 \$3,362	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	

Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
121	Suspended Aco Carpet	Acoustical Ceiling Tile: Damage Carpet: Beyond Useful Life	09	IntCell	Replace acoustic ceiling tiles	48	S.F.	\$24,172	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFloor	Replace carpet and resilient	2,040	S.F.	\$16,592	Louis Long	07-Aug-2002	No	No	
	Balancing, Air	HVAC air distribution system not	15	Mechanical	Prep., prime and paint partli	2,048	S.F.	\$6,109	Louis Long	07-Aug-2002	No	No	
121 A	Suspended Aco Carpet	Acoustical Ceiling Tile: Damage Carpet: Beyond Useful Life	09	IntCell	Replace acoustic ceiling tiles	16	S.F.	\$3,487	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Replace carpet and resilient	252	S.F.	\$2,050	Louis Long	07-Aug-2002	No	No	
			09	IntFinish	Prep., prime and paint partli	435	S.F.	\$1,298	Louis Long	07-Aug-2002	No	No	
128	Suspended Aco Carpet	Acoustical Ceiling Tile: Damage Carpet: Beyond Useful Life	09	IntCell	Replace acoustic ceiling tiles	64	S.F.	\$20,255	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFloor	Replace carpet and resilient	1,800	S.F.	\$14,640	Louis Long	07-Aug-2002	No	No	
			09	IntFinish	Prep., prime and paint partli	1,696	S.F.	\$5,059	Louis Long	07-Aug-2002	No	No	
129	Suspended Aco Carpet	Acoustical Ceiling Tile: Damage Carpet: Beyond Useful Life	09	IntCell	Replace acoustic ceiling tiles	16	S.F.	\$4,412	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFloor	Replace carpet and resilient	285	S.F.	\$2,319	Louis Long	07-Aug-2002	No	No	
			09	IntFinish	Prep., prime and paint partli	655	S.F.	\$1,954	Louis Long	07-Aug-2002	No	No	
130	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	1,620	S.F.	\$14,778	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	537	S.F.	\$13,176	Louis Long	07-Aug-2002	No	No	
131	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	168	S.F.	\$2,748	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	463	S.F.	\$1,381	Louis Long	07-Aug-2002	No	No	
132	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	120	S.F.	\$2,622	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	552	S.F.	\$976	Louis Long	07-Aug-2002	No	No	
133	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	1,134	S.F.	\$9,223	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	1,948	S.F.	\$5,811	Louis Long	07-Aug-2002	No	No	
Level 2	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	800	S.F.	\$265,662	Louis Long	07-Aug-2002	No	No	
202	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	1,123	S.F.	\$9,857	Louis Long	07-Aug-2002	No	No	
203	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	800	S.F.	\$6,507	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	1,112	S.F.	\$3,350	Louis Long	07-Aug-2002	No	No	
204	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	800	S.F.	\$9,824	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	1,112	S.F.	\$6,507	Louis Long	07-Aug-2002	No	No	
204	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	800	S.F.	\$9,824	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	1,112	S.F.	\$6,507	Louis Long	07-Aug-2002	No	No	
205	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	800	S.F.	\$9,767	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	1,093	S.F.	\$3,261	Louis Long	07-Aug-2002	No	No	
206	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	800	S.F.	\$9,824	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	1,112	S.F.	\$6,507	Louis Long	07-Aug-2002	No	No	
207	Carpet	Carpet: Beyond Useful Life	09	IntFloor	Replace carpet and resilient	800	S.F.	\$9,824	Louis Long	07-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partli	1,112	S.F.	\$3,317	Louis Long	07-Aug-2002	No	No	
			09	IntFloor	Replace carpet and resilient	800	S.F.	\$9,824	Louis Long	07-Aug-2002	No	No	
			09	IntFinish	Prep., prime and paint partli	1,112	S.F.	\$6,507	Louis Long	07-Aug-2002	No	No	

