



Facility Condition Assessment Report



September 17, 2003

3D/I

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Introduction

This Facilities Assessment Report finalizes and provides detail information. The Report is organized into the following 4 sections.

- Executive Summary
- Existing Facilities Assessment
- Capital Renewal
- Existing Facilities Reports

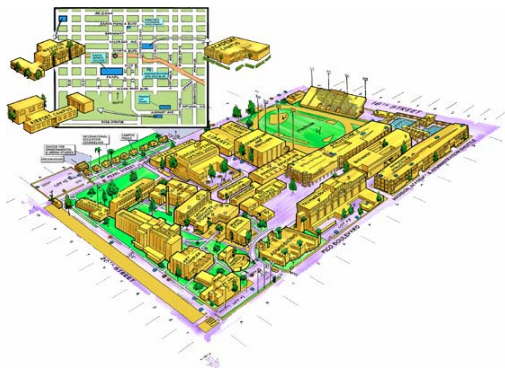
Executive Summary

The Executive Summary condenses and provides key findings, cost and schedule information.

The Existing Facilities Assessment section reports on the current physical condition of the newly renovated Library, the brand new Emeritus College, Airport Campus Annex, the brand new toilet building at the Airport Campus, the Child Development Center and the BAE Campus, totaling approximately 325,388 square feet, both on and off campus.

Existing Facility Assessment Findings

A visual inspection of the existing Santa Monica Community College District facilities was conducted to identify the condition and to estimate the cost to perform the necessary maintenance, repairs and renovations.



The results of our assessment are summarized in the Facility Condition Index Table on Page 5. The estimated initial cost to repair these facilities totals \$27,560,611. Four buildings have FCI's of 10% or less, the range considered representative of a building in good or fair condition. All other buildings have FCI's in excess of 10%, one building of which has a FCI between 40% and 50%, the range in which a building should be considered for a major renovation and reconstruction. The remaining four have FCI's of 65% or greater, indicating the building should be considered for replacement. More detailed discussion on the methodology and findings for each of the District buildings is provided in the Existing Facility Assessment section at the back of this report.

Existing Facilities Assessment



Level 1 Condition Assessment

The type of facility condition assessment performed for the District is termed “Level 1.” In doing a Level I Assessment, 3D/I construction specialists trained in this process, visually inspected the 9 existing buildings, totaling approximately 325,388 square feet, on the main campus and at satellite locations. In addition to the visual inspection, 3D/I reviewed records and met with the District’s facility and maintenance staff to help ascertain the life cycle status of the major component systems that make up a building.

Methodology

The primary objective of the assessment is to inspect each facility and note physical or operational deficiencies. For each building, an average life and costs of replacement is estimated based on the date of the construction or the last documented renovation of the system. The information generated by the life cycle cost model, and modified by the site assessment, is used to calculate the repair and replacement cost of the particular facility. Since the assessment was based on life cycle cost models and statistical inferences, the assessors did not identify a detailed listing of deficiencies or corrections.

The recognition of a “deficiency” involves not only the function of a component or system but also the relative cost for its repair, replacement or correction. In addition, non-functional consideration for the classification of deficiencies is the relative age of the component or system compared to its “expected useful life” or depreciable life. The expected useful life schedule used for this assessment was that published by the nationally recognized organization, the Building Owners and Managers Association (BOMA). A “non-functional” classification shall be attributed to any deficiency whose relative age of the component or system exceeds its “expected useful life” or depreciable life. Each deficiency is classified by its respective physical or operational function in the facility—Safety, Site, External Shell, Internal Shell, Heating, Cooling/Vent, Plumbing, Electrical, etc. Based on these classifications, the pricing for each correction of a component or system deficiency was taken from the nationally recognized construction estimating resource, R.S. Means.

Summary of Results

The FCI table on Page 7 summarizes the results of the Existing Facilities Assessment. It provides the approximate age, size in square feet, expected cost to construct a replacement building, and the estimated cost to repair the deficiencies found for each building. The estimated cost to repair all facilities totals approximately \$27.6 million. Dividing that by the estimated \$72.4 million cost of replacement for all facilities, provides an overall FCI of 38.06%.

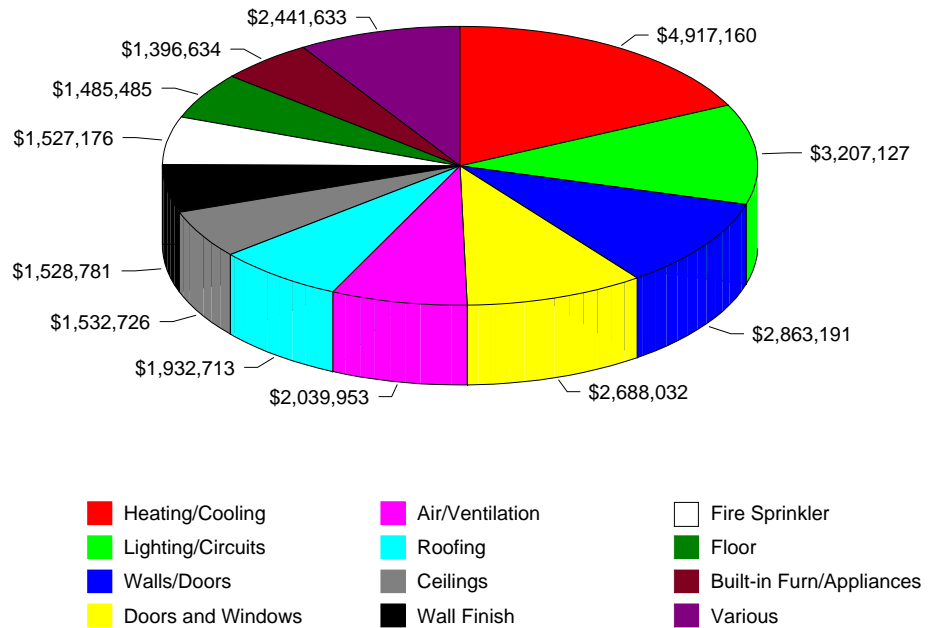
While a 38.06% FCI is a poor overall rating (as defined below), this is mainly driven by the condition of the BAE Complex buildings. Four buildings have FCI's of 10% or less, the range considered representative of a building in good or fair condition. All other buildings have FCI's in excess of 10%, four of which have FCI's of 65% or greater, the range in which a building should be considered for replacement, as opposed to investing the substantial costs to repair a 40 to 50 year old building with systems well beyond their useful life. The single building having an FCI between 40% and 50% indicates the structure is in need of complete renovation and reconstruction.

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

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

The \$27.6 million estimated cost to repair all facilities consists of the following 12 building system components. The exterior closures (window, door, roofing replacements) and the heating/cooling, electrical, plumbing systems require major renewal and make up the majority of the costs. The added burden to comply with handicapped accessibility standards and building code requirements would increase these costs significantly.

Estimate by Building System - (All buildings assessed)



Facility Condition Index (FCI)

The facility condition index (FCI) is useful in comparing and prioritizing buildings of differing costs or sizes or types by showing the relative physical condition of the facilities. The FCI – stated as a percentage – measures the estimated cost of the current year deficiencies and compares it to the projected replacement cost of the facility. The total “Cost of Repairs” is divided by the current “Replacement Cost” for the facility, resulting in the “FCI”. The higher the FCI, the poorer the relative condition of the facility. For example, if a building has a replacement value of \$1,000,000 and has \$100,000 of existing deficiencies, the FCI is $\$100,000/\$1,000,000 = 10\%$.

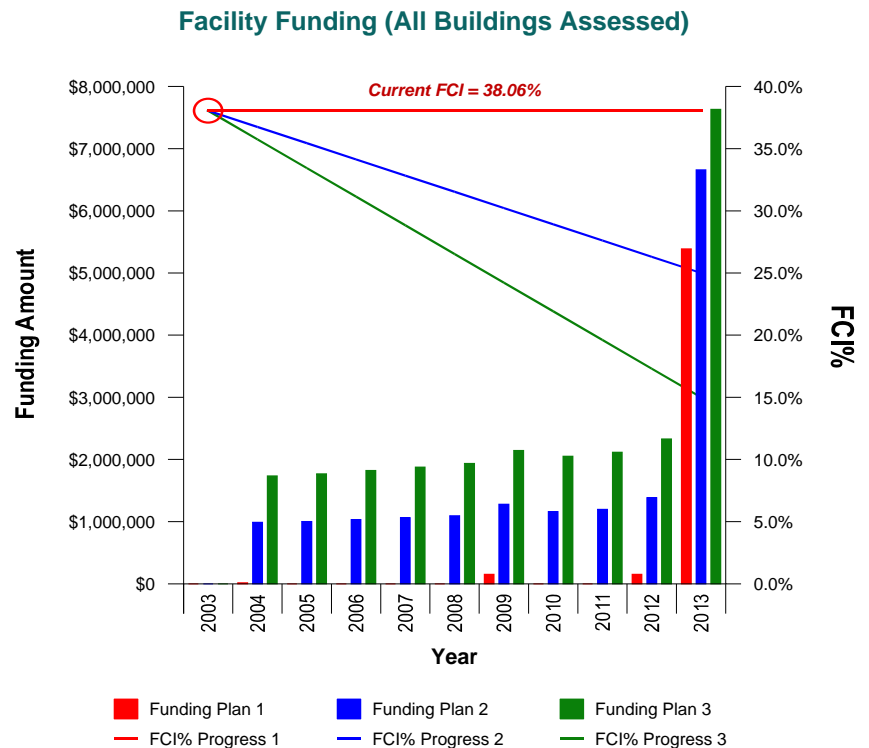
Facility	Year Built	Last Renovation	Square Feet	Replacement Cost	Cost of Repairs	FCI
1. Airport Campus Annex	1953	2002	5,589	\$747,417	\$67,236	9%
2. Airport Toilet Building	2003	N/A	730	\$97,623	\$0	0%
3. BAE-Butler Building	1960	Unknown	8,833	\$816,346	\$567,202	69%
4. BAE-Central Building	1953	1962	87,871	\$20,040,739	\$13,199,140	66%
5. BAE-East Building	1953	Unknown	29,400	\$6,705,258	\$4,416,186	66%
6. BAE-West Building	1960	Unknown	60,600	\$13,821,042	\$9,102,751	66%
7. Child Development Center	1963	Unknown	1,802	\$410,982	\$178,096	43%
8. Emeritus College	2002	N/A	29,000	\$4,532,891	\$0	0%
9. Library	1980	2003	110,688	\$25,244,612	\$30,000	0%
Totals			334,513	\$72,416,910	\$27,560,611	38%

Funding Requirements – 10 Year Renewal Projection

Capital Renewal

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

- “How much funding is required to maintain the current FCI?”
- “What level of funding is required to achieve an FCI of 25%?”
- “What level of funding is required to achieve an FCI of 15%?”



