



San Diego State Building (801)

1350 Front Street, San Diego, CA 92101

Facility Condition Assessment

September 2015

Prepared for the State of California Department of General Services



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EXECUTIVE SUMMARY

BACKGROUND

This Facility Condition Assessment (FCA), prepared by EMG Corporation (EMG) in collaboration with the Department of General Services (DGS) Real Estate Services Division (RESA) and the consulting team of Hellmuth, Obata & Kassabaum, Inc. (HOK), is a component of a comprehensive long-range strategic asset management plan for DGS's portfolio of general-purpose office buildings. The goal is to determine the best course of action to address DGS's general-purpose office buildings' infrastructure deficiencies and space needs with a focus on controlling long-term costs.

The DGS portfolio comprises nearly 17 million gross square feet (GSF) of state-owned office facilities statewide, contained within 54 general-purpose state-owned office building sites. The FCA inventories and evaluates each of the DGS general purpose office buildings to benchmark current condition and establish a replacement value. This FCA assesses the infrastructure conditions for the San Diego State Building (801).

The assessment methodology identifies infrastructure systems and components requiring immediate repair or replacement based on their useful life expectancy. In addition, the FCA projects the capital funding needs over a ten-year lifecycle horizon period of 2015 to 2024. The assessments evaluate envelope, structure, plumbing, heating, air conditioning, energy and lighting controls, electrical, data/communications, elevators, fire protection and suppression, security, and utility capacity and systems. The replacement value is determined by multiplying the existing building square footage (SF) by the cost per SF to construct a new, similar building on a similar site.

OBJECTIVE

The objective of the FCA is to identify the capital reserves for infrastructure lifecycle repair/replacement needs over the ten-year lifecycle. The FCA projections will become the basis for the Facility Condition Index (FCI). The FCI is the ratio of immediate repair costs or capital reserve needs to the current replacement value of the existing building. The FCI is a key performance indicator that is used to objectively quantify and evaluate the current condition of a building and can be used to compare the relative condition of the subject building with other buildings within the same portfolio and as a trending matrix for infrastructure "health" over time.

The San Diego State Building (801) FCI ratio will be incorporated as a comparative factor in the overall DGS portfolio analysis, enabling DGS to accurately rank and prioritize building repair/replacement needs in the long-range strategic plan.

SCOPE OF ASSESSMENT

The EMG evaluation team, comprised of engineers and architects, visited the San Diego State Building (801) on March 16-17, 2015. The evaluation team reviewed available engineering studies and construction documents to familiarize themselves with the physical conditions. The evaluation team conducted a walk-through of the building to observe building systems and components, identify physical deficiencies, and formulate recommendations to remedy any deficiencies.

SURVEY FINDINGS

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building’s overall condition. Two FCI ratios are calculated and presented – Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building’s Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

The values are based on a scale from 0-100 percent. A lower FCI ratio indicates that the building’s infrastructure is in “Good” condition. Based on industry standards, a “Good” condition building will have an FCI ratio at or below five percent. A “Fair” condition building will have an FCI ratio between five and ten percent. A “Poor” condition building will have an FCI ratio between 10 and 65 percent. A building with an FCI ratio exceeding 65 percent is considered “Very Poor” and is a candidate for replacement or divestment.

The table below represents summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric
Current Replacement Value	\$78,887,779
Immediate Repair Costs (12 months)	\$13,607,547
1-5 Year Capital Needs	\$2,364,877
6-10 Year Capital Needs	\$39,261
Total 10-Year Capital Reserve Needs	\$16,011,685

$$FCI = \frac{\text{Immediate Repair Costs or Ten-Year Capital Reserve Needs}}{\text{Current Replacement Value of Building}}$$

Current Year FCI

$$\text{Current FCI} = \frac{\$13,607,547}{\$78,887,779}$$

Ten-Year FCI

$$\text{Ten-Year FCI} = \frac{\$16,011,685}{\$78,887,779}$$

Current Year FCI	Ten-Year FCI
17.25 % = <i>Poor Condition</i>	20.30 % = <i>Poor Condition</i>

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- The interior fire doors are not in compliance with current codes and should be replaced.
- Finish components containing asbestos fibers include floor and ceiling tiles, as identified in the asbestos report dated April 2015. Asbestos abatement is recommended
- The facility is heated and cooled by constant air volume (CAV) terminals supplied with conditioned air from the central system air handlers. The majority of CAVs are likely original to the 1963 construction.
- There is no facility wide fire sprinkler system in the building. Installation of a fire sprinkler system is recommended.

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables in the appendices.

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INTRODUCTION

BUILDING BACKGROUND

The San Diego Building (801) was built in 1963. Designed by the Department of Public Works, Division of the State Architect, the building is located at 1350 Front Street in downtown San Diego.

The seven-story building is steel-framed with metal deck construction. The exterior has concrete walls with brick and decorative ceramic spandrel panels. There is a full basement and a rooftop penthouse. Art pieces in the building include Stephen Beck-Von-Pecoz's motorized kinetic sculpture and Hiroshi Miyazki's painting.

There are 14 state agencies in the building; the Employment Development Department is the largest. Amenities include a 160 person auditorium. There are 178 surface parking spaces. The occupant capacity is 462. Gross area is 171,700 square feet with net usable space of 123,306 square feet. The ratio of net usable to gross building area is 71.8 percent.

BUILDING DESCRIPTION

The building structural system is steel columns and beams with concrete topped metal floor decks. The foundation is a concrete slab with concrete footings, and pile caps. The roof structure is flat with built-up roofing membrane. The exterior walls are finished with brick and stone veneer, and aluminum framed windows and curtain walls.

Interior walls are primarily painted drywall walls with ceramic tiles and marble panel finishes. Floor finishes consist of commercial carpet tiles, vinyl composition tiles, vinyl asbestos tiles, terrazzo, and ceramic tiles. Ceilings are suspended acoustic tiles, painted drywall, and plaster.

The facility is served by two passenger elevators. There is a freight elevator that serves all seven floors, plus the basement and penthouse.

Domestic hot water is provided to the restrooms and break room areas by one small gas-fired boiler located in the basement. Heating and cooling is provided by a central system with boilers, chillers and cooling tower.

Life safety systems include fire hydrants, fire extinguishers, and dry stand-pipes. The sprinkler system only covers a small portion of the building.

The building covers nearly the entire site. The only landscaping consists of trees, shrubs, and lawn areas with flower beds concentrated around the entrance drives. Landscaped areas are irrigated by an in-ground spray sprinkler system and drip irrigation system. The parking areas are paved with

asphalt. Based on a physical count, parking is provided for 178 cars. The sidewalks throughout the property are constructed of cast-in-place concrete.

Project Statistics

Item	Description
Project Name	San Diego State Building
Building ID	801
Property Type	Administration
Year Built	1963
Number of Stories	7
Occupied	Yes
Land Area (acres)	2.7
Gross Square Feet (GSF)	171,700

FACILITY CONDITION ASSESSMENT

The goal of the FCA is to gather the data necessary to understand the existing building's condition, identify strategies to meet the building's lifecycle needs, and create the foundation for a long-range strategic plan.

COMPONENTS OF THE FCA

Current conditions analysis

The current condition analysis identifies the existing building's immediate requirements, including deferred maintenance, recommended discretionary improvements, and code non-compliance issues.

Anticipated building reserve analysis

The anticipated building reserve analysis projects the ongoing degradation of the building's components and costs associated with the reserve or replacement of these components as they reach the end of their useful lives.

Funding needs analysis

The funding needs analysis results in a summary report of deferred maintenance and systems reserve funding needs.