COMET Survey Report
- Survey Detail Report -

Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
208	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	800	S.F.	\$9,824	Louis Long	07-Aug-2002	No	No	
						1,112	S.F.	\$6,507	Louis Long	07-Aug-2002	No	No	
209	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	800	S.F.	\$9,824	Louis Long	07-Aug-2002	No	No	
						1,112	S.F.	\$6,507	Louis Long	07-Aug-2002	No	No	
210	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	384	S.F.	\$7,705	Louis Long	07-Aug-2002	No	No	
						791	S.F.	\$5,345	Louis Long	07-Aug-2002	No	No	
217	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	720	S.F.	\$8,738	Louis Long	07-Aug-2002	No	No	
						966	S.F.	\$5,856	Louis Long	07-Aug-2002	No	No	
218	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.	\$3,805	Louis Long	07-Aug-2002	No	No	
						621	S.F.	\$1,952	Louis Long	07-Aug-2002	No	No	
219	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.	\$3,781	Louis Long	07-Aug-2002	No	No	
						613	S.F.	\$1,952	Louis Long	07-Aug-2002	No	No	
220	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	286	S.F.	\$3,964	Louis Long	07-Aug-2002	No	No	
						549	S.F.	\$2,326	Louis Long	07-Aug-2002	No	No	
221	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.	\$1,929	Louis Long	07-Aug-2002	No	No	
						374	S.F.	\$813	Louis Long	07-Aug-2002	No	No	
222	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.	\$1,929	Louis Long	07-Aug-2002	No	No	
						374	S.F.	\$813	Louis Long	07-Aug-2002	No	No	
223	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.	\$1,929	Louis Long	07-Aug-2002	No	No	
						374	S.F.	\$813	Louis Long	07-Aug-2002	No	No	
224	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.	\$1,929	Louis Long	07-Aug-2002	No	No	
						374	S.F.	\$813	Louis Long	07-Aug-2002	No	No	
225	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	InfFloor InfFinish	Replace carpet and resilient Prep., prime and paint partiti	336	S.F.	\$4,952	Louis Long	07-Aug-2002	No	No	
						744	S.F.	\$2,733	Louis Long	07-Aug-2002	No	No	
227 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	100	S.F.	\$2,007	Louis Long	07-Aug-2002	No	No	
						400	S.F.	\$813	Louis Long	07-Aug-2002	No	No	
227 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	100	S.F.	\$1,995	Louis Long	07-Aug-2002	No	No	
						396	S.F.	\$813	Louis Long	07-Aug-2002	No	No	
227 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	100	S.F.	\$1,995	Louis Long	07-Aug-2002	No	No	
						396	S.F.	\$813	Louis Long	07-Aug-2002	No	No	
227 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	100	S.F.	\$1,995	Louis Long	07-Aug-2002	No	No	
						396	S.F.	\$813	Louis Long	07-Aug-2002	No	No	
227 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	100	S.F.	\$1,995	Louis Long	07-Aug-2002	No	No	
						396	S.F.	\$813	Louis Long	07-Aug-2002	No	No	

COMET Survey Report
- Survey Detail Report -

Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
227 F	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	100	S.F.	\$1,995	Louis Long	07-Aug-2002	No	No	
						396	S.F.	\$1,181	Louis Long	07-Aug-2002	No	No	
227 G	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	100	S.F.	\$1,995	Louis Long	07-Aug-2002	No	No	
						396	S.F.	\$1,181	Louis Long	07-Aug-2002	No	No	
227 H	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	220	S.F.	\$3,349	Louis Long	07-Aug-2002	No	No	
						523	S.F.	\$1,960	Louis Long	07-Aug-2002	No	No	
233	Suspended Aco Resilient Floor Coatings & Pai	Acoustical Ceiling Tile: Damage Sheet Vinyl: Beyond Useful Life Interior walls: Paint failing	09 09 09	IntCell IntFloor IntFinish	Replace acoustic ceiling tiles Replace sheet vinyl flooring Prep., prime and paint partiti	24	S.F.	\$26,870	Louis Long	07-Aug-2002	No	No	
						1,584	S.F.	\$22,051	Louis Long	07-Aug-2002	No	No	
						1,546	S.F.	\$4,612	Louis Long	07-Aug-2002	No	No	
234	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	560	S.F.	\$7,520	Louis Long	07-Aug-2002	No	No	
						994	S.F.	\$2,965	Louis Long	07-Aug-2002	No	No	
235	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	1,716	S.F.	\$19,637	Louis Long	07-Aug-2002	No	No	
						1,904	S.F.	\$5,680	Louis Long	07-Aug-2002	No	No	
236	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	80	S.F.	\$2,321	Louis Long	07-Aug-2002	No	No	
						560	S.F.	\$651	Louis Long	07-Aug-2002	No	No	
237	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	520	S.F.	\$6,855	Louis Long	07-Aug-2002	No	No	
						880	S.F.	\$4,230	Louis Long	07-Aug-2002	No	No	
239	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	320	S.F.	\$4,497	Louis Long	07-Aug-2002	No	No	
						635	S.F.	\$1,894	Louis Long	07-Aug-2002	No	No	
240	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	336	S.F.	\$4,165	Louis Long	07-Aug-2002	No	No	
						480	S.F.	\$1,432	Louis Long	07-Aug-2002	No	No	
241	Dry Type Trans	Dry type Xfmr: Damaged or failin	16	Electrical	Transformer mounting is fail	1	Ea	\$11,864	Dave Walls	14-Aug-2002	No	No	Improperly rated conductors inst
Corridor	Carpet Coatings & Pai	Carpet: Beyond Useful Life Interior walls: Paint failing	09 09	IntFloor IntFinish	Replace carpet and resilient Prep., prime and paint partiti	4,850	S.F.	\$45,381	Louis Long	07-Aug-2002	No	No	
						1,969	S.F.	\$39,447	Louis Long	07-Aug-2002	No	No	
								\$5,933	Louis Long	07-Aug-2002	No	No	