COMET - Printed on: 9/19/2003
Escalation %: 3%

Funding Plan	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Red	\$15,870	\$0	\$0	\$0	\$0	\$151,512	\$0	\$0	\$152,128	\$5,388,312	\$5,707,822
Blue	\$989,718	\$1,003,063	\$1,033,155	\$1,064,150	\$1,096,074	\$1,280,469	\$1,162,825	\$1,197,710	\$1,385,769	\$6,658,962	\$16,871,896
Green	\$1,735,676	\$1,771,400	\$1,824,542	\$1,879,278	\$1,935,657	\$2,145,239	\$2,053,538	\$2,115,144	\$2,330,727	\$7,632,268	\$25,423,469

Three scenarios are shown:

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

The red line assumes no spending in the current year (2003). Capital renewal costs, as shown, over the next 10 years would be required to maintain the current FCI. The total to keep the FCI stable is approximately \$5.7 million.

- **Required funding: Reduce the FCI to 25% (Blue)**

The blue line assumes no spending in the current year (2003). It assumes a consistent level of funds for the next 10 years to buy-down the current deficiencies and additional funding for capital renewal items to achieve an FCI of 25%. The total to reduce the FCI to 25% is approximately \$16.9 million.

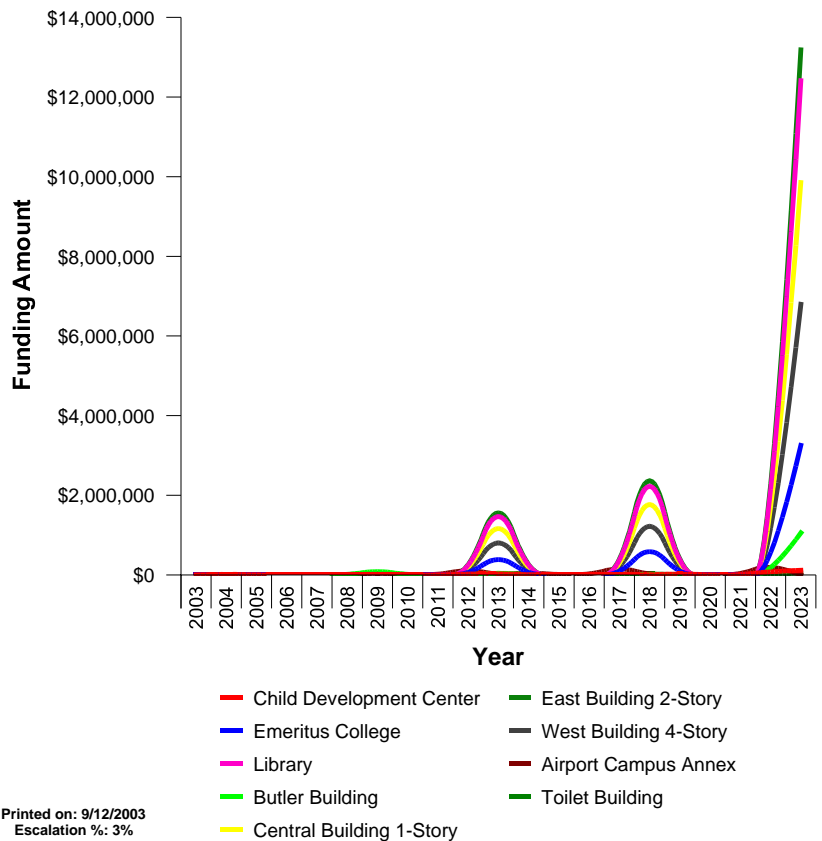
- **Required funding: Reduce the FCI to 15% (Green)**

The green line assumes no spending in the current year (2003). It assumes a consistent level of funds for the next 10 years to buy-down the current deficiencies and additional funding for capital renewal items to achieve an FCI of 15%. The total to reduce the FCI to 15% is approximately \$25.4 million.

20 Year Capital Renewal Forecast

The cost models for each building give us a method to predict future needs for capital renewal. Each model allows us to assess the remaining life of each of the main systems in the building and to enter the expected time of replacement of such systems. Although each model is only a rough approximation for one building, over a larger sample size use of these cost models produces a reliable estimate of the yearly cost to replace building systems. This chart illustrates a 20-year projection of capital renewal funding requirements, excluding current deficiencies for the 9 assessed buildings.

Facility Renewal Forecast (All Buildings Assessed)



Building Systems

Renewal Premiums

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

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

Repair/Replacement Priorities

Frequently, many of the buildings assessed are over 40 years old and will have high FCI's. In order to help prioritize the order in which buildings should be addressed, repair priorities were established. With these priorities assigned, two facilities with similar FCI's can be compared to help determine the most critical need. The following priorities were established for the District:

- *Priority 1 – Immediate Life/Health/Safety*

This priority describes the work that needs to be performed immediately to return a facility to normal operation. This work, if performed, will halt accelerated deterioration, correct cited safety hazards and life safety code violations affecting immediate safety.

- *Priority 2 – Degraded w/ Potential Functional Impact*

This priority if not corrected expeditiously in this category will become critical within a year. Situations in this category include; intermittent interruptions, rapid deterioration and potential safety hazards and should be corrected soon to maintain or protect facility integrity.

- *Priority 3 – Mitigate Additional Damage*

Systems in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

- *Priority 4 – Beyond Expected Life*

Systems in this category include conditions suggesting that its BOMA or expected useful life term has past.

- *Priority 5 – Quality of Life/Local Standards*

Conditions in this category include items that do not conform to existing codes, but are “Grand fathered” in their current condition. No action is required at this time, but should substantial work be undertaken, certain existing conditions may require corrective action.

- *Priority 6 – Normal/Within Life Cycle*

This priority describes work items that are not part of the normal maintenance and general upkeep of the facility. These items include building foundations or excavation items that are not applicable to this type of reporting for building maintenance. Also items that have either been replaced in recent years and has not reached or past its life expectancy.

Other Definitions

The following definitions and terms are used throughout this report and are included here for clarification.

Replacement Cost per Square Foot

The square footage costs represent the total hard building costs and total soft costs. The hard building costs are derived from a R. S. Means construction database and soft costs are additional costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient system. Examples of soft costs are design fees, engineering fees, construction management, construction contingency, client administration and other related costs involved with constructing this type of facility.

Facility Replacement Cost

This represents the hypothetical expense of rebuilding, modernization and code compliance of the existing facilities in a manner representing the original building area using the current construction costs. It is determined by multiplying the gross square foot area of the facility by the estimated Replacement Cost/Sq. Ft.

Cost of Repairs

This is the amount or total cost to repair a facility when it is rehabilitated or repaired. This figure does not include modernization or building alteration costs. Cost of Repairs includes only those costs to renew the buildings as defined by their original construction documents.

Discrepancy/Deficiency

The discrepancy or deficiency is a problem that is obvious to the assessor during site observation and is noted for awareness and possible immediate attention.

Life Years

The numbers of years represents the useful or expected life of the particular system description. This information is derived from the Building Owners and Managers Association (BOMA).

% Renewed

It is the percentage of a particular system to be renewed when a facility is rehabilitated or repaired.

Renewal Cost

It is the amount or total cost of a particular system to be renewed when a facility is rehabilitated or repaired.

% Used

This is the percentage amount of remaining life of the particular system.

Next Renewal

This is the next recommended year of rehabilitation or replacement of a particular system.

Adjusted Amount

The adjusted amounts are the costs associated with the need for immediate expenditures per the assessor's site observations.

Year 2003 Estimate

This is the cost associated with rehabilitation or repairs (renewal) of a particular system during that calendar year in addition to the adjusted amounts. These particular systems are past their useful life.

Building System Descriptions

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

Existing Facilities Reports

Existing Facilities Reports

The following pages contain individual analysis of each of the existing Santa Monica Community College District facilities in this assessment.