CALCULATION OF FUNDING NEEDS

Calculating probable funding needs involves identifying and quantifying the building's infrastructure systems or components that require immediate or future action over their lifecycle horizon. Funding needs are segregated into two categories, Immediate Repair Costs and Capital Reserve Needs. A Replacement Value is calculated and a Remaining Useful Life Estimate is determined as well as Opinions of Probable Cost in order to establish the FCI. The terms are defined as follows:

Immediate Repair Costs

Immediate Repair Costs are Opinions of Probable Cost that require immediate action as a result of: (1) material existing or potentially unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if left un-remedied, have the potential to result in, or contribute to, critical element or system failure within **one year** that will likely result in a significant escalation of its remedial cost. Immediate Repair Costs are items which require action within year one.

Capital Reserve Needs

Capital Reserve Needs are recurring probable expenditures, which are not considered operation or maintenance expenses, that should be budgeted annually. In general, Capital Reserve Needs are reasonably predictable both in terms of frequency and cost. However, Capital Reserve Needs may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within a ten-year period. The Capital Reserve Needs presented in the FCA represent average industry costs as of 2015, without inflation. The Ten-Year Expenditure Forecast table in Appendix G includes inflation by assuming a five percent annual inflation rate on Total Capital Needs by year.

Current Replacement Value

Current Replacement Value is determined by multiplying the existing building's SF by the Cost per SF to construct a new, similar building on a similar site. Current Replacement Value is not an appraised or market value for the purposes of a property sale. To estimate the cost per SF, EMG referenced Marshall & Swift's *Marshall Valuation Service*. This building cost data index is an industry standard, adjusted annually, and relied upon by the insurance industry, as well as other agencies and organizations. Cost per SF is calculated by adjusting Marshall & Swift's unit cost for a Government Office Building to account for factors related to building systems, class of construction, and location to reflect the estimated cost of construction at the subject building site.

Remaining Useful Life

Remaining Useful Life (RUL) estimate is based upon site observations, research, and judgment, along with reference to Expected Useful Life (EUL) tables from various industry sources. A sample copy of

the EUL table is included in the appendices. EMG estimates when a system or component will likely need replacement based on a visual review of the current condition and the RUL estimate. Exposure to the elements, quality of installation, extent of use, and quality and amount of preventive maintenance exercised are factors that impact the effective age of a system or component. As a result, a system or component might have an effective age that is greater or less than its actual chronological age. The RUL of a system or component equals the EUL less its effective age.

Opinions of Probable Cost

Opinions of Probable Cost are estimates for individual repair or replacement and are a key consideration of this engagement. These estimates may be based on invoice or bid documents provided by the owner or building manager, cost estimates developed by construction resources (such as R.S. Means), or EMG's experience with similar properties, city cost indexes, and projections of economic conditions. Where quantities cannot be derived from building plans, lump sum costs or allowances are utilized.

Opinions of Probable Cost should only be construed as preliminary, order-of-magnitude budgets. Actual costs will likely vary from EMG's estimates depending on type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, market conditions, and whether competitive pricing is solicited. ASTM E2018-08¹ recognizes that certain Opinions of Probable Cost cannot be developed within the scope of an FCA without further study. Instances where a visual inspection is not possible and further study is recommended, EMG provides a cost estimate of the additional study in the FCA.

Facility Condition Index

The FCI gives an indication of a building's overall state of condition. The values are based on a 0-100 percent scale. The Current Year FCI is the ratio of Immediate Repair Costs to Current Replacement Value. The Ten-Year FCI is the ratio of Capital Reserve Needs (2015 – 2024) to Current Replacement Value. The Ten-Year FCI is calculated using uninflated 2015 dollars because the year of project implementation is likely unknown or subject to change. Since both the repair/replacement costs and Current Replacement Value will increase at the same inflation rate, the impacts of inflation do not significantly affect the FCI ratio.

SCOPE OF ASSESSMENT

The evaluation team conducted a walk-through survey of San Diego State Building (801) on March 16-17, 2015. The survey included analysis and observation of the building's interior and exterior, including

¹ ASTM 2018-08 is the national guideline for preparing a Facility Condition Assessment published by the American Society for the Testing of Materials.

the roofs. The evaluation team interviewed the building maintenance staff to inquire about the subject property's previous repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements. Opinions were developed based on the site evaluation, interviews with relevant maintenance providers and facilities managers, and previous experience with comparable properties. The evaluation team questioned those knowledgeable of the subject property's physical condition and operation (or knowledgeable of similar systems) to gain comparative information to use in evaluation of the subject property. In addition, the building staff provided documents and information to the evaluation team that were relevant to the subject property's physical improvements, extent, and type of use and assisted the team in identifying potential discrepancies between reported information and observed conditions.

The evaluation team made a visual assessment for compliance with the American with Disabilities Act (ADA) Accessibility Guidelines and the California Title 24 disabled access requirements. Items determined to be out of compliance are included in the repair/replacement costs. The assessments did not include detailed measurements to determine compliance under the regulations.

The data collected in the FCA are the basis of the projected ten-year Capital Reserve Needs. The goals of the FCA are:

- Benchmark current building condition with recommended corrections for deficiencies to establish the Immediate Repair Costs.
- Estimate life expectancy of various building systems and components to establish the Capital Reserve Needs for infrastructure lifecycle repair/replacement for the ten-year assessment period from 2015 to 2024.
- Provide estimates for corrections for Immediate Repairs Costs and projections for Capital Reserve Needs for lifecycle component replacement within the ten-year projection timeframe.
- Serve as a guide for future replacement, repairs, and improvements and assist DGS in prioritizing its capital budget and expenditures across its real estate portfolio.

PRIORITY RANKING

The recorded existing conditions, identified problems and deficiencies, documented corrective action, and quantities of recommended repairs and/or replacements are documented during the assessment process. Data are collected and entered directly into the assessment and capital planning database using tablet computers. Based on the discussions with the client and industry standards, a Priority Ranking is calculated for each cost observation. The Priority Ranking calculation is a function of four key categories.

PRIORITY RANKING CATEGORIES

Building Mission Ranking

A building can be ranked on a scale of one to ten based on conversations with the client regarding the importance of each building to the overall mission of the building. The properties reviewed during this assessment are all general-purpose office buildings and for the purposes of this study are all ranked the same for Building Mission.

Remaining Useful Life Ranking

The EUL projection of the component is calibrated against the RUL as estimated by the field assessor. This ratio is then utilized as a factor in the priority ranking. An RUL of zero years is given the highest priority and always results in ranking the component as Priority 1.

Asset Component Category

Each material or system (asset) evaluated is assigned a unique Unifomat code. The Unifomat designation is then associated with a ranking based on the overall importance to the operation of the building. An asset that is related to the building envelope, e.g. roof, window, or exterior siding, is assigned a higher ranking than a component such as a flooring, carpeting, or other finish material.

Functional Asset Categories

The cost associated with each asset or component evaluated is assigned to a category to include: Code Compliance, Facility Operations, Environmental Factors, Facility Functionality, and Integrity of the Facility. The Asset Categories are given a ranking based on their relative importance. For example, Code Compliance is ranked higher than Maintenance.