- Facility Executive Summary -

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

Facility Description:

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

SITE:

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

STRUCTURAL/EXTERIOR CLOSURE

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

INTERIORS:

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

MECHANICAL/PLUMBING:

This complex contains several different types of HVAC equipment depending on when the structure was built or remodeled. The two-story structure contains five package gas/electric heating/cooling units, and one split system cooling unit. The single story structures contain baseboard style radiator units or ceiling hung space heaters in individual spaces and are served with hot water from the basement boiler room. Open windows and portable electric fans provide fresh air ventilation. No cooling is available for the single story buildings. The radiator units and piping are original, obsolete, beyond their useful life, and should be replaced and upgraded. The lack of cooling is contrary to educational adequacy standards required for the mission of this facility. The boiler room contains four 299,000 BTU gas fired hot water boilers that are supported by two circulating pumps. This equipment replaced in 1993, provides hot water to the Art and Music complexes, and appears to be in good condition. The controls are pneumatic. The boiler room contains a MCC that is served from the main electrical room. There is a separate exhaust fan that serves the ceramic department that appears to have exceeded its useful life. Most of the plumbing system - piping and fixtures - in the complex is original and though functioning adequately is beyond its expected useful life. Toilets have been replaced with low flush units. Most of the faucets have been replaced. Domestic hot water is supplied from a 30-gallon gas fired water heater.

ELECTRICAL:

The electrical system is fed from a 150 KVA transformer that delivers 120/208 volt, 3-phase power via an 800-amp distribution panel. This transformer and distribution serve smaller panels located throughout the Art and Music complexes. Most equipment and wiring is beyond its useful life and should be replaced or upgraded. The lighting for the complex contains different types of fixtures depending on when the structure was built or remodeled. Several rooms have been recently remodeled with upgraded fluorescent lighting with electronic ballasts and T-8 lamps. There is still some older fluorescent lighting with T-12 lamps that should be replaced or upgraded. Some of the rooms have been upgraded for computer services. The building is equipped with some illuminated exit signs and wall mounted emergency battery lighting units.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

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

CONVEYING:

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

- Facility Executive Summary -

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

Surveyor:
Louis Long

Date:
12-Aug-2002

Repair Costs:
\$1,678,861.66

Replacement Cost:
\$5,587,944.36

FCI:
30.04%



Photo Description: Art Building

Facility Name	Major Class	Deficiency	CSI	Bldg. System	Correction	Qty	Unit	Raw Cost + Additional	Surveyor	Survey Date	Has Sound	Has Photo	Note
California Community Colleges													
Santa Monica CCD													
Santa Monica Main Campus													
03.Art													
-Electrical													
Motor Control C	Panelboards	MCC: Beyond expected useful lif	16	Electrical	Replace MCC	2	Ea.	\$1,678,862	Dave Wals	15-Aug-2002	No	No	
Detection Syste	Panelboards	Panelboard: Beyond expected use	16	Electrical	Replace panelboards	5,000	S.F.	\$48,295	Dave Wals	15-Aug-2002	No	No	
Dry Type Trans	Fire Alarm System	Fire Alarm System: Beyond User	13	Special Electric	Replace fire alarm system (S	19,541	S.F.	\$33,752	Dave Wals	15-Aug-2002	No	No	
Interior Lighting	Fixtures, fluorescent	Dry type Xlrm: Beyond expected	16	Electrical	Replace XFMR: 3p 480-120/	1	Ea.	\$84,710	Dave Wals	15-Aug-2002	No	No	
Feeder Section	Switchboard	Switchboard: Beyond expected	16	Electrical	Replace lighting sys w/ ener	5,000	S.F.	\$74,382	Dave Wals	15-Aug-2002	No	No	
Wiring Devices	Branch Circuits	Branch Circuits: Beyond Expect	16	Electrical	Replace switchboard section	2	Ea.	\$129,249	Dave Wals	15-Aug-2002	No	No	
					Replace wires, switches, and	5,000	S.F.	\$149,004	Dave Wals	15-Aug-2002	No	No	
								\$33,436	Dave Wals	15-Aug-2002	No	No	
-Mechanical													
Fire Sprinklers	Restroom exhaust	Fire Sprinklers: Beyond Useful L	13	Fire Protection	Replace fire sprinkler system	19,541	S.F.	\$272,892	Dave Wals	15-Aug-2002	No	No	
Ductwork	AHU: Missing or inadequate	Ductwork: Beyond expected user	15	Mechanical	Replace the existing toilet fa	3	Ea.	\$9,113	Dave Wals	15-Aug-2002	No	No	
Space Heaters	Space heaters: Beyond useful e	Space heaters: Beyond useful e	15	Mechanical	Replace ductwork	5,000	S.F.	\$64,932	Dave Wals	15-Aug-2002	No	No	
					Replace AHU, gym/active, 2,	5,000	S.F.	\$69,058	Dave Wals	15-Aug-2002	No	No	Building has no cooling system.
					Replace space heaters	6	Ea.	\$21,674	Dave Wals	15-Aug-2002	No	No	
-Plumbing													
Water Closets	Water closet: Beyond expected	Water closet: Beyond expected	15	Plumbing	Replace wall mounted water	3	Ea.	\$139,719	Dave Wals	15-Aug-2002	No	No	
Pipe, Steel	Pipe, gas: Beyond expected use	Pipe, gas: Beyond expected use	15	Plumbing	Replace gas piping system	5,000	S.F.	\$5,408	Dave Wals	15-Aug-2002	No	No	
Sinks	Sink, janitorial: Beyond expected	Sink, janitorial: Beyond expected	15	Plumbing	Replace floor mounted janito	1	Ea.	\$2,869	Dave Wals	15-Aug-2002	No	No	
Urinals	Urinal: Beyond expected useful l	Urinal: Beyond expected useful l	15	Plumbing	Replace wall hung unital	4	Ea.	\$11,030	Dave Wals	15-Aug-2002	No	No	
Lavatories	Lavatory: Beyond expected user	Lavatory: Beyond expected user	15	Plumbing	Replace wall mounted lavato	7	Ea.	\$11,853	Dave Wals	15-Aug-2002	No	No	
Pipe, Cast Iron	Pipe, sewer or waste: Beyond ex	Pipe, sewer or waste: Beyond ex	15	Plumbing	Remove and replace C.I. se	5,000	S.F.	\$48,131	Dave Wals	15-Aug-2002	No	No	
Pipe, Copper	Domestic water system: Beyond	Domestic water system: Beyond	15	Mechanical	Replace domestic water syst	5,000	S.F.	\$35,158	Dave Wals	15-Aug-2002	No	No	
Basement													
19 Basement	Piping, Valves,	Natural Gas Supply: Substandar	02	Utilities	Replace or repair damaged	1	SYST	\$5,631	Dave Wals	15-Aug-2002	No	No	Gas meter is installed in basem
Level 1													
100	Commercial Ste	Exterior Steel Door - Beyond Us	08	Exterior Closur	Replace ext. door & hardwar	2	Ea.	\$6,164	Tom Klezov	31-Jul-2002	No	No	
	Cabinets	Cabinets: Damaged	12	Furniture/Shellv	Install locking casework with	168	S.F.	\$28,328	Tom Klezov	02-Aug-2002	No	No	