Facility: Santa Monica College\Off-Campus\Airport Campus Complex\Airport Campus Annex

Facility Description:

ARCHITECTURAL:

The Airport Campus Annex Building is located at the Santa Monica Airport satellite campus, 3223 Donald Douglas Loop South, Santa Monica, California 90405. The building was originally built as a maintenance garage owned by the city of Santa Monica but maintained by the Armed forces according to SMC staff. The single story 5,589 square foot building contains classrooms, storage areas, restroom and an outdoor kiln area. Originally built in 1953, a complete renovation of the building was completed in 2002.

SITE:

Concrete sidewalks immediately adjacent to the facility are in good condition and pose no hazard. The parking surface on both sides of the building should be resurfaced.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a slab on grade and spread footings at exterior walls, columns and interior load bearing walls which show no signs of settlement or damage. The main structure is concrete block. Exterior doors are metal with new hardware. Windows are typically steel framed single pane units.

INTERIORS:

Interior wall finishes are typically painted plaster with vinyl wall covering in some areas and ceramic tile in the restrooms; all are generally in good condition. Ceiling finishes is typically exposed and are in fair condition. Floor finishes are concrete and are good condition. Interior doors are solid core wood.

MECHANICAL/PLUMBING:

Heating for the spaces is provided by ceiling hung natural gas fired space heaters that were installed in 1988. Open shop doors provide ventilation. The toilet facility were also renovated in 2002 as part of the entire building rehab scope. A Rheem gas fired, 50 gallon hot water heater serves this building.

ELECTRICAL:

Electrical system is fed from an MGM transformer that delivers 277/480 volt, 3-phase power to an 800-amp distribution board located in a weatherproof enclosure at the exterior of the shop building. This 800-amp panel provides power to smaller panels, and various transformers located throughout the complex. The transformers provide 120/208 volt, 3-phase and 120/240 volt, 1-phase power, for lighting, miscellaneous equipment, and electrical outlets throughout the complex. The majority of the electrical system for this building has been replaced during the last renovation in 2002. The lighting system for this building is of various types and ages. Most of the lighting is T-12 fluorescent installed during the renovation.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm system consist of visual alarms, detectors, audible alarms and pull station in various locations throughout the building. The Simplex 4020 system and its components were upgraded during the 2002 renovation of the building. The building is not equipped with fire sprinklers.

Facility: Santa Monica College\Off-Campus\Airport Campus Complex\Airport Campus Annex

Surveyor:

Vince Johnson

Date:

26-Aug-2003

Repair Costs:

\$67,235.67

Replacement Cost:

\$747,416.97

FCI:

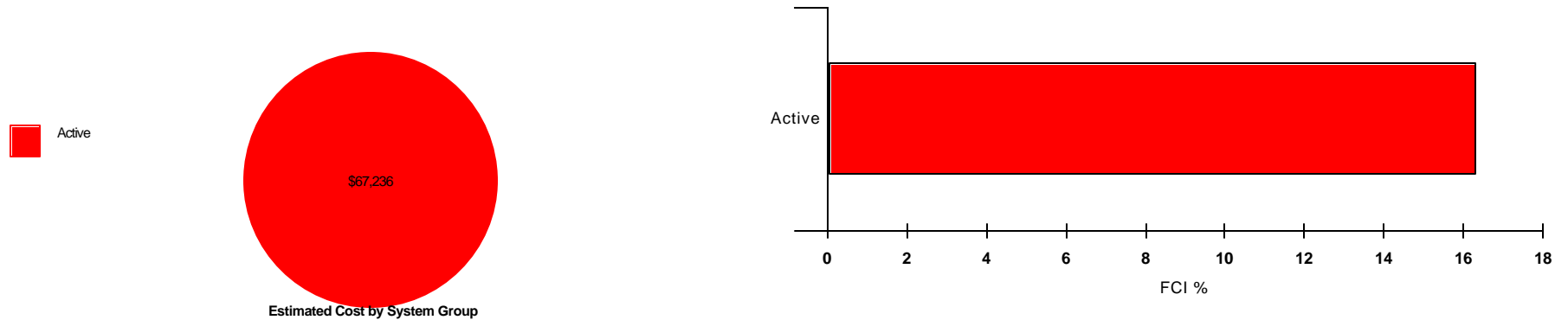
9.00%



Photo Description:

Airport Campus Ceramics building located west of the main building.

Airport Campus Complex - Airport Campus Annex



Gross Area: 5,589 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
Active	ElectS&D	6		\$1.33	\$7,433	30	90.00%	\$6,690	3.33%	2033	\$0	\$0	
	Excavation	6		\$1.96	\$10,954	100	0.00%	\$0	50.00%	2054	\$0	\$0	
	Exterior Closure	6		\$0.60	\$3,353	40	110.00%	\$3,689	2.50%	2043	\$0	\$0	
	Int/Ext Finishes	6		\$12.73	\$71,148	10	100.00%	\$71,148	10.00%	2013	\$0	\$0	
	Interior Doors	6		\$2.18	\$12,184	25	105.00%	\$12,793	4.00%	2028	\$0	\$0	
	Plumbing	6		\$12.78	\$71,427	30	90.00%	\$64,285	3.33%	2033	\$0	\$0	
	Roof Deck	6		\$19.70	\$110,103	100	0.00%	\$0	50.00%	2054	\$0	\$0	
	Roof Insulation	6		\$2.42	\$13,525	20	120.00%	\$16,230	70.00%	2010	\$0	\$0	
	Slab on Grade	6		\$6.09	\$34,037	100	0.00%	\$0	50.00%	2054	\$0	\$0	
	Special Construction	6		\$1.91	\$10,675	40	100.00%	\$10,675	2.50%	2043	\$0	\$0	
	Windows	4		\$12.03	\$67,236	25	100.00%	\$67,236	100.00%	2004	\$0	\$67,236	
	Subtotal				\$73.73	\$412,077			\$252,746			\$0	\$67,236
Code/Life/Saf	Fire Sprinkler	5	Building is not currently equipped with a fire sprinkler system.	\$3.10	\$17,326	25	90.00%	\$15,593	4.00%	2028	\$0	\$0	
Subtotal				\$3.10	\$17,326			\$15,593			\$0	\$0	0.00%
Electrical	Comm/Data/Security	6		\$2.83	\$15,817	10	100.00%	\$15,817	10.00%	2013	\$0	\$0	
	Lighting/Circuits	6		\$11.40	\$63,715	20	90.00%	\$57,343	5.00%	2023	\$0	\$0	
	Subtotal			\$14.23	\$79,531			\$73,160			\$0	\$0	0.00%

Airport Campus Complex - Airport Campus Annex (continued)

System Group	System Description	Priorit y	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
Ext. Closure	Roofing	6		\$3.54	\$19,785	20	120.00%	\$23,742	70.00%	2010	\$0	\$0	
	Subtotal			\$3.54	\$19,785			\$23,742			\$0	\$0	0.00%
Interiors	Ceilings	6		\$3.96	\$22,132	15	105.00%	\$23,239	6.67%	2018	\$0	\$0	
	Floor	6		\$16.57	\$92,610	15	110.00%	\$101,871	6.67%	2018	\$0	\$0	
	Wall Finish	6		\$2.62	\$14,643	10	100.00%	\$14,643	10.00%	2013	\$0	\$0	
	Walls/Doors	6		\$2.67	\$14,923	50	100.00%	\$14,923	2.00%	2053	\$0	\$0	
	Subtotal			\$25.82	\$144,308			\$154,676			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	6		\$8.37	\$46,780	25	90.00%	\$42,102	56.00%	2015	\$0	\$0	
	Subtotal			\$8.37	\$46,780			\$42,102			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	6		\$4.94	\$27,610	100	0.00%	\$0	50.00%	2054	\$0	\$0	
	Subtotal			\$4.94	\$27,610			\$0			\$0	\$0	0.00%
	Grand Total			\$133.73	\$747,417			\$562,019			\$0	\$67,236	9.00%

Facility: Santa Monica College\Off-Campus\Airport Campus Complex\Toilet Building

Facility Description:

ARCHITECTURAL:

The Airport Campus Toilet Building is located at the Santa Monica Airport satellite campus, 3223 Donald Douglas Loop South, Santa Monica, California 90405. The building was originally built in 2003. The single story 730 square foot building has a men's and women bathroom. Access to the building is provided from the exterior and through the main airport campus building.

SITE:

Concrete sidewalks immediately adjacent to the building are in good condition and pose no hazard. The parking surface near the building should be resurfaced. There is a handicap accessible ramp along with railing provided at the exterior entrance.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on a slab on grade and interior walls are non-load bearing and show no signs of settlement or damage. The main structure is wood frame with a stucco exterior finish. Exterior door and frame is metal with new hardware. There are no windows.

INTERIORS:

Interior wall finishes are painted gypsum board and ceramic tile in the restrooms; all are in great condition. The ceiling is an acoustical suspended type in great condition. The floor finish is 12"x12" vinyl composite tile they also are in great condition. Interior doors are metal door and frames.

MECHANICAL/PLUMBING:

Heating for the spaces is provided by space heaters. The building has a handicap accessible male and female bathroom. The male bathroom contains (3) urinals, (2) water closets and (2) lavatories. The female bathroom contains (4) water closets and (2) lavatories. A 40 gallon electric hot water heater serves this building.

ELECTRICAL:

Electrical system is fed from the existing airport campus building. The lighting is T-12 fluorescent.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The building has visual, audible and pull station as required. The system and its components appear to be connected to the airport campus main building. The building is not equipped with fire sprinklers.

Surveyor:

Vince Johnson

Date:

02-Sep-2003

Repair Costs:

\$0.00

Replacement Cost:

\$97,622.90

FCI:

0.00%



Photo Description:

New 2003 toilet addition attached to the main airport campus building.