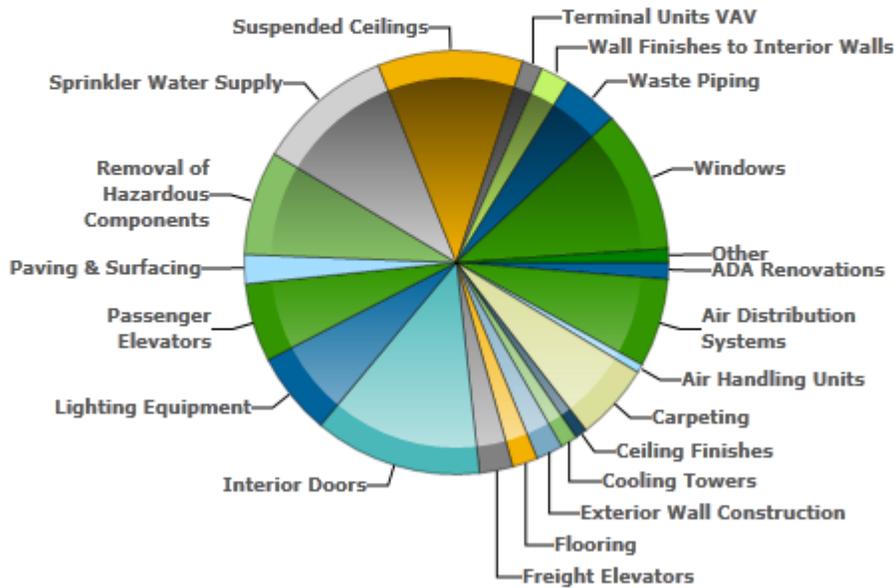
PRIORITY RATIO

The four categories above are assigned a numerical value and the values are multiplied together for each cost observation. The resulting number is then assigned a priority by the capital planning software with the lower range assigned Priority 1 and the higher range of numbers assigned among Priority 2, Priority 3, and Priority 4. Priority 5 is reserved for code issues that were permitted by the code at the time of construction but would be required only if a major renovation or code compliance project were to be undertaken.

The physical condition of building systems and related components are typically defined as being in one of four conditions: Good, Fair, Poor, or Very Poor, or a combination thereof. For the purposes of this report, the following definitions are used:

Condition	Definition
Good	In new or well-maintained condition, with no visual evidence of wear, soiling, or other deficiencies.
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
Very Poor	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal is now necessary.

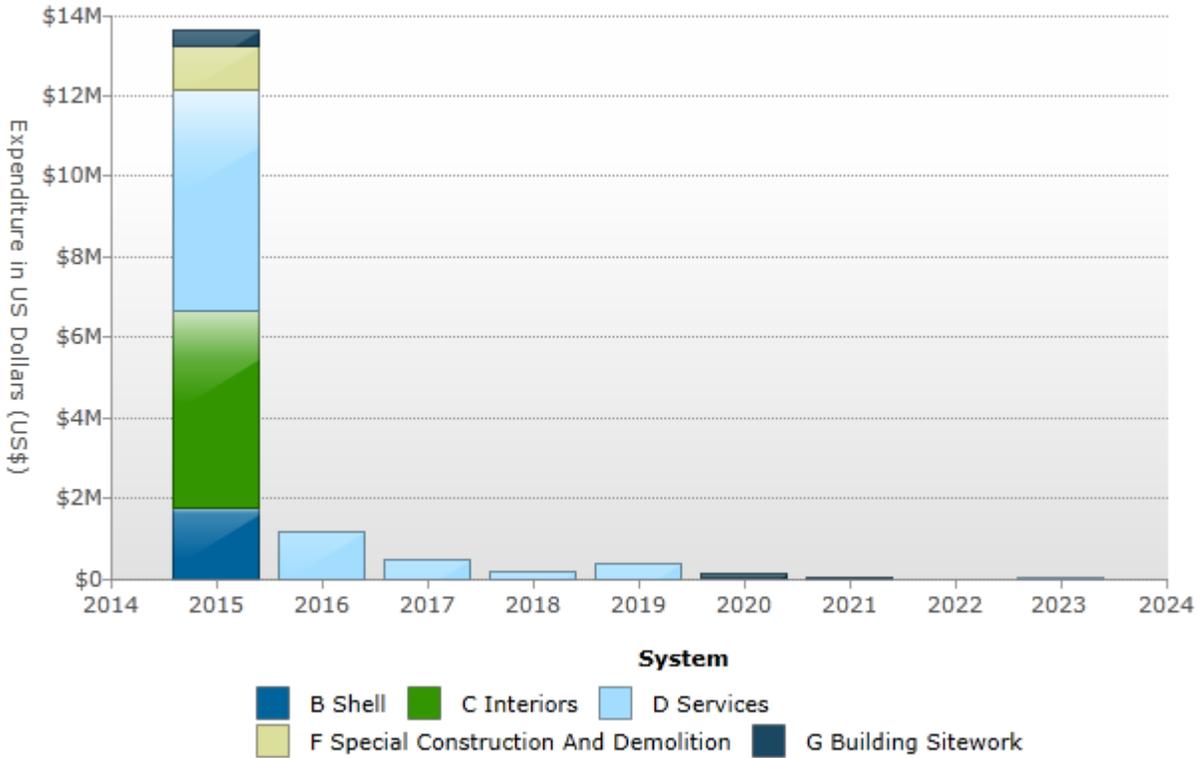
Distribution of Immediate Needs by Building System



Level	Building System	Estimated Cost
B2011	Exterior Wall Construction	\$278,798
B2021	Windows	\$1,475,673
C1021	Interior Doors	\$1,744,494
C2011	Regular Stairs	\$9,518
C3005	ADA Renovations	\$173,600
C3012	Wall Finishes to Interior Walls	\$301,685
C3024	Flooring	\$263,224
C3025	Carpeting	\$796,996
C3031	Ceiling Finishes	\$124,579
C3032	Suspended Ceilings	\$1,507,958
D1011	Passenger Elevators	\$813,488
D1012	Freight Elevators	\$345,000
D2013	Lavatories	\$45,032
D2031	Waste Piping	\$581,239

Level	Building System	Estimated Cost
D2034	Sanitary Waste Equipment	\$10,897
D3031	Cooling Towers	\$174,593
D3041	Air Distribution Systems	\$919,763
D3041	Air Handling Units	\$87,856
D3041	Terminal Units VAV	\$209,724
D4011	Sprinkler Water Supply	\$1,418,242
D5022	Lighting Equipment	\$860,975
F2021	Removal of Hazardous Components	\$1,083,264
G2022	Paving & Surfacing	\$244,776
G2031	Paving & Surfacing	\$58,708
G2041	Fences & Gates	\$23,975
G2053	Top Soil and Planting Beds	\$28,017
G3021	Piping	\$25,475
	Total	\$13,607,547

Total Capital Needs By System and Year



Year	Building System							Total
	A Sub-Structure	B Shell	C Interiors	D Services	E Equip. & Furnishings	F Spec. Const. & Demolition	G Bldg. Site Work	
2015	\$0	\$1,754,471	\$4,922,054	\$5,466,807	\$0	\$1,083,264	\$380,950	\$13,607,547
2016	\$0	\$0	\$0	\$1,177,384	\$0	\$0	\$0	\$1,177,384
2017	\$0	\$0	\$0	\$473,749	\$0	\$0	\$0	\$473,749
2018	\$0	\$0	\$0	\$195,959	\$0	\$0	\$0	\$195,959
2019	\$0	\$0	\$0	\$384,371	\$0	\$0	\$0	\$384,371
2020	\$0	\$0	\$0	\$39,670	\$0	\$0	\$93,744	\$133,414
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$3,567	\$3,567
2023	\$0	\$0	\$0	\$35,694	\$0	\$0	\$0	\$35,694
Total	\$0	\$1,754,471	\$4,922,054	\$7,773,635	\$0	\$1,083,264	\$478,261	\$16,011,685

CURRENT REPLACEMENT VALUE

The Current Replacement Value has been determined as \$78,887,779 for the San Diego State Building Building (801). The Current Replacement Value is the existing building SF multiplied by the Cost per SF to construct a new, similar building. As noted previously, the basis of the Cost per SF amount is the Marshall & Swift Cost Valuation system. A copy of the cost calculation is included in Appendix H of this report.