	Door Closer R	Closer - Damaged or Failing	08	Doors and Win	Replace door closer	1	Ea.	\$853	Tom Klezov	01-Aug-2002	No	No	
	Louvers	Wall louvers: Missing or inadequ	15	Mechanical	Replace the existing air intak	72	S.F.	\$863	Tom Klezov	02-Aug-2002	No	No	
	Door Frames	Exterior Door Frame, Steel - Da	08	Exterior Closur	Replace one piece steel doo	1	Ea.	\$1,564	Tom Klezov	02-Aug-2002	No	No	
	Cabinets	Tall Cabinets: Beyond Useful Lif	12	Furniture/Shellv	Replace cabinets	7	Ea.	\$15,402	Tom Klezov	02-Aug-2002	No	No	
	Cabinets	Base Cabinets: Beyond Useful L	06	Furniture/Shellv	Replace base cabinets and c	46	L.F.	\$24,575	Tom Klezov	02-Aug-2002	No	No	
	Steel Windows	Steel Window - Beyond Useful L	06	Windows	Replace steel frame window	744	S.F.	\$92,362	Tom Klezov	31-Jul-2002	No	No	
	Resilient Floor	9 x 9 Tile: Beyond Useful Life	09	InitFloor	Remove 9x9 tile & install VC	1,472	S.F.	\$22,014	Tom Klezov	01-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	InitCell	Replace 1' x 1' glued acousti	1,472	S.F.	\$13,930	Tom Klezov	31-Jul-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	InitFinish	Prep., prime and paint partit	2,020	S.F.	\$6,026	Hunter Gain	11-Sep-2002	No	No	
102													
	Commercial Ste	Exterior Steel Door - Beyond Us	08	Exterior Closur	Replace ext. door & hardwar	2	Ea.	\$178,155	Tom Klezov	02-Aug-2002	No	No	
	Cabinets	Cabinets: Damaged	12	Furniture/Shellv	Install locking casework with	108	S.F.	\$18,211	Tom Klezov	02-Aug-2002	No	No	
	Lockers	Lockers: Damaged or Failing	10	Furniture/Shellv	Replace multi-box	216	OPNG	\$51,306	Tom Klezov	02-Aug-2002	No	No	
	Door Closer R	Closer - Damaged or Failing	08	Doors and Win	Replace door closer	1	Ea.	\$883	Tom Klezov	02-Aug-2002	No	No	
	Louvers	Wall louvers: Missing or inadequ	15	Mechanical	Replace the existing air intak	48	S.F.	\$603	Tom Klezov	02-Aug-2002	No	No	
	Door Frames	Exterior Door Frame, Steel - Da	08	Exterior Closur	Replace one piece steel doo	1	Ea.	\$1,564	Tom Klezov	02-Aug-2002	No	No	
	Cabinets	Base Cabinets: Beyond Useful L	06	Furniture/Shellv	Replace base cabinets and c	16	L.F.	\$6,542	Tom Klezov	02-Aug-2002	No	No	
	Steel Windows	Steel Window - Beyond Useful L	08	Windows	Replace steel frame window	480	S.F.	\$59,988	Tom Klezov	02-Aug-2002	No	No	
	Resilient Floor	9 x 9 Tile: Beyond Useful Life	09	InitFloor	Remove 9x9 tile & install VC	1,024	S.F.	\$15,314	Tom Klezov	02-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	InitCell	Replace 1' x 1' glued acousti	1,216	S.F.	\$11,508	Tom Klezov	02-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	InitFinish	Prep., prime and paint partit	1,600	S.F.	\$4,773	Hunter Gain	11-Sep-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
102 A	Wood Door Suspended Cell Resilient Floor	Wood Door - Beyond Useful Life Acoustical Ceiling & Grid: Beyond Useful Life	08 09 09	IntDoor IntCell IntFloor	Paint door & frame, repl. har Replace acoustical ceiling tile Remove 9x9 tile & install VC	1 800 264	Ea. S.F. S.F.	\$14,876 \$2,117 \$8,812 \$3,948 \$37,704	Tom Klezov Tom Klezov Tom Klezov	02-Aug-2002 02-Aug-2002 02-Aug-2002	No No No	No No No	
103	Commercial Site Cabinets Commercial Site Louvers Cabinets Steel Windows Wood Door Coatings & Pai	Exterior Steel Door - Beyond Us Laboratory Casework: Damaged Exterior Steel Door - Damaged o Wall louvers: Missing or inadequ Base Cabinets: Beyond Useful L Steel Window - Beyond Useful L Wood Door - Beyond Useful Life Interior walls: Paint falling	08 12 08 15 06 08 08 09	Exterior Closur Furniture/Shelvi Exterior Closur Mechanical Furniture/Shelvi Windows IntDoor IntFinish	Paint door & frame, repl. har Replace laboratory casework Paint door & frame, repl. har Replace the existing air intake Replace base cabinets and c Replace steel frame window Paint door & frame, repl. har Prep., prime and paint partiti	1 60 1 24 28 72 1 560	Ea. S.F. S.F. S.F. L.F. S.F. Ea. S.F.	\$2,138 \$5,455 \$2,138 \$290 \$14,958 \$8,939 \$2,117 \$1,671 \$15,467 \$2,138 \$13,330	Tom Klezov Tom Klezov Tom Klezov Tom Klezov Tom Klezov Tom Klezov Hunter Gain Tom Klezov Tom Klezov	02-Aug-2002 02-Aug-2002 02-Aug-2002 02-Aug-2002 02-Aug-2002 02-Aug-2002 11-Sep-2002 06-Aug-2002 02-Aug-2002	No No No No No No No No No No No	No No No No No No No No No No	