Facility: Santa Monica College\Off-Campus\BAE Complex\Butler Building

Facility Description:

Refer to BÆE West building for information pertaining to this building. Building does have roof top packages unit on roof suppling individual areas throughout. Building age is approximated.

Surveyor:

Vince Johnson

Date:

29-Aug-2003

Repair Costs:

\$567,202.26

Replacement Cost:

\$816,345.86

FCI:

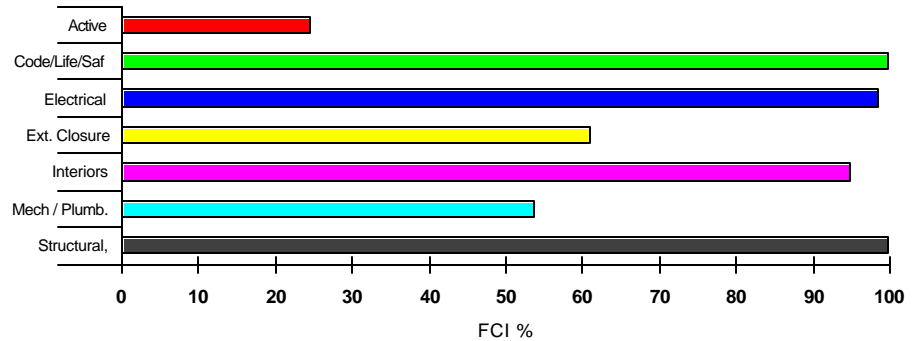
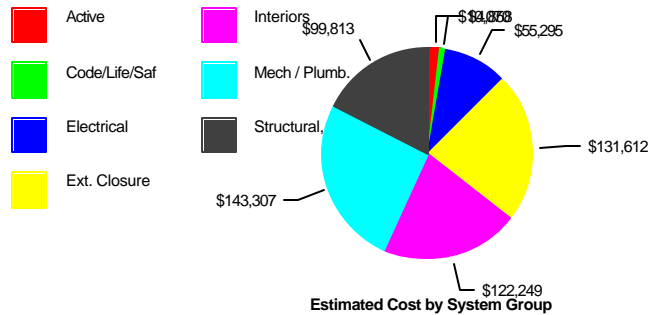
69.48%



Photo Description:

The building on the lower left of the picture is what we are considering the butler building.

BAE Complex - Butler Building



Gross Area: 8,833 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
Active	Conveying	4		\$0.79	\$6,978	20	100.00%	\$6,978	100.00%	2004	\$0	\$6,978	
	Stairs	4		\$0.35	\$3,092	20	100.00%	\$3,092	100.00%	2004	\$0	\$3,092	
	Superstructure	4		\$3.49	\$30,827	80	100.00%	\$30,827	28.75%	2061	\$0	\$0	
	Subtotal			\$4.63	\$40,897			\$40,897			\$0	\$10,070	24.62%
Code/Life/Saf	Fire Sprinkler	4		\$0.55	\$4,858	20	100.00%	\$4,858	100.00%	2004	\$0	\$4,858	
	Subtotal			\$0.55	\$4,858			\$4,858			\$0	\$4,858	100.00%
Electrical	Comm/Data/Security	4		\$1.07	\$9,451	20	80.00%	\$7,561	100.00%	2004	\$0	\$7,561	
	Electrical Service	4		\$0.57	\$5,035	20	120.00%	\$6,042	100.00%	2004	\$0	\$6,042	
	Lighting/Circuits	4		\$4.72	\$41,692	20	100.00%	\$41,692	100.00%	2004	\$0	\$41,692	
	Subtotal			\$6.36	\$56,178			\$55,295			\$0	\$55,295	98.43%
Ext. Closure	Doors and Windows	4		\$11.77	\$103,964	20	100.00%	\$103,964	100.00%	2004	\$0	\$103,964	
	Exterior Walls	6		\$9.55	\$84,355	50	100.00%	\$84,355	46.00%	2031	\$0	\$0	
	Roofing	4		\$3.13	\$27,647	10	100.00%	\$27,647	100.00%	2004	\$0	\$27,647	
	Subtotal			\$24.45	\$215,967			\$215,967			\$0	\$131,612	60.94%
Interiors	Ceilings	4		\$1.34	\$11,836	10	100.00%	\$11,836	100.00%	2004	\$0	\$11,836	
	Floor	4		\$3.27	\$28,884	20	120.00%	\$34,661	100.00%	2004	\$0	\$34,661	
	Wall Finish	6		\$7.02	\$62,008	20	80.00%	\$49,606	100.00%	2004	\$0	\$49,606	

BAE Complex - Butler Building (continued)

System Group	System Description	Priorit y	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
	Walls/Doors	4		\$2.96	\$26,146	20	100.00%	\$26,146	100.00%	2004	\$0	\$26,146	
	Subtotal			\$14.59	\$128,873			\$122,249			\$0	\$122,249	94.86%
Mech / Plumb.	Heating/Cooling	4		\$9.84	\$86,917	30	100.00%	\$86,917	76.67%	2010	\$0	\$0	
	Plumbing/Fixtures	4		\$20.28	\$179,133	20	80.00%	\$143,307	100.00%	2004	\$0	\$143,307	
	Subtotal			\$30.12	\$266,050			\$230,223			\$0	\$143,307	53.86%
Specialties	Built-in Furn/Appliances	4		\$0.42	\$3,710	40	110.00%	\$4,081	57.50%	2021	\$0	\$0	
	Subtotal			\$0.42	\$3,710			\$4,081			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	4		\$11.30	\$99,813	20	100.00%	\$99,813	100.00%	2004	\$0	\$99,813	
	Subtotal			\$11.30	\$99,813			\$99,813			\$0	\$99,813	100.00%
	Grand Total			\$92.42	\$816,346			\$773,382			\$0	\$567,202	69.48%

Facility: Santa Monica College\Off-Campus\BAE Complex\Central Building 1-Story

Facility Description:

ARCHITECTURAL:

The B/Æ Central Building is located off the main campus at 3171 South Bundy Drive, Los Angeles, California 90066. The central building is one of four building described on this 10.31 acre site. The original single story building is approximately 67,791 square feet and the additional building located between the 4-story and the central building is 20,080 square feet totalling 87,871 square feet. The buildings were used as mainly lab/manufacturing areas and office space. From information discovered from the city the building appears to have been built in the 1950's or 1960's. The building has been vacant for nearly a year now but most of the systems seem to be operable.

SITE:

The concrete sidewalks immediately adjacent to the facility are in good condition and pose no hazard. The parking lot is in poor condition but does provide off-street parking. The site is also surrounded by a chainlink fence and guard booths for security purposes.

STRUCTURAL/EXTERIOR CLOSURE:

The main building is a masonry structure with structural steel framing members with flat built-up ply roof. The other building is a masonry structure as well with pitch roofs. There are no signs of any structural damage. The roof appears to be in fair condition but is probably past its expected useful life. The exterior doors are metal with metal frames and the windows are steel frame single pane units. Both are in poor to fair condition.

INTERIORS:

The partition wall types include painted CMU and drywall. The interior wall finishes are in fair condition for the most part. Most of the ceilings are suspended acoustical tile in fair condition. Flooring throughout is mostly vinyl composite tile and or carpet. The interior doors are wood with metal frames. All of the interior finishes throughout are past there expected useful life.

MECHANICAL/PLUMBING:

Heating and Cooling is provided with roof top package units. A number of smaller split system fancoil units and condensers are also provided unique spaces or offices. Mechanical exhaust is for toilets and some utility closets. None of the mechanical systems were in operation during assessment but they appear to have past or quickly approaching their expected useful life. There is a 4" copper water service, servicing the building. The bathrooms have not undergone any major renovations. The hot water is provided with an A.O.Smith 50 gallon gas fired unit.

ELECTRICAL:

The building's main electrical service is fed from the south side of the building. The service is 4000 AMP 277/480V 3 Phase, 4W, transformed to 120V. The building has its own meter, overhead service feeding it along with a separate transformers. The lighting is typically fluorescent and illumination is inadequate. Emergency lights are present throughout the building and required emergency exit signs are also present.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm systems consist of audible alarms and pull stations in various required locations. The system is activated by pull stations and detectors and is centrally monitored in the lobby by Fire Annunciator Panel. The system and its components appear to have not been upgraded within the past 10 years. The building is equipped with a fire sprinkler system in certain areas only.