Building Area	Cost/SF	Current Replacement Value
171,700 GSF	\$459	\$78,887,779

FACILITY CONDITION INDEX

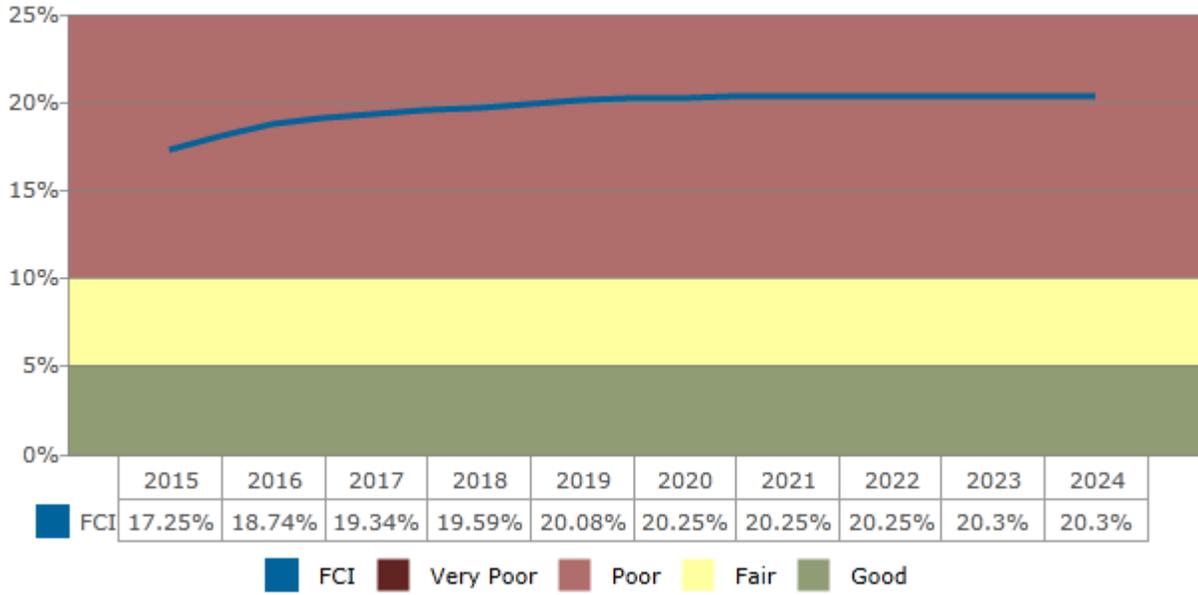
The FCI¹ is an indication of a building’s current and future overall condition. According to industry standards an FCI ratio of 65 percent, or the “rule of two-thirds,” is the threshold for identifying potential candidates for replacement or divestment.² Once the FCI ratio reaches 65 percent, or roughly two-thirds of the Current Replacement Value of the estimated cost to replace a building, it may not be prudent to continue to fund repairs. In cases where aggressive facilities planning is expected to be necessary, this threshold may be adjusted to address more pressing needs.

Condition	Definition	Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	Greater than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10% to 65%
Very Poor	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal is now necessary.	Greater than 65%

² Sean C. Rush (1991). *Managing the Facilities Portfolio: a Practical Approach to Institutional Facility Renewal and Deferred Maintenance*. National Association of College and University Business Officers. pp. 26–66. ISBN 978-0-915164-59-2.

The chart below indicates the cumulative effects of the FCI ratio over the ten-year study period assuming the required funds are NOT provided to address the identified repairs and replacements for each year.

Cumulative Effects of FCI over the Study Period



APPENDICES

APPENDIX A: ACCESSIBILITY ISSUES

Item	Description
C3005 ADA Renovations	C3005 ADA Restrooms
Condition	Fair
Qty / UOM	14 / EA
RUL (years)	0
Location	All Floors

Item	Description
G2025 Markings & Signage	G2020 Accessible Parking
Condition	Poor
Qty / UOM	6 / EA
RUL (years)	5
Location	Parking Lot

Recommendations:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3005	Renovate C3005 ADA Restrooms	14.0 - EA	12400.0	CC - Accessibility	Priority 1	2015	173,600
G2025	Replace G2020 Accessible Parking	6.0 - EA	15624.0	CC - Accessibility	Priority 3	2020	93,744

Cost Summary:

Year	Total Expenditures
2015	\$173,600
2020	\$93,744

APPENDIX B: GENERAL ASSESSMENT INFORMATION

A Substructure Systems

A10 FOUNDATIONS

Item	Description
A1011 Wall Foundations	A1011 Wall Foundations
Condition	Good
Qty / UOM	28,500 / SF
RUL (years)	50
Location	Foundation

OBSERVATIONS/COMMENTS:

No action required.

B Shell Systems

B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	B2011 Penthouse Plaster
Condition	Poor
Qty / UOM	7,560 / SF
RUL (years)	0
Location	Penthouse

OBSERVATIONS/COMMENTS:

There are several cracks in the penthouse walls. Repair and painting of the walls are required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Replace B2011 Penthouse Plaster	7,560.0 - SF	18.3	IN - Appearance	Priority 1	2015	138,554

Item	Description
B2011 Exterior Wall Construction	B2011 Pressure Wash Exterior Walls
Condition	Fair
Qty / UOM	32,500 / SF
RUL (years)	0
Location	Stairs
Exterior Wall Construction	Exposed Aggregate Precast Concrete Panels
Parapets	Yes
Balcony Walls and Handrails	Concrete
Exterior Soffits	Concealed
Lintels and Sills	Concrete

OBSERVATIONS/COMMENTS:

The exterior walls are a combination of stone and brick veneer. Based on their condition, pressure washing and repair are anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	B2011 Pressure Wash Exterior Walls	32,500.0 - SF	4.3	IN - Appearance	Priority 1	2015	140,244

Item	Description
B2021 Windows	B2020 Aluminum Window Caulking
Condition	Poor
Qty / UOM	6,930 / LF
RUL (years)	0
Location	All Floors

OBSERVATIONS/COMMENTS:

Replace sealant and gaskets on the original windows.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2021	Replace B2020 Aluminum Window Caulking	6,930.0 - LF	48.3	IN - Beyond Rated Life	Priority 1	2015	334,963

Item	Description
B2021 Windows	B2021 Aluminum Windows
Condition	Fair
Qty / UOM	495 / EA
RUL (years)	0
Location	All upper floors
Window Type	Fixed
Windows Material	Aluminum
Windows Glazing	Single Glazed
Window Operation	Fixed

OBSERVATIONS/COMMENTS:

There are 495 single aluminum windows, which were installed in 1963. Sealant and gasket replacement is required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2021	Replace B2021 Aluminum Windows	495.0 - EA	2304.5	IN - Beyond Rated Life	Priority 1	2015	1,140,710

Item	Description
B2031 Glazed Doors & Entrances	B2031 Storefront Glazed Doors
Condition	Good
Qty / UOM	2 / EA
RUL (years)	20
Location	First Floor
Door Hardware	Push Plate
Door Operation	Automatic
Glass Type	Tempered Glass
Door Frame	Metal Framed
Door Use	Entrance

OBSERVATIONS/COMMENTS:

Storefront entrance doors are installed at the main entrance and on the north side. No further action required.