104	Commercial Site Ceramic Tile	Exterior Steel Door - Damaged o Floor Tile: Damaged or Falling	08 09	Exterior Closur IntFloor	Paint door & frame, repl. har Replace ceramic floor tile &	1 256	Ea. S.F.	\$15,467 \$2,138 \$13,330	Tom Klezov Tom Klezov	06-Aug-2002 02-Aug-2002	No No	No No	
106	Commercial Site Ceramic Tile	Exterior Steel Door - Damaged o Floor Tile: Damaged or Falling	08 09	Exterior Closur IntFloor	Paint door & frame, repl. har Replace ceramic floor tile &	1 256	Ea. S.F.	\$15,467 \$2,138 \$13,330	Tom Klezov Tom Klezov	02-Aug-2002 02-Aug-2002	No No	No No	
108	Sinks Commercial Site Floors Coatings & Pai	Sink, janitorial: Damaged or faili Exterior Steel Door - Damaged o Concrete Floor Finish: Damaged Interior walls: Paint falling	15 08 09 09	Plumbing Exterior Closur IntFloor IntFinish	Replace floor mounted janilo Paint door & frame, repl. har Paint concrete floor Prep., prime and paint partiti	1 1 45 224	Ea. Ea. S.F. S.F.	\$5,759 \$2,869 \$2,138 \$85 \$668	Tom Klezov Tom Klezov Tom Klezov Hunter Gain	02-Aug-2002 02-Aug-2002 03-Aug-2002 11-Sep-2002	No No No No No	No No No No No	
110	Commercial Site Cabinets Steel Windows Wood Door Resilient Floor Ceiling Tile	Exterior Steel Door - Damaged o Tall Cabinets: Beyond Useful Lif Steel Window - Beyond Useful L Wood Door - Beyond Useful Life 9 x 9 Tile: Beyond Useful Life Glue on ceiling tile: Beyond exp	08 12 08 08 09 09	Exterior Closur Furniture/Shelvi Windows IntDoor IntFloor IntCell	Paint door & frame, repl. har Replace cabinets Replace steel frame window Paint door & frame, repl. har Remove 9x9 tile & install VC Replace 1' x 1' glued acousti	1 3 72 1 220 220	Ea. Ea. S.F. Ea. S.F. S.F.	\$25,172 \$2,138 \$6,607 \$8,939 \$2,117 \$3,250 \$2,082	Tom Klezov Tom Klezov Tom Klezov Tom Klezov Tom Klezov Tom Klezov	03-Aug-2002 03-Aug-2002 03-Aug-2002 03-Aug-2002 03-Aug-2002 03-Aug-2002	No No No No No No	No No No No No No	
112	Commercial Site Resilient Floor Cabinets Ceiling Tile Coatings & Pai	Exterior Steel Door - Damaged o VCT: Damaged or Falling Tall Cabinets: Beyond Useful Lif Glue on ceiling tile: Beyond exp Interior walls: Paint falling	08 09 12 09 09	Exterior Closur IntFloor Furniture/Shelvi IntCell IntFinish	Paint door & frame, repl. har Replace VCT flooring and re Replace cabinets Replace 1' x 1' glued acousti Prep., prime and paint partiti	1 400 10 400 816	Ea. S.F. Ea. S.F. S.F.	\$34,859 \$2,138 \$4,514 \$21,988 \$3,785 \$2,434	Tom Klezov Tom Klezov Tom Klezov Tom Klezov Hunter Gain	02-Aug-2002 02-Aug-2002 02-Aug-2002 02-Aug-2002 11-Sep-2002	No No No No No	No No No No No	
114	Commercial Site Resilient Floor Ceiling Tile Coatings & Pai	Exterior Steel Door - Damaged o VCT: Damaged or Falling Glue on ceiling tile: Beyond exp Interior walls: Paint falling	08 09 09 09	Exterior Closur IntFloor IntCell IntFinish	Paint door & frame, repl. har Replace VCT flooring and re Replace 1' x 1' glued acousti Prep., prime and paint partiti	1 168 168 529	Ea. S.F. S.F. S.F.	\$7,201 \$2,138 \$1,886 \$1,590 \$1,578	Tom Klezov Tom Klezov Tom Klezov Hunter Gain	02-Aug-2002 03-Aug-2002 02-Aug-2002 11-Sep-2002	No No No No	No No No No	
116	Suspended Cell	Acoustical Ceiling & Grid: Beyon	09	IntCell	Replace acoustical ceiling tile	320	S.F.	\$3,525 \$3,525	Tom Klezov	02-Aug-2002	No	No	
118	Commercial Site Resilient Floor	Exterior Steel Door - Damaged o VCT: Damaged or Falling	08 09	Exterior Closur IntFloor	Paint door & frame, repl. har Replace VCT flooring and re	1 1,044	Ea. S.F.	\$13,919 \$2,138 \$11,782	Tom Klezov Tom Klezov	02-Aug-2002 01-Aug-2002	No No	No No	