Facility: Santa Monica College\Off-Campus\BAE Complex\Central Building 1-Story

Surveyor:

Vince Johnson

Date:

21-Aug-2003

Repair Costs:

\$13,199,139.82

Replacement Cost:

\$20,040,738.97

FCI:

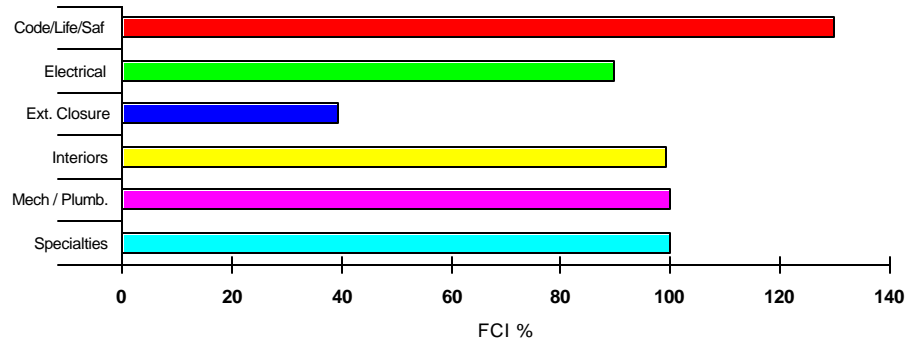
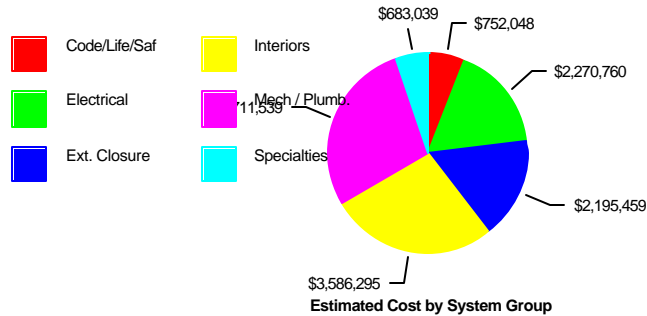
65.86%



Photo Description:

The main central building is located at the right side of the photograph and the pitched roof buildings appear to have been additions added to bridge the area between the 4-story and central building. The square footage breakdown is described in the executive summary.

BAE Complex - Central Building 1-Story



Gross Area: 87,871 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	4		\$6.58	\$578,499	30	130.00%	\$752,048	100.00%	2004	\$0	\$752,048	
	Subtotal			\$6.58	\$578,499			\$752,048			\$0	\$752,048	130%
Electrical	Comm/Data/Security	4		\$4.93	\$433,362	10	90.00%	\$390,026	100.00%	2004	\$0	\$390,026	
	Electrical Service	4		\$4.01	\$352,178	30	90.00%	\$316,960	100.00%	2004	\$0	\$316,960	
	Lighting/Circuits	4		\$19.77	\$1,737,526	20	90.00%	\$1,563,773	100.00%	2004	\$0	\$1,563,773	
	Subtotal			\$28.71	\$2,523,066			\$2,270,760			\$0	\$2,270,760	90.00%
Ext. Closure	Doors and Windows	4		\$13.07	\$1,148,878	30	110.00%	\$1,263,766	100.00%	2004	\$0	\$1,263,766	
	Exterior Walls	6		\$41.51	\$3,647,587	100	100.00%	\$3,647,587	41.00%	2063	\$0	\$0	
	Roofing	4		\$8.84	\$776,411	20	120.00%	\$931,693	100.00%	2004	\$0	\$931,693	
	Subtotal			\$63.42	\$5,572,875			\$5,843,045			\$0	\$2,195,459	39.40%
Interiors	Ceilings	4		\$7.77	\$683,039	15	110.00%	\$751,343	100.00%	2004	\$0	\$751,343	
	Floor	4		\$7.42	\$651,572	15	110.00%	\$716,729	100.00%	2004	\$0	\$716,729	
	Wall Finish	4		\$8.32	\$730,735	10	100.00%	\$730,735	100.00%	2004	\$0	\$730,735	
	Walls/Doors	4		\$17.54	\$1,541,653	40	90.00%	\$1,387,487	100.00%	2004	\$0	\$1,387,487	
	Subtotal			\$41.05	\$3,606,999			\$3,586,295			\$0	\$3,586,295	99.43%
Mech / Plumb.	Air/Ventilation	4		\$11.35	\$997,661	20	100.00%	\$997,661	100.00%	2004	\$0	\$997,661	
	Heating/Cooling	4		\$27.20	\$2,390,118	25	100.00%	\$2,390,118	100.00%	2004	\$0	\$2,390,118	
	Plumbing/Fixtures	4		\$3.68	\$323,761	30	100.00%	\$323,761	100.00%	2004	\$0	\$323,761	

BAE Complex - Central Building 1-Story (continued)

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
	Subtotal			\$42.23	\$3,711,539			\$3,711,539			\$0	\$3,711,539	100.00 %
Specialties	Built-in Furn/Appliances	4		\$7.77	\$683,039	20	100.00%	\$683,039	100.00%	2004	\$0	\$683,039	
	Subtotal			\$7.77	\$683,039			\$683,039			\$0	\$683,039	100%
Structural,	Found./Slab/Structure	6		\$38.31	\$3,366,452	100	100.00%	\$3,366,452	41.00%	2063	\$0	\$0	
	Subtotal			\$38.31	\$3,366,452			\$3,366,452			\$0	\$0	0.00%
	Grand Total			\$228.07	\$20,042,470			\$20,213,179			\$0	\$13,199,140	65.86%

Facility: Santa Monica College\Off-Campus\BAE Complex\East Building 2-Story

Facility Description:

ARCHITECTURAL:

The B/Æ East Building is located off the main campus at 3171 South Bundy Drive, Los Angeles, California 90066. The building is one of four building on this 10.31 acre site. The two story building is approximately 29,400 square foot and is mainly office space. From information discovered the building appears to have been built in the early 1960's. The building has been vacant for nearly a year now but most of the systems seem to be operating.

SITE:

The concrete sidewalks immediately adjacent to the facility are in good condition and pose no hazard. The parking lot is in poor condition but does provide off-street parking. The site is also surrounded by a chain link fence and guard booths for security purposes.

STRUCTURAL/EXTERIOR CLOSURE:

The building is a masonry structure with structural steel framing members with metal pan flat built-up ply roof. There are no signs of any structural damage. The roof appears to be in good condition but is probably past its expected useful life. The exterior doors mostly glass or steel with metal frames and the windows are aluminum frame single pane units. Both are in fair to good condition.

INTERIORS:

The partition wall types include painted CMU and drywall. The interior wall finishes are in fair condition for the most part. Most of the ceilings are suspended acoustical tile in fair condition. Flooring throughout the high traffic areas are tile, vinyl composite tile and or carpet. The interior doors are solid wood.

MECHANICAL/PLUMBING:

Heating and Cooling is provided with roof top AHU and Air cooled chillers. A number of smaller split system fancoil units and condensers are also provided unique spaces or offices. Mechanical exhaust is for toilets and some utility closets. None of the mechanical systems were in operation during assessment but they appear to have past or quickly approaching their expected useful life. There is an above grade copper water service, servicing the building. The bathrooms have not undergone any major renovations. There is a American Standard 75-50 gallon gas-fired hot water heater for domestic hot water.

ELECTRICAL:

The building's main electrical service is fed from the west side exterior electrical room. The service is 800 AMP 277/480V, 3 Phase, 4W. The building has its own meter, underground service feeding it along with a separate Sierra Transformer, 112.5 KVA. The lighting is typically fluorescent and illumination is inadequate. Emergency lights are present throughout the building and required emergency exit signs are also present. The building is equipped with a Kohler model emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm systems consist of audible and pull stations in various required locations. The system is activated by pull stations and detectors and is centrally monitored in the lobby by Fire Annunciator Panel. The system and its components appear to have not been upgraded within the past 10 years. The building is equipped with a fire sprinkler system.

Facility: Santa Monica College\Off-Campus\BAE Complex\East Building 2-Story

Surveyor:

Vince Johnson

Date:

21-Aug-2003

Repair Costs:

\$4,416,186.35

Replacement Cost:

\$6,705,258.00

FCI:

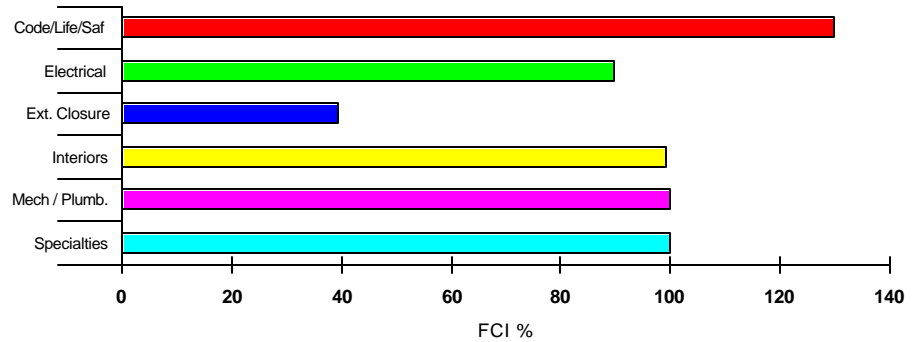
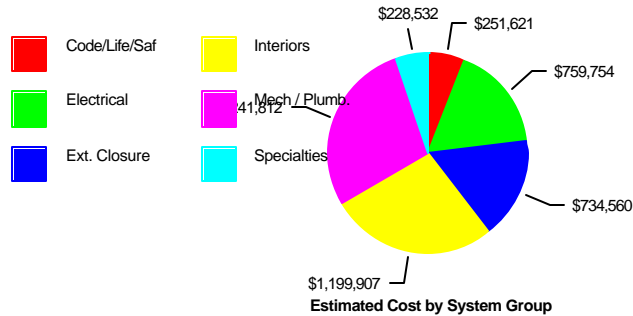
65.86%



Photo Description:

B/AE Complex - East Building (2-Story) elevation from the adjacent parking lot.