COST SUMMARY:

Type	Year	Total Expenditures
B20 Exterior Enclosure	2015	\$1,754,471

B30 ROOFING

Item	Description
B3011 Roof Finishes	B3011 Built-Up Roof Membrane
Condition	Fair - Good
Qty / UOM	220 / SQ
RUL (years)	10
Location	Roof
Insulation	Rigid
Flashings and Trim	Concrete
Roof Drainage	Internal Building Piping
Roof Warranty	Yes

OBSERVATIONS/COMMENTS:

Per conversation with maintenance staff, the roof was replaced in 2006 and has a 20-year warranty. No action required.

C Interiors Systems

C10 INTERIOR CONSTRUCTION

Item	Description
C1021 Interior Doors	C1021 Wood Double Doors and Frames
Condition	Poor
Qty / UOM	15 / EA
RUL (years)	0
Location	First Floor

OBSERVATIONS/COMMENTS:

The double doors do not have fire rating labels. According to the Fire Safety Correction Notice issued in August 2014, the interior fire doors are not in compliance with current codes. Total replacement of doors, frames, and hardware is required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C1021	Replace C1021 Wood Double Doors and Frames	15.0 - EA	8407.2	IN - Appearance	Priority 2	2015	126,108

Item	Description
C1021 Interior Doors	C1021 Interior Single Fire Doors
Condition	Poor
Qty / UOM	385 / EA
RUL (years)	0
Location	All Floors

OBSERVATIONS/COMMENTS:

The interior doors do not have fire rating labels. According to the Fire Safety Correction Notice issued in August 2014, the interior fire doors are not in compliance with current codes. Total replacement of doors, frames, and hardware is required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C1021	Replace C1021 Interior Single Fire Doors	385.0 - EA	4203.6	IN - Appearance	Priority 2	2015	1,618,386

COST SUMMARY:

Type	Year	Total Expenditures
C10 Interior Construction	2015	\$1,744,494

C20 STAIRS

Item	Description
C2011 Regular Stairs	C2011 Fire Exit Stairs
Condition	Fair
Qty / UOM	3,450 / SF
RUL (years)	15
Location	Stairs
Stairs Frame	Steel
Stair Riser	Closed
Stair Treads	Concrete
Stair Railings	Metal
Stair Soffit Finishes	Plaster
Stair Handrail Finishes	Painted

OBSERVATIONS/COMMENTS:

There are two fire exit stairways. Based on their overall condition, repair and painting are required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C2011	C2011 Paint stairwells	11,068.0 - SF	0.9	IN - Appearance	Priority 2	2015	9,518

COST SUMMARY:

Type	Year	Total Expenditures
C20 Stairs	2015	\$9,518

C30 INTERIOR FINISHES

Item	Description
C3005 ADA Renovations	C3005 ADA Restrooms
Condition	Fair
Qty / UOM	14 / EA
RUL (years)	0
Location	All Floors

OBSERVATIONS/COMMENTS:

The first floor restrooms were renovated in 1999. All other restrooms require renovation to conform with 2010 ADA Compliance.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3005	Renovate C3005 ADA Restrooms	14.0 - EA	12400.0	CC - Accessibility	Priority 1	2015	173,600

Item	Description
C3012 Wall Finishes to Interior Walls	C3012 Paint Interior Drywall
Condition	Fair
Qty / UOM	141,450 / SF
RUL (years)	0
Location	All Floors

OBSERVATIONS/COMMENTS:

Based on the RUL (RUL), the interior walls will require repainting.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3012	Replace C3012 Paint Interior Drywall	141,450.0 - SF	2.1	IN - Appearance	Priority 2	2015	301,685

Item	Description
C3012 Wall Finishes to Interior Walls	C3012 Marble Panel Walls
Condition	Fair
Qty / UOM	12,580 / SF
RUL (years)	15
Location	All Floors

OBSERVATIONS/COMMENTS:

First floor lobby walls are marble panels. No action required.

Item	Description
C3024 Flooring	C3024 Vinyl Tile
Condition	Poor
Qty / UOM	1,450 / SY
RUL (years)	0
Location	All Floors
Floor Toppings	Light Weight Concrete

OBSERVATIONS/COMMENTS:

Based on the RUL and condition, vinyl tile replacement is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3024	Replace C3024 Vinyl Tile	1,450.0 - SY	125.8	IN - Appearance	Priority 2	2015	182,381

Item	Description
C3024 Flooring	C3024 Terrazzo floor
Condition	Fair
Qty / UOM	2,240 / SF
RUL (years)	0
Location	Entrance Lobby
Floor Toppings	Light Weight Concrete
Traffic Membranes	Epoxy / Urethane Coated
Hardeners and Seals	Paste Wax

OBSERVATIONS/COMMENTS:

The terrazzo lobby floor was diamond polished in 1999. The floor requires diamond polishing to maintain the finish.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3024	Polish C3024 Terrazzo floor	2,240.0 - SF	36.1	IN - Appearance	Priority 2	2015	80,843

Item	Description
C3025 Carpeting	C3025 Carpet Tiles - Standard
Condition	Fair
Qty / UOM	8,250 / SY
RUL (years)	0
Location	All Floors

OBSERVATIONS/COMMENTS:

Office area carpet flooring shows wear and stains. Based on the RUL and condition, replacement is required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3025	Replace C3025 Carpet Tiles - Standard	8,250.0 - SY	96.6	IN - Appearance	Priority 2	2015	796,996

Item	Description
C3031 Ceiling Finishes	C3031 Drywall – Painted Finished Ceilings
Condition	Poor
Qty / UOM	27,450 / SF
RUL (years)	0
Location	All Floors

OBSERVATIONS/COMMENTS:

All common area ceilings are painted drywall. There is water damage on the auditorium ceiling. Recommended installation of a fire sprinkler system necessitates ceiling replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3031	Replace C3031 Drywall – Painted Finished Ceilings	27,450.0 - SF	4.5	IN - Appearance	Priority 2	2015	124,579

Item	Description
C3032 Suspended Ceilings	C3032 Suspended Acoustical Ceilings
Condition	Poor
Qty / UOM	1,255 / CSF
RUL (years)	0
Location	All Floors

OBSERVATIONS/COMMENTS:

All office and corridor ceilings are suspended acoustic tiles. Water stains are noted on the fourth floor. Total replacement is required in conjunction with fire sprinkler system replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3032	Replace C3032 Suspended Acoustical Ceilings	1,255.0 - CSF	1201.6	IN - Appearance	Priority 2	2015	1,507,958

COST SUMMARY:

Type	Year	Total Expenditures
C30 Interior Finishes	2015	\$3,168,042

D Services Systems

D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	D1011 Passenger Traction Elevator Machinery and Controls
Condition	Poor - Fair
Qty / UOM	2 / EA
RUL (years)	0
Location	Elevators 1-2

OBSERVATIONS/COMMENTS:

The passenger elevator systems and finishes are recommended for modernization according to the elevator consultant's report in the appendix. Refer to the report for complete details.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1011	Replace D1011 Passenger Traction Elevator Machinery and Controls	2.0 - EA	380000.0	FN - Modernization	Priority 1	2015	760,000
D1011	D1011 Elevator Cab Finishes	2.0 - EA	26744.0	IN - Appearance	Priority 2	2015	53,488