118 A	Cabinets Commercial Site Commercial Site Cabinets	Cabinets: Damaged Exterior Steel Door - Damaged o Interior Steel Door - Damaged o Base Cabinets: Beyond Useful L	12 08 08 06	Furniture/Shelvi Exterior Closur IntDoor Furniture/Shelvi	Install locking casework with Paint door & frame, repl. har Paint door & frame, repl. har Replace base cabinets and c	36 1 1 12	S.F. Ea. Ea. L.F.	\$16,761 \$6,070 \$2,138 \$6,415	Tom Klezov Tom Klezov Tom Klezov Tom Klezov	02-Aug-2002 02-Aug-2002 02-Aug-2002 02-Aug-2002	No No No No	No No No No	
119	Commercial Site Resilient Floor	Exterior Steel Door - Damaged o VCT: Damaged or Falling	08 09	Exterior Closur IntFloor	Paint door & frame, repl. har Replace VCT flooring and re	1 1,080	Ea. S.F.	\$14,326 \$2,138 \$12,189	Tom Klezov Tom Klezov	02-Aug-2002 02-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
120	Commercial Ste	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$41,559	Tom Klezov	02-Aug-2002	No	No	
	Resilient Floor	VCT: Damaged or Failing	09	IntFloor	Replace VCT flooring and re	900	S.F.	\$2,138	Tom Klezov	02-Aug-2002	No	No	
	Cabinets	Base Cabinets: Beyond Useful L	06	Furniture/Shelvi	Replace base cabinets and c	32	L.F.	\$17,096	Tom Klezov	02-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	900	S.F.	\$8,517	Hunter Gain	11-Sep-2002	No	No	
Elev. Mach. Rm.	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	1,224	S.F.	\$3,651	Hunter Gain	11-Sep-2002	No	No	
	Commercial Ste	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$3,441	Tom Klezov	02-Aug-2002	No	No	
	Coatings & Pai	Interior ceilings: Paint Failing	09	IntFinish	Prep., prime and paint cellin	64	S.F.	\$158	Tom Klezov	02-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	384	S.F.	\$1,146	Hunter Gain	11-Sep-2002	No	No	
Level 2	Sound Absorbi	Sound Absorbing Panels: Dama	09	IntFinish	Replace fabric covered soun	500	S.F.	\$67,797	Tom Klezov	03-Aug-2002	No	No	
								\$15,173					
214 A	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	320	S.F.	\$855	Hunter Gain	11-Sep-2002	No	No	
214 B								\$859					
216	Commercial Ste	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$4,362	Tom Klezov	03-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	120	S.F.	\$1,136	Tom Klezov	03-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	365	S.F.	\$1,089	Hunter Gain	11-Sep-2002	No	No	
	Commercial Ste	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$8,749	Tom Klezov	03-Aug-2002	No	No	
218	Resilient Floor	VCT: Damaged or Failing	09	IntFloor	Replace VCT flooring and re	240	S.F.	\$2,709	Tom Klezov	03-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	240	S.F.	\$2,271	Tom Klezov	03-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	547	S.F.	\$1,632	Hunter Gain	11-Sep-2002	No	No	
	Commercial Ste	Exterior Steel Door - Damaged o	08	Exterior Closur	Paint door & frame, repl. har	1	Ea.	\$24,463	Tom Klezov	03-Aug-2002	No	No	
220	Resilient Floor	VCT: Damaged or Failing	09	IntFloor	Replace VCT flooring and re	900	S.F.	\$10,157	Tom Klezov	03-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	900	S.F.	\$8,517	Tom Klezov	03-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	1,224	S.F.	\$3,651	Hunter Gain	11-Sep-2002	No	No	
	Wood Door	Wood Door - Damaged or Fallin	08	IntDoor	Paint door & frame, repl. har	1	Ea.	\$13,235	Tom Klezov	03-Aug-2002	No	No	
220 A	Resilient Floor	VCT: Damaged or Failing	09	IntFloor	Replace VCT flooring and re	155	S.F.	\$2,117	Tom Klezov	03-Aug-2002	No	No	
	Cabinets	Base Cabinets: Beyond Useful L	06	Furniture/Shelvi	Replace base cabinets and c	12	L.F.	\$1,750	Tom Klezov	03-Aug-2002	No	No	
	Ceiling Tile	Glue on ceiling tile: Beyond exp	09	IntCell	Replace 1' x 1' glued acousti	155	S.F.	\$6,415	Tom Klezov	03-Aug-2002	No	No	
	Coatings & Pai	Interior walls: Paint failing	09	IntFinish	Prep., prime and paint partit	498	S.F.	\$1,467	Tom Klezov	03-Aug-2002	No	No	
								\$1,486	Hunter Gain	12-Sep-2002	No	No	