BAE Complex - East Building 2-Story



Gross Area: 29,400 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	4		\$6.58	\$193,555	30	130.00%	\$251,621	100.00%	2004	\$0	\$251,621	
	Subtotal			\$6.58	\$193,555			\$251,621			\$0	\$251,621	130%
Electrical	Comm/Data/Security	4		\$4.93	\$144,995	10	90.00%	\$130,495	100.00%	2004	\$0	\$130,495	
	Electrical Service	4		\$4.01	\$117,832	30	90.00%	\$106,049	100.00%	2004	\$0	\$106,049	
	Lighting/Circuits	4		\$19.77	\$581,344	20	90.00%	\$523,209	100.00%	2004	\$0	\$523,209	
	Subtotal			\$28.71	\$844,171			\$759,754			\$0	\$759,754	90.00%
Ext. Closure	Doors and Windows	4		\$13.07	\$384,393	30	110.00%	\$422,833	100.00%	2004	\$0	\$422,833	
	Exterior Walls	6		\$41.51	\$1,220,415	100	100.00%	\$1,220,415	43.00%	2061	\$0	\$0	
	Roofing	4		\$8.84	\$259,773	20	120.00%	\$311,727	100.00%	2004	\$0	\$311,727	
	Subtotal			\$63.42	\$1,864,580			\$1,954,974			\$0	\$734,560	39.40%
Interiors	Ceilings	4		\$7.77	\$228,532	15	110.00%	\$251,385	100.00%	2004	\$0	\$251,385	
	Floor	4		\$7.42	\$218,004	15	110.00%	\$239,804	100.00%	2004	\$0	\$239,804	
	Wall Finish	4		\$8.32	\$244,490	10	100.00%	\$244,490	100.00%	2004	\$0	\$244,490	
	Walls/Doors	4		\$17.54	\$515,808	40	90.00%	\$464,227	100.00%	2004	\$0	\$464,227	
	Subtotal			\$41.05	\$1,206,835			\$1,199,907			\$0	\$1,199,907	99.43%
Mech / Plumb.	Air/Ventilation	4		\$11.35	\$333,799	20	100.00%	\$333,799	100.00%	2004	\$0	\$333,799	
	Heating/Cooling	4		\$27.20	\$799,689	25	100.00%	\$799,689	100.00%	2004	\$0	\$799,689	
	Plumbing/Fixtures	4		\$3.68	\$108,324	30	100.00%	\$108,324	100.00%	2004	\$0	\$108,324	

BAE Complex - East Building 2-Story (continued)

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
	Subtotal			\$42.23	\$1,241,812			\$1,241,812			\$0	\$1,241,812	100.00 %
Specialties	Built-in Furn/Appliances	4		\$7.77	\$228,532	20	100.00%	\$228,532	100.00%	2004	\$0	\$228,532	
	Subtotal			\$7.77	\$228,532			\$228,532			\$0	\$228,532	100.00 %
Structural,	Found./Slab/Structure	6		\$38.31	\$1,126,352	100	100.00%	\$1,126,352	43.00%	2061	\$0	\$0	
	Subtotal			\$38.31	\$1,126,352			\$1,126,352			\$0	\$0	0.00%
	Grand Total			\$228.07	\$6,705,837			\$6,762,953			\$0	\$4,416,186	65.86%

Facility: Santa Monica College\Off-Campus\BAE Complex\West Building 4-Story

Facility Description:

ARCHITECTURAL:

The BAE West Building is located off the main campus at 3171 South Bundy Drive, Los Angeles, California 90066. The building is one of four building on this 10.31 acre site. The four story building is approximately 60,600 square foot and is mainly office space. The building was originally constructed in 1980. The building has been vacant for nearly a year now but most of the systems seem to be operating.

SITE:

The concrete sidewalks immediately adjacent to the facility are in good condition and pose no hazard. The parking lot is in poor condition but does provide off-street parking. The site is also surrounded by a chainlink fence and guard booths for security purposes.

STRUCTURAL/EXTERIOR CLOSURE:

The building is a masonry structure with structural steel framing members with metal pan flat built-up ply roof. There are no signs of any structural damage. The roof appears to be in good condition but is probably past its expected useful life. The exterior doors mostly glass with metal frames and the windows are aluminum frame single pane units. Both are in fair to good condition.

INTERIORS:

The partition wall types include painted CMU and drywall. The interior wall finishes are in fair condition for the most part. Most of the ceilings are suspended acoustical tile in fair condition. Flooring throughout the high traffic areas are tile, vinyl tile and or carpet. The interior doors are solid wood.

MECHANICAL/PLUMBING:

Heating is provided by (2) gas fired boilers. Cooling is provided by Air cooled chillers and remote Air Handling Units located on each floor and several small either package units or split systems with condensing units for unique spaces or offices. Mechanical exhaust is for toilets and some utility closets. None of the mechanical systems were in operation during assessment but they appear to have past or quickly approaching their expected useful life. There is a copper water service, servicing the building. The bathrooms have not undergone any major renovations.

ELECTRICAL:

The building's main electrical service is fed from the south side exterior electrical room. The service is 1600 AMP 277/480V 3 Phase, 4W. The building has its own meter, underground service feeding it along with a separate transformer. The lighting is typically fluorescent and illumination is inadequate. Emergency lights are present throughout the building and required emergency exit signs are also present. The building is equipped with a Kohler model emergency generator. There are (2) 3,500 lbs capacity electric elevators located in the front of the building.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm systems consist of audible alarms and pull stations in various required locations. The system is activated by pull stations and detectors and is centrally monitored in the lobby by Fire Annunciator Panel. The system and its components appear to have not been upgraded within the past 10 years. The building is equipped with a fire sprinkler system.

Facility: Santa Monica College\Off-Campus\BAE Complex\West Building 4-Story

Surveyor:

Vince Johnson

Date:

21-Aug-2003

Repair Costs:

\$9,102,751.45

Replacement Cost:

\$13,821,042.00

FCI:

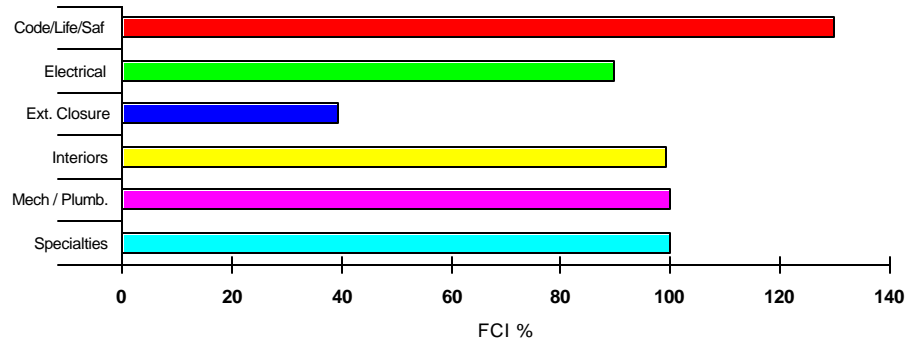
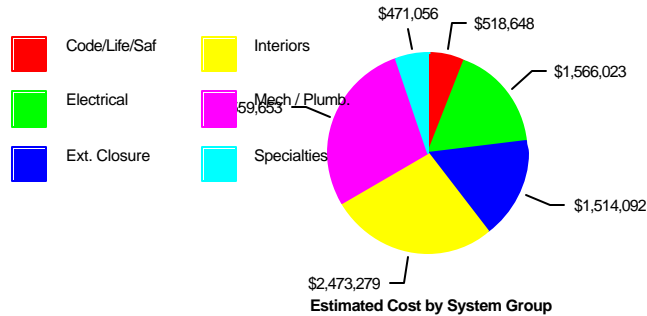
65.86%



Photo Description:

BÆE Complex - West Building (4-Story) elevation from adjacent street.

BAE Complex - West Building 4-Story



Gross Area: 60,600 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	4		\$6.58	\$398,960	30	130.00%	\$518,648	100.00%	2004	\$0	\$518,648	
	Subtotal			\$6.58	\$398,960			\$518,648			\$0	\$518,648	130%
Electrical	Comm/Data/Security	4		\$4.93	\$298,867	10	90.00%	\$268,980	100.00%	2004	\$0	\$268,980	
	Electrical Service	4		\$4.01	\$242,879	30	90.00%	\$218,591	100.00%	2004	\$0	\$218,591	
	Lighting/Circuits	4		\$19.77	\$1,198,280	20	90.00%	\$1,078,452	100.00%	2004	\$0	\$1,078,452	
	Subtotal			\$28.71	\$1,740,026			\$1,566,023			\$0	\$1,566,023	90.00%
Ext. Closure	Doors and Windows	4		\$13.07	\$792,321	30	110.00%	\$871,553	100.00%	2004	\$0	\$871,553	
	Exterior Walls	6		\$41.51	\$2,515,548	100	100.00%	\$2,515,548	43.00%	2061	\$0	\$0	
	Roofing	4		\$8.84	\$535,449	20	120.00%	\$642,539	100.00%	2004	\$0	\$642,539	
	Subtotal			\$63.42	\$3,843,319			\$4,029,641			\$0	\$1,514,092	39.40%
Interiors	Ceilings	4		\$7.77	\$471,056	15	110.00%	\$518,162	100.00%	2004	\$0	\$518,162	
	Floor	4		\$7.42	\$449,355	15	110.00%	\$494,291	100.00%	2004	\$0	\$494,291	
	Wall Finish	4		\$8.32	\$503,950	10	100.00%	\$503,950	100.00%	2004	\$0	\$503,950	
	Walls/Doors	4		\$17.54	\$1,063,197	40	90.00%	\$956,877	100.00%	2004	\$0	\$956,877	
	Subtotal			\$41.05	\$2,487,557			\$2,473,279			\$0	\$2,473,279	99.43%
Mech / Plumb.	Air/Ventilation	4		\$11.35	\$688,034	20	100.00%	\$688,034	100.00%	2004	\$0	\$688,034	
	Heating/Cooling	4		\$27.20	\$1,648,338	25	100.00%	\$1,648,338	100.00%	2004	\$0	\$1,648,338	
	Plumbing/Fixtures	4		\$3.68	\$223,281	30	100.00%	\$223,281	100.00%	2004	\$0	\$223,281	