Item	Description
D1012 Freight Elevators	D1012 Freight Traction Elevator, 5000 Lbs
Condition	Poor - Fair
Qty / UOM	1 / EA
RUL (years)	0
Location	Elevator 3

OBSERVATIONS/COMMENTS:

The freight elevator systems and finishes are recommended for modernization according to the elevator consultant's report in the appendix. Refer to the report for complete details.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1012	Replace D1012 Freight Traction Elevator, 5000 Lbs	1.0 - EA	345000.0	IN - Beyond Rated Life	Priority 1	2015	345,000

COST SUMMARY:

Type	Year	Total Expenditures
D10 Conveying Systems	2015	\$1,158,488

D20 PLUMBING

Item	Description
D2011 Water Closets	D2011 Commercial Grade Water Closet
Condition	Fair
Qty / UOM	21 / EA
RUL (years)	3
Location	Throughout Facility
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

Plumbing fixtures have exceeded their expected life and are recommended for replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2011	Replace D2011 Commercial Grade Water Closet	21.0 - EA	1233.1	OP - Energy	Priority 3	2018	25,896

Item	Description
D2012 Urinals	D2012 Urinal
Condition	Fair
Qty / UOM	14 / EA
RUL (years)	1
Location	Throughout Facility
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

Plumbing fixtures have exceeded their expected life and are recommended for replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2012	Replace D2012 Urinal	14.0 - EA	2440.7	IN - Beyond Rated Life	Priority 1	2016	34,169

Item	Description
D2013 Lavatories	D2013 China Wall Hung Lavatory and Faucet
Condition	Poor - Fair
Qty / UOM	27 / EA
RUL (years)	0
Location	Restrooms

OBSERVATIONS/COMMENTS:

The wall hung sinks and faucets are outdated and should be replaced with countertop sinks and automatic faucets for accessibility improvement and water conservation.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2013	Replace D2013 China Wall Hung Lavatory and Faucet	27.0 - EA	1667.8	IN - Beyond Rated Life	Priority 1	2015	45,032

Item	Description
D2031 Waste Piping	D2031 Sanitary Waste Piping
Condition	Poor - Fair
Qty / UOM	171,700 / Sf
RUL (years)	0
Location	Throughout building

OBSERVATIONS/COMMENTS:

The sanitary waste lines are original to the building construction and are beyond their RUL. Property management reports problems have occurred with the waste lines. Replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2031	Replace D2031 Sanitary Waste Piping	171,700.0 - Sf	3.4	OP - Maintenance	Priority 2	2015	581,239

Item	Description
D2034 Sanitary Waste Equipment	D2034 Sanitary Lift Station Pumps
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Basement

OBSERVATIONS/COMMENTS:

Property management personnel indicated that the sewage ejector pumps need replacement. This work is recommended to be completed during the next year.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2034	Replace D2034 Sanitary Lift Station Pumps	2.0 - EA	5448.3	IN - Reliability	Priority 1	2015	10,897

COST SUMMARY:

Type	Year	Total Expenditures
D20 Plumbing	2015	\$637,167
D20 Plumbing	2016	\$34,169
D20 Plumbing	2018	\$25,896

D30 HVAC

Energy Supply	
Item	Description
Fuel Oil Type	N/A
Fuel Gas Type	Natural Gas
Solid Fuel Type	N/A
District Heat Type	Site Physical Plant Hot Water
District Cooling Type	Site Physical Plant Chilled Water
Solar Thermal	No
Fuel Tank Type	AST
Fuel Tank Size (gallons)	N/A
Fuel Tank Location	N/A
Gas Meter Location	West exterior side of building
Electrical Meter Location	Basement electrical room
Water Meter Location	Street Vault

Item	Description
D3021 Boilers	D3020 Water Boiler, Gas
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	3
Location	Boiler Room

OBSERVATIONS/COMMENTS:

The HVAC boilers appear to be well-maintained. Due to aging and use, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3021	Replace D3020 Water Boiler, Gas	1.0 - EA	59279.0	IN - Beyond Rated Life	Priority 2	2018	59,279

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Chilled Water Circulation Pumps 10 HP
Condition	Fair - Good
Qty / UOM	2 / EA
RUL (years)	2
Location	Boiler Room

OBSERVATIONS/COMMENTS:

The 10-hp chilled water distribution pumps and associated motors appear to be original equipment. Based on age and condition, replacements are anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022 HVAC Chilled Water Circulation Pumps 10 HP	2.0 - EA	19835.0	IN - Beyond Rated Life	Priority 2	2017	39,670

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Heating Water Circulation Pumps 10 HP
Condition	Fair - Good
Qty / UOM	2 / EA
RUL (years)	5
Location	Boiler Room

OBSERVATIONS/COMMENTS:

The 10-hp heating water distribution pumps and associated motors appear to be original equipment. Based on age and condition, replacements are anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022 HVAC Heating Water Circulation Pumps 10 HP	2.0 - EA	19835.0	IN - Beyond Rated Life	Priority 3	2020	39,670

Item	Description
D3031.1 Chillers	D3031 Chiller, Water Cooled, 175 Ton
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	1
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

The chillers appear to be well-maintained. Due to aging and use, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3031	Replace D3031 Chiller, Water Cooled, 175 Ton	3.0 - EA	381071.6	IN - Beyond Rated Life	Priority 1	2016	1,143,215

Item	Description
D3031.2 Cooling Towers	D3031 Cooling Tower, Galvanized Steel
Condition	Poor - Fair
Qty / UOM	1 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

The cooling towers show major signs of deterioration on the exterior encasements. Severe rust is noted at structural locations. The tower is mounted on raised wood sheet decking, on steel supports that are weather damaged and near failing.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3031	Replace D3031 Cooling Tower, Galvanized Steel	1.0 - EA	174593.0	IN - Beyond Rated Life	Priority 1	2015	174,593

Item	Description
D3041 Air Distribution Systems	D3041 Air Distribution Ductwork
Condition	Poor - Fair
Qty / UOM	171,700 / SF
RUL (years)	0
Location	Throughout Building

OBSERVATIONS/COMMENTS:

Replace ductwork throughout the building in conjunction with asbestos removal and ceiling replacements.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace D3041 Air Distribution Ductwork	171,700.0 - SF	5.4	EN - Air/ Water Quality	Priority 1	2015	919,763

Item	Description
D3041.1 Air Handling Units	D3041 Interior AHU
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

The facility is heated and cooled by three interior air handling units in the penthouse, which feed CAV boxes located in each space. The AHUs are provided with heated and chilled water from the system. Due to the age of the components, replacement of the motors and addition of new variable frequency drives (VFDs) are recommended. This work should be completed at the same time as the asbestos removal and replacement of other HVAC equipment.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace D3041 Interior AHU	3.0 - EA	29285.2	IN - Beyond Rated Life	Priority 1	2015	87,856

Item	Description
D3041.2 Terminal Units VAV	D3041 CAV Boxes
Condition	Poor
Qty / UOM	84 / EA
RUL (years)	0
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

The facility is heated and cooled by constant air volume (CAV) terminals supplied with conditioned air from the central system air handlers. The majority of CAVs are most likely original to the 1963 construction. Based on the age and condition of the units, total replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace D3041 CAV Boxes	84.0 - EA	2496.7	IN - Beyond Rated Life	Priority 1	2015	209,724

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan
Condition	Fair - Good
Qty / UOM	5 / EA
RUL (years)	3
Location	Rooftop

OBSERVATIONS/COMMENTS:

Most of the miscellaneous rooftop exhaust fans are estimated to be of 1963 vintage. Based on RUL and condition, replacements are anticipated

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan	5.0 - EA	3450.4	IN - Beyond Rated Life	Priority 2	2018	17,252

Item	Description
D3052 Package Units	D3052 Computer/Sever Room AC
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	2
Location	Computer/Sever Room

OBSERVATIONS/COMMENTS:

The main server room has two dedicated air conditioning units original to the 1963 construction. The units reject heat via split-system dry coolers positioned in the parking lot. Property Management personnel indicated the units are no longer used and will not need to be replaced. No further action required.