- Facility Executive Summary -

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

Facility Description:

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

SITE:

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

STRUCTURAL/EXTERIOR CLOSURE

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

INTERIORS:

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

MECHANICAL/PLUMBING:

The heating system consists of two roof mounted multi-zone cooling/air handling units that were replaced in 1996. Heat for this building is provided by reheat units at each zone. These reheat units are served with hot water from two natural gas fired boilers and circulating pumps located in the penthouse boiler room. Seven package gas/electric HVAC units and one split system heat pump unit are roof mounted and were installed in 1996. They provide supplemental conditioned air to the main system. The boilers and pumps are original equipment installed in 1980. The boiler room contains a MCC that is served from the main electrical room. There are several roof mounted toilet exhaust fans that are original equipment installed in 1980. The Cosmetology department has a separate large exhaust fan that was recently replaced. There is an Energy Management System for the building that is connected to the maintenance department through a modem connection. The toilet facilities were remodeled in 1996 and are in good condition. Domestic hot water is supplied from two new natural gas fired 100-gallon water heaters and circulating pump located in the rooftop penthouse.

ELECTRICAL:

The electrical system is fed from an SCE transformer that delivers 277/480 volt, 3-phase power via a 1600-amp panel that is located in the ground floor electrical room. This 1600-amp panel provides power to Parking Structures A and C and two 300-KVA transformers that further feed two 1000-amp, 120/208 volt panels. There is further distribution of power to smaller panels located throughout the building. The classroom lighting was upgraded to electronic ballasts and T-8 lamps during the 1996 remodel project. The hallways contain a mixture of old and new lighting. There is a Siltron battery backup system that feeds the exit signs. This building does not have a stand-by generator system.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

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

CONVEYING:

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