BAE Complex - West Building 4-Story (continued)

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
	Subtotal			\$42.23	\$2,559,653			\$2,559,653			\$0	\$2,559,653	100.00 %
Specialties	Built-in Furn/Appliances	4		\$7.77	\$471,056	20	100.00%	\$471,056	100.00%	2004	\$0	\$471,056	
	Subtotal			\$7.77	\$471,056			\$471,056			\$0	\$471,056	100.00 %
Structural,	Found./Slab/Structure	6		\$38.31	\$2,321,665	100	100.00%	\$2,321,665	43.00%	2061	\$0	\$0	
	Subtotal			\$38.31	\$2,321,665			\$2,321,665			\$0	\$0	0.00%
	Grand Total			\$228.07	\$13,822,236			\$13,939,965			\$0	\$9,102,751	65.86%

Facility: Santa Monica College\Off-Campus\Child Development Center

Facility Description:

ARCHITECTURAL:

The Santa Monica Community College Child Development Center is located off the main campus at 1441 15th Street, Santa Monica, California 90404. The single story, 3,064 square foot building contains several open classrooms, bathrooms and office area. The building was originally constructed in 1963. The building was vacant for nearly four years prior to its opening in January 2003. Minor items were addressed before re-occupying the property in January.

SITE:

The concrete sidewalks immediately adjacent to the facility are in good condition and pose no hazard. The parking lot is in fair condition at best but does provide some off-street parking. The site is also surrounded by a chainlink fence for security purposes. Most of the concrete surfaces and play areas are covered with a foam type material for safety. Playground equipment is also provided.

STRUCTURAL/EXTERIOR CLOSURE:

The building rest on a slab on grade that show no signs of settlement or damage. The main structure is brick veneer on CMU. The roof is flat built-up type with an aggregate with no signs of damage but appears to be past its useful life expectancy. The exterior doors are wood and windows are steel frame single pane units.

INTERIORS:

The partition wall types include painted CMU and drywall. The interior wall finishes are in fair condition. Most of the ceilings are 12"x12" glued on acoutical tile in good condition. Flooring throughout the high traffic areas are tile with some areas covered with rugs. The interior doors are solid wood.

MECHANICAL/PLUMBING:

Heating is provided by a A.O.Smith hydronic gas-fired boiler. SMCC officials report that system serves a below the floor system. Mechanical toilet exhaust is not provided, operable windows act as toilet exhaust.

ELECTRICAL:

The main electrical service is fed from the adjacent building.

The lighting is typically fluorescent and illumination is adequate. Emergency lights are present throughout the building and required emergency exit signs are also present. The building is not equipped with an emergency generator.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm systems consist of audible alarms, strobes lights or visual alarms and pull stations in various required locations. The system is activated by pull stations and detectors and is centrally monitored in the office by a Simplex 4005 Fire Control Center. The system and its components were all upgraded to comply with the current code and safety requirements. The building is not equipped with a fire sprinkler system.

Surveyor:

Vince Johnson

Date:

21-Aug-2003

Repair Costs:

\$178,096.17

Replacement Cost:

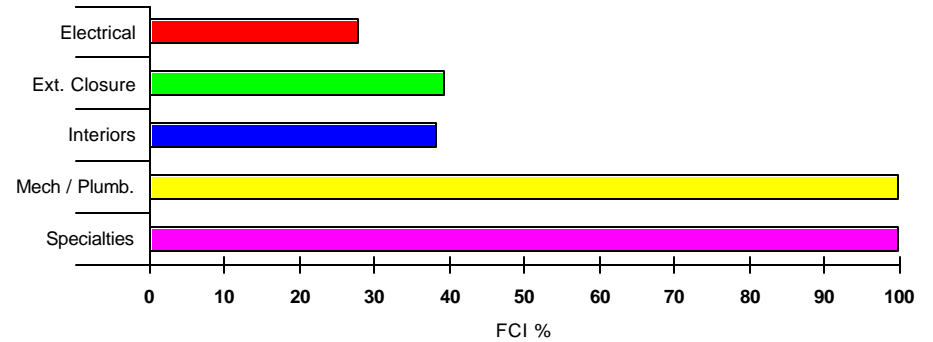
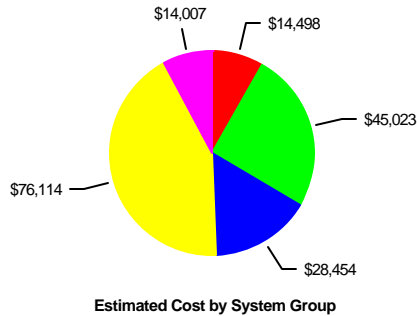
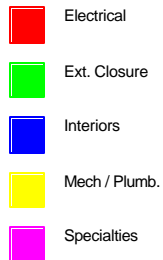
\$410,982.14

FCI:

43.33%



Off-Campus - Child Development Center



Gross Area: 1,802 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	5	Building is not equipped with sprinkler system.	\$6.58	\$11,863	30	130.00%	\$15,423	0.00%	2034	\$0	\$0	
	Subtotal			\$6.58	\$11,863			\$15,423			\$0	\$0	0.00%
Electrical	Comm/Data/Security	5		\$4.93	\$8,887	10	90.00%	\$7,998	100.00%	2004	\$0	\$7,998	
	Electrical Service	4		\$4.01	\$7,222	30	90.00%	\$6,500	100.00%	2004	\$0	\$6,500	
	Lighting/Circuits	6		\$19.77	\$35,632	20	90.00%	\$32,069	5.00%	2023	\$0	\$0	
	Subtotal			\$28.71	\$51,741			\$46,567			\$0	\$14,498	28.02%
Ext. Closure	Doors and Windows	4		\$13.07	\$23,560	30	110.00%	\$25,916	100.00%	2004	\$0	\$25,916	
	Exterior Walls	6		\$41.51	\$74,802	100	100.00%	\$74,802	40.00%	2064	\$0	\$0	
	Roofing	4		\$8.84	\$15,922	20	120.00%	\$19,107	100.00%	2004	\$0	\$19,107	
	Subtotal			\$63.42	\$114,285			\$119,825			\$0	\$45,023	39.40%
Interiors	Ceilings	6	Ceiling is in good condition, it appears that the material is original but they have been painted.	\$7.77	\$14,007	15	110.00%	\$15,408	90.00%	2005	\$0	\$0	
	Floor	6	Floors are not original, used 1998 as year installed. 1998 was the year prior to the building being vacant.	\$7.42	\$13,362	15	110.00%	\$14,698	33.33%	2014	\$0	\$0	

Off-Campus - Child Development Center (continued)

System Group	System Description	Priorit y	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
	Wall Finish	6	The wall finishes were addressed prior to occupancy.	\$8.32	\$14,985	10	100.00%	\$14,985	10.00%	2013	\$0	\$0	
	Walls/Doors	4		\$17.54	\$31,615	40	90.00%	\$28,454	100.00%	2004	\$0	\$28,454	
	Subtotal			\$41.05	\$73,970			\$73,545			\$0	\$28,454	38.47%
Mech / Plumb.	Air/Ventilation	5		\$11.35	\$20,459	20	100.00%	\$20,459	100.00%	2004	\$0	\$20,459	
	Heating/Cooling	4		\$27.20	\$49,015	25	100.00%	\$49,015	100.00%	2004	\$0	\$49,015	
	Plumbing/Fixtures	4		\$3.68	\$6,639	30	100.00%	\$6,639	100.00%	2004	\$0	\$6,639	
	Subtotal			\$42.23	\$76,114			\$76,114			\$0	\$76,114	100%
Specialties	Built-in Furn/Appliances	5		\$7.77	\$14,007	20	100.00%	\$14,007	100.00%	2004	\$0	\$14,007	
	Subtotal			\$7.77	\$14,007			\$14,007			\$0	\$14,007	100%
Structural,	Found./Slab/Structure	6		\$38.31	\$69,037	100	100.00%	\$69,037	40.00%	2064	\$0	\$0	
	Subtotal			\$38.31	\$69,037			\$69,037			\$0	\$0	0.00%
	Grand Total			\$228.07	\$411,018			\$414,518			\$0	\$178,096	43.33%

Facility: Santa Monica College\Off-Campus\Emeritus College

Facility Description:

ARCHITECTURAL:

The Santa Monica Community College Emeritus College is located off the main campus at 1227 2nd Street, Santa Monica, California 90401. The 4-story 19,875 square foot building has various office and classroom spaces on each level and there are 10 parking spaces in the basement. The building was originally constructed in 2002 and the tenant fit-out was completed in 2003.

SITE:

The concrete sidewalks and walkways leading to and in front of the facility are in good condition and pose no hazard. The site is sprinkled and landscaped.

STRUCTURAL/EXTERIOR CLOSURE:

The building is a concrete/CMU structure at the subterranean level and steel frame with concrete decking. The structure is Type II, 1-Hr. Reduced fully sprinkled in zone is BSC2, height is 56'-0". There are no signs of any structural settlement or damage. The exterior is a combination of a stucco and brushed metal finish. The roof is flat four ply built-up type. Again there were no signs of any type of wear or damage. The exterior doors are metal frame and door, most of which are glass. The windows are metal frame single pane insulated units.