Item	Description
D3063 Heating/Cooling Air Handling Units	D3063 Variable Frequency Drive
Condition	Poor
Qty / UOM	22 / EA
RUL (years)	2
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

EMG recommends adding variable frequency drives (VFDs) to the 5-hp and larger motors for improved efficiency, performance, and control. VFDs are currently in use only on AHU blowers.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3063	D3063 Add VFDs to Motors	22.0 - EA	19730.9	IN - Beyond Rated Life	Priority 2	2017	434,079

Item	Description
D3068 Building Automation Systems	D3068 DDC Controls
Condition	Fair
Qty / UOM	171,700 / SF
RUL (years)	2
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

Direct digital controls (DDC) are in place at the chillers only. EMG recommends digital controls be used throughout the facility and tied to the existing Siemens energy management system (EMS), or preferably implement a new EMS. This work is part of an ongoing Energy Savings Contract and for the purposes of this report the installation cost is excluded from the report.

COST SUMMARY:

Type	Year	Total Expenditures
D30 HVAC	2015	\$1,391,935
D30 HVAC	2016	\$1,143,215
D30 HVAC	2017	\$473,749
D30 HVAC	2018	\$76,531
D30 HVAC	2020	\$39,670

D40 FIRE PROTECTION SYSTEMS

Fire and Life Safety System	
Item	Description
Fire Alarm System Components Present	
Smoke detectors	Yes
Pull stations	Yes
Audible alarms	Yes
Strobe lights	Yes
Central fire alarm panel	Yes
Annunciator panel	Yes
Smoke Detectors Power Supply	Hardwired Electric with Battery Backup
Carbon Monoxide Detectors	Yes
Heat Detector	Yes
Central Fire Alarm Panel Location	Main Lobby Entrance
Annunciator Panel Location	On first floor near main lobby entrance
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	N/A
Distance to Nearest Fire Hydrant (ft)	80
Illuminated Exit Signs	Yes
Kitchen Suppression Systems	No
Halon Gas Systems	No
Smoke Evacuation Systems	No
Fire-rated Stairwells	Yes
Fire-rated Stairwell Finish	Drywall
Stairwell Discharge	Exterior of the building at Grade
Stairwell Pressurized	No
Fire-Rated Doors Observed	Yes
Location of Fire-Rated Doors	Other
Fire Alarm Service Company	None
Date of Last Fire Alarm Service	N/A
Are the individual office unit fire alarm systems monitored?	No
Are the common area fire alarm systems monitored?	No
Types of Common Areas Monitored	N/A
Fire Alarm Monitoring Company	None

Item	Description
D4011 Sprinkler Water Supply	D4011 Wet-Pipe Sprinkler System
Condition	Poor
Qty / UOM	171,700 / SF
RUL (years)	0
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

The entire facility lacks a complete fire suppression overhead sprinkler system. The system installed in the basement is old and has a history of leaks. Total replacement is required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D4011	D4011 Install Wet Pipe Sprinkler System	171,700.0 - SF	8.3	CC - Life Safety	Priority 1	2015	1,418,242

COST SUMMARY:

Type	Year	Total Expenditures
D40 Fire Protection Systems	2015	\$1,418,242

D50 ELECTRICAL SYSTEMS

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panel 225 Amps, 30 Circuits
Condition	Fair
Qty / UOM	30 / EA
RUL (years)	4
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

The vast majority of the electrical panels are original 1963 equipment. Due to the age of the components, replacement of the panels is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5012	Replace D5012 Breaker Panel 225 Amps, 30 Circuits	30.0 - EA	7864.3	IN - Beyond Rated Life	Priority 3	2019	235,930

Item	Description
D5012 Low Tension Service & Dist.	D5010 Switchgear, Mainframe, 3000 Amps
Condition	Fair - Good
Qty / UOM	2 / EA
RUL (years)	8
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

The main switchgear is 1963 Westinghouse equipment. The electrical service is reportedly adequate for the facility's needs. A full infrared scan, cleaning, and tightening effort needs to be performed. Property management reported that the switchgear was rebuilt and one spare main breaker is on site.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5012	Replace D5010 Switchgear, Mainframe, 3000 Amps	2.0 - EA	17847.0	IN - Beyond Rated Life	Priority 4	2023	35,694

Item	Description
D5012 Low Tension Service & Dist.	D5012 Secondary Dry Transformer 150 kVA
Condition	Fair
Qty / UOM	5 / EA
RUL (years)	4
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

The vast majority of the step-down transformers are original. Due to the age of the components, replacement of the panels is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5012	Replace D5012 Secondary Dry Transformer 150 kVA	5.0 - EA	29688.3	IN - Beyond Rated Life	Priority 3	2019	148,441

Item	Description
D5022 Lighting Equipment	D5022 Lighting Equipment
Condition	Fair
Qty / UOM	2,146 / EA
RUL (years)	0
Location	Throughout Building

OBSERVATIONS/COMMENTS:

Replace interior lighting in conjunction with ceiling replacements.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5022	Replace D5022 Lighting Equipment	2,146.0 - EA	401.2	IN - Beyond Rated Life	Priority 1	2015	860,975

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm Panel
Condition	Fair - Good
Qty / UOM	1 / EA
RUL (years)	1
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

The fire alarm panel is antiquated. the property management is in the process of replacing it and adding off-site monitoring. Fire reporting devices are not addressable and are mounted in ceilings that contain asbestos. For the purposes of this report the cost of the fire panel replacement is not included in the costs since this work is underway.

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Transfer Switch
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	3
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

The transfer switch is the original equipment. The switch is being replaced by the property management. For the purposes of this report the costs are excluded as the work is underway.

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Generator 75 kW
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	3
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

The emergency generator is located in the parking lot. An above ground fuel tank is also present. The generator powers the elevators during a power outage. The system needs to be updated to include generator size increases to cover emergency lighting and additional wiring.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5092	Replace D5092 Emergency Generator 75 kW	1.0 - EA	93531.8	CC - Life Safety	Priority 2	2018	93,532

COST SUMMARY:

Type	Year	Total Expenditures
D50 Electrical Systems	2015	\$860,975
D50 Electrical Systems	2018	\$93,532
D50 Electrical Systems	2019	\$384,371
D50 Electrical Systems	2023	\$35,694

F Special Construction And Demolition Systems

F20 SELECTIVE DEMOLITION

Item	Description
F2021 Removal of Hazardous Components	F2021 Asbestos Floor and Ceiling Tiles
Condition	Poor
Qty / UOM	134,400 / SF
RUL (years)	0
Location	All Floors

OBSERVATIONS/COMMENTS:

Finish components containing asbestos include floor and ceiling tiles, as identified in the asbestos report dated April 2015. Asbestos abatement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
F2021	F2021 Asbestos Abatement	134,400.0 - SF	8.1	EN - Asbestos	Priority 2	2015	1,083,264

COST SUMMARY:

Type	Year	Total Expenditures
F20 Selective Demolition	2015	\$1,083,264

G Building Sitework Systems

G20 SITE IMPROVEMENTS

Site Information	
Item	Description
Main Ingress and Egress	1350 Front Street
Access from	E
Additional Entrances	West Ash Street
Access from	N
Parking Count: Open lot	178
Parking Count: Sheltered by carports	0
Parking Count: Private garages	0
Parking Count: Subterranean garage	0
Parking Count: Freestanding parking structure	0
Number of ADA Compliant Spaces	2
Number of ADA Compliant Spaces for Vans	0
Method of obtaining parking count	Physical count
Property Identification Sign-Primary	Structure mounted
Property Identification Sign- Secondary	Structure mounted
Illuminated Identification Signage	No
Building Identification Sign	No
Illuminated Sign	No
Location of Property ID Sign	Main entrance drive
Trees Present	Yes
Shrubs Present	Yes
Grasses Present	No
Flower beds Present	Yes
Decorative Rocks Present	No
Lava Rocks Present	No
Ponds Present	No
Fountains Present	No
Topography	Gently sloping

Item	Description
G2022 Paving & Surfacing	G2022 Asphalt Paving
Condition	Poor
Qty / UOM	28,200 / SF
RUL (years)	0
Location	Site

OBSERVATIONS/COMMENTS:

The asphalt pavement is severely eroded and cracked, with depressions throughout. Total replacement will be required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2022	Replace G2022 Asphalt Paving	28,200.0 - SF	8.7	IN - Beyond Rated Life	Priority 1	2015	244,776

Item	Description
G2025 Markings & Signage	G2020 Accessible Parking
Condition	Poor
Qty / UOM	6 / EA
RUL (years)	5
Location	Parking Lot

OBSERVATIONS/COMMENTS:

There are insufficient accessible compliant parking spaces per total number of parking spaces.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2025	Replace G2020 Accessible Parking	6.0 - EA	15624.0	CC - Accessibility	Priority 3	2020	93,744

Item	Description
G2025 Markings & Signage	G2025A Restripe Parking Area
Condition	Poor
Qty / UOM	178 / EA
RUL (years)	6
Location	Parking area

OBSERVATIONS/COMMENTS:

Paint markings in parking lot are faded. Pavement replacement is recommended under another section of this report. Once the pavement is replaced it will require periodic restriping.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2025	Replace G2025A Restripe Parking Area	178.0 - EA	20.0	IN - Beyond Rated Life	Priority 4	2021	3,567

Item	Description
G2031 Paving & Surfacing	G2031 Concrete Pavement
Condition	Poor
Qty / UOM	2,590 / SF
RUL (years)	0
Location	Site

OBSERVATIONS/COMMENTS:

The concrete pavements are cracked and broken. Replacement is required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2031	Replace G2031 Concrete Pavement	2,590.0 - SF	22.7	IN - Beyond Rated Life	Priority 1	2015	58,708

Item	Description
G2041 Fences & Gates	G2041 Chain Link Fencing
Condition	Poor
Qty / UOM	1 / Lump Sum
RUL (years)	0
Location	Site
Operation	Manual
Finish	Natural

OBSERVATIONS/COMMENTS:

Per conversation with the management staff, two exterior stairs from the basement to the outside parking area on the westside of the building need to be enclosed in order to increase security.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2041	Replace G2041 Chain Link Fencing	1.0 - Lump Sum	23974.9	CC - Life Safety	Priority 1	2015	23,975

Item	Description
G2053 Top Soil and Planting Beds	G2053 Landscaping
Condition	Fair
Qty / UOM	3,950 / SF
RUL (years)	0
Location	Site

OBSERVATIONS/COMMENTS:

There are trees and landscaping around the building. Based on the RUL and condition, landscaping replacement is anticipated during the term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2053	Replace G2053 Landscaping	3,950.0 - SF	7.1	OP - Maintenance	Priority 2	2015	28,017

COST SUMMARY:

Type	Year	Total Expenditures
G20 Site Improvements	2015	\$355,475
G20 Site Improvements	2020	\$93,744
G20 Site Improvements	2021	\$3,567

G30 SITE CIVIL/MECHANICAL UTILITIES

Item	Description
G3021 Piping	G3021 Sanitary Waste Piping
Condition	Poor - Fair
Qty / UOM	160 / LF
RUL (years)	0
Location	Site

OBSERVATIONS/COMMENTS:

The underground sanitary waste line is original to the building construction and is beyond d its RUL. Property management reports problems have occurred with the site waste line. Replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G3021	Replace G3021 Sanitary Waste Piping	160.0 - LF	159.2	IN - Beyond Rated Life	Priority 1	2015	25,475

COST SUMMARY:

Type	Year	Total Expenditures
G30 Site Civil/Mechanical Utilities	2015	\$25,475

The weather at the time of the assessment was:

Item	Description
Approximate Outdoor Temperature (degrees F)	85
Weather Conditions	Clear
Snow Covering Ground	No
Wind Conditions	Little to no wind

The documentation provided at the time of the assessment is as:

Item	Description
Site Plan Reviewed	No
Floor Plan Reviewed	No
Construction Drawings Reviewed	Yes
Termite Inspection Report Reviewed	No
Boiler Certificates Reviewed	No
Document Year Built Information Obtained From	DGS - Project Manager

APPENDIX C: CERTIFICATION

EMG has completed a FCA of the subject property listed on the cover page. The FCA was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming with ASTM E2018-08, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Within this Property Condition Report (PCR), EMG's reference to the Client follows the ASTM guide's definition of User, that is, the party that retains EMG for the preparation of a baseline FCA of the subject property.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment. EMG's evaluations, analyses, and opinions are not representations regarding the building design, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment. EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted deficiencies due to deferred maintenance and/or any noted component or system replacements.

EMG's FCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of a subject property's building systems. Preparation of a FCA in accordance with ASTM E2018-08 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system failure may not be initially observed. This FCA was prepared recognizing the inherent subjective nature of EMG's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted physical deficiencies. EMG's opinions are generally formed without detailed knowledge from individuals familiar with the performance of noted components or systems.

Any questions regarding this report should be directed to the Program Manager.

Prepared By: Djahan Nabili, Field Observer

Reviewed By: 
Matthew Anderson, Program Manager

APPENDIX D: PHOTOS



:- Northeast



:- South



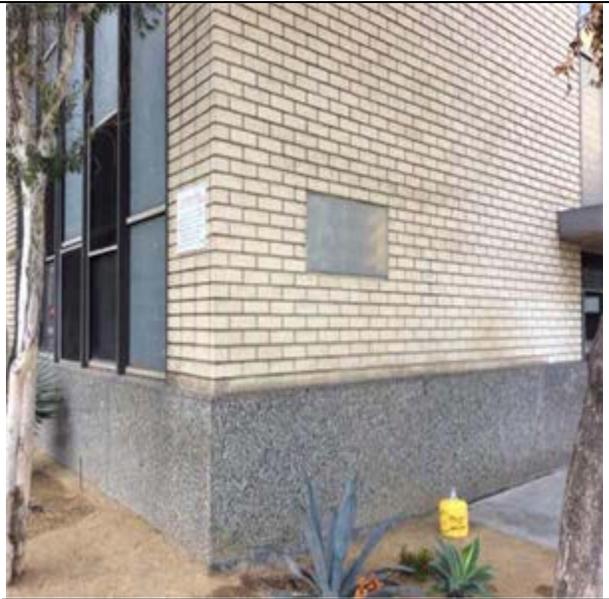
:- Southwest



:- West



B2011 Penthouse Plaster



B2011 Pressure Wash Exterior Walls



B2020 Aluminum Window Caulking



B2021 Aluminum Windows