INTERIORS:

The partition wall types include painted CMU and drywall. The bathrooms have a ceramic wainscott. The ceilings are 24"x24" suspended acoustical tile or exposed. Flooring throughout consist of vinyl composite tile, carpet and ceramic tile. The interior doors are wood with metal frames. All of the interior finishes are in great condition.

MECHANICAL/PLUMBING:

Heating and cooling is provided by (5) individual Air Conditioning Units and (6) Split System Heat Pump Units with roof mounted condensers. The ductwork is either exposed in areas that do not have ceilings or above the ceiling in areas that have suspended ceilings. Two roof mounted exhaust fans provide exhaust for the restrooms. The incoming copper water service is 2-1/2", the waste and storm sewer is 4" each. All bathroom wall closets and urinals are floor mounted. Lavatories are wall mounted. All bathroom fixtures are in great condition.

ELECTRICAL:

The main electrical service is fed from a 1600 AMP, 120/208V, 3Phase, 4W service. Each floor has a 400 AMP service panel that is individually metered along with an additional 400 AMP house panel and meter. The lighting is typically fluorescent and illumination is adequate. Emergency lights are present throughout the building and required emergency exit signs are present. There is a single elevator serving the building as well.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm systems consist of audible alarms, strobe lights or visual alarms and pull stations in various required locations. The system is activated by pull stations and detectors. The system and its components comply with the current code and safety requirements. The building is also equipped with a fire sprinkler system.

Facility: Santa Monica College\Off-Campus\Emeritus College

Surveyor:
Vince Johnson

Date:
21-Aug-2003

Repair Costs:
\$0.00

Replacement Cost:
\$4,532,891.25

FCI:
0.00%



Photo Description:

Front elevation of Emeritus College from 2nd Street.

Off-Campus - Emeritus College

Electrical

Estimated Cost by System Group

Facility: Santa Monica College\Southwest Quadrant\Library

Facility Description:

ARCHITECTURAL:

The Santa Monica Community College Library is located on the main campus at 1900 Pico Boulevard, Santa Monica, California 90405. The 4-story, split level, 110,688 square foot building contains several offices, classrooms, open reading areas and multiple book storage areas. The building was originally constructed in 1980. They are just completing a full renovation of the existing building and new addition.

SITE:

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

STRUCTURAL/EXTERIOR CLOSURE:

The building typically rests on footings and foundation walls that show no signs of settlement or damage. The main structure is typically exposed masonry. The roof is typically flat built-up type with a parapet wall with no signs of damage. All roofs were replaced within the scope of the 2003 renovation/addition. Then exterior doors are steel and windows are aluminum frame double pane insulated units.

INTERIORS:

The partition wall types include painted CMU and drywall. The interior wall finishes are in great condition. The ceilings are 24"x48" suspended acoustical tile or exposed deck in great condition. Flooring throughout the high traffic areas are carpeted or tile. The interior doors are solid wood.

MECHANICAL/PLUMBING:

Heating is provided by Raypak gas-fired hot water boilers. Cooling is supplied by air cooled chillers and various small condensing units serving remote areas of the building. The heating and cooling distribution system is a 4-pipe system using built-up air handling units. Fresh air and make-up air is supplied by the air handling units. Roof mounted exhaust fans provide exhaust and ventilation for the restrooms. All of the toilet fixtures are in great condition.

ELECTRICAL:

The main electrical service is fed from a 1600 AMP 120/208V 3Phase, 4W service. The lighting is typically fluorescent and illumination is adequate. Emergency lights are present throughout the building and required emergency exit signs are present. The building is also equipped with BN Manufacturer emergency generator model 1300, it is a 300 gallon diesel unit located behind the building in an enclosed area.

FIRE PROTECTION/LIFE SAFETY SYSTEMS:

The fire alarm systems consist of audible alarms, strobe lights and or visual alarms and pull stations in various required locations. The system is activated by pull stations and detectors and is centrally monitored in the Media Center by a Simplex 2500 Fire Control Center 4120 panel. The system and its components were all upgraded to comply with the current code and safety requirements. The building is also equipped with a fire sprinkler system and a BN Manufacturer model 300 gallon diesel emergency generator.

Facility: Santa Monica College\Southwest Quadrant\Library

Surveyor:

Vince Johnson

Date:

28-Aug-2003

Repair Costs:

\$30,000.00

Replacement Cost:

\$25,244,612.16

FCI:

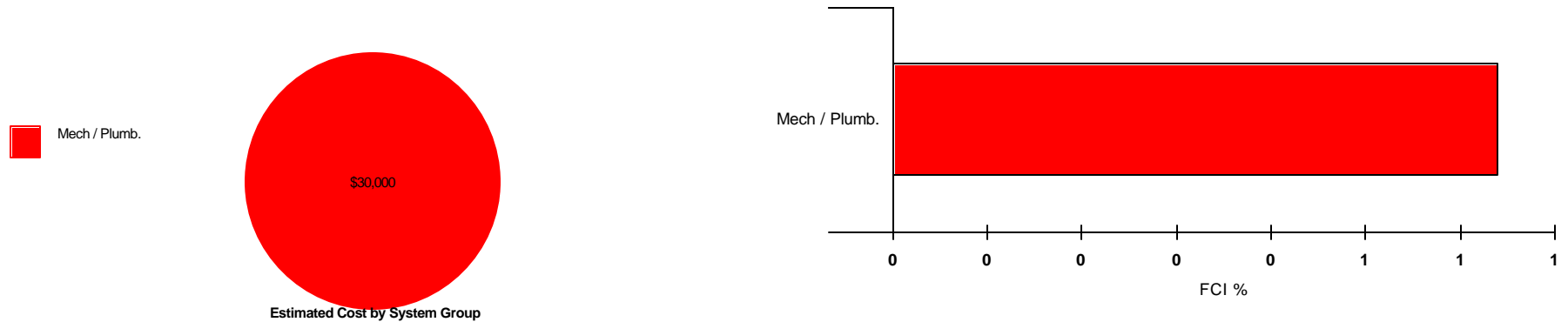
0.12%



Photo Description:

Elevation of newly renovated Library along with the addition from mid campus.

Southwest Quadrant - Library



Gross Area: 110,688 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
Code/Life/Saf	Fire Sprinkler	6		\$6.58	\$728,714	30	130.00%	\$947,329	0.00%	2034	\$0	\$0	
	Subtotal			\$6.58	\$728,714			\$947,329			\$0	\$0	0.00%
Electrical	Comm/Data/Security	6		\$4.93	\$545,891	10	90.00%	\$491,302	0.00%	2014	\$0	\$0	
	Electrical Service	6		\$4.01	\$443,626	30	90.00%	\$399,264	0.00%	2034	\$0	\$0	
	Lighting/Circuits	6		\$19.77	\$2,188,700	20	90.00%	\$1,969,830	0.00%	2024	\$0	\$0	
	Subtotal			\$28.71	\$3,178,218			\$2,860,396			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	6		\$13.07	\$1,447,201	30	110.00%	\$1,591,921	0.00%	2034	\$0	\$0	
	Exterior Walls	6		\$41.51	\$4,594,736	100	100.00%	\$4,594,736	0.00%	2104	\$0	\$0	
	Roofing	6		\$8.84	\$978,017	20	120.00%	\$1,173,620	0.00%	2024	\$0	\$0	
	Subtotal			\$63.42	\$7,019,955			\$7,360,278			\$0	\$0	0.00%
Interiors	Ceilings	6		\$7.77	\$860,400	15	110.00%	\$946,440	0.00%	2019	\$0	\$0	
	Floor	6		\$7.42	\$820,763	15	110.00%	\$902,839	0.00%	2019	\$0	\$0	
	Wall Finish	6		\$8.32	\$920,481	10	100.00%	\$920,481	0.00%	2014	\$0	\$0	
	Walls/Doors	6		\$17.54	\$1,941,966	40	90.00%	\$1,747,769	0.00%	2044	\$0	\$0	
	Subtotal			\$41.05	\$4,543,610			\$4,517,529			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	6		\$11.35	\$1,256,718	20	100.00%	\$1,256,718	0.00%	2024	\$0	\$0	

Southwest Quadrant - Library (continued)

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2004 Estimate	FCI %
	Heating/Cooling	6	The only system that was not replaced was the systems serving the Media Center. AHU's 7 & 8 and a few Fan Coil Units serving the area. An adjusted amount has been added to accommodate the replacement of the items listed.	\$27.20	\$3,010,747	25	100.00%	\$3,010,747	0.00%	2029	\$30,000	\$30,000	
	Plumbing/Fixtures	6		\$3.68	\$407,830	30	100.00%	\$407,830	0.00%	2034	\$0	\$0	
	Subtotal			\$42.23	\$4,675,295			\$4,675,295			\$30,000	\$30,000	0.64%
Specialties	Built-in Furn/Appliances	6		\$7.77	\$860,400	20	100.00%	\$860,400	0.00%	2024	\$0	\$0	
	Subtotal			\$7.77	\$860,400			\$860,400			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	6		\$38.31	\$4,240,601	100	100.00%	\$4,240,601	0.00%	2104	\$0	\$0	
	Subtotal			\$38.31	\$4,240,601			\$4,240,601			\$0	\$0	0.00%
	Grand Total			\$228.07	\$25,246,793			\$25,461,829			\$30,000	\$30,000	0.12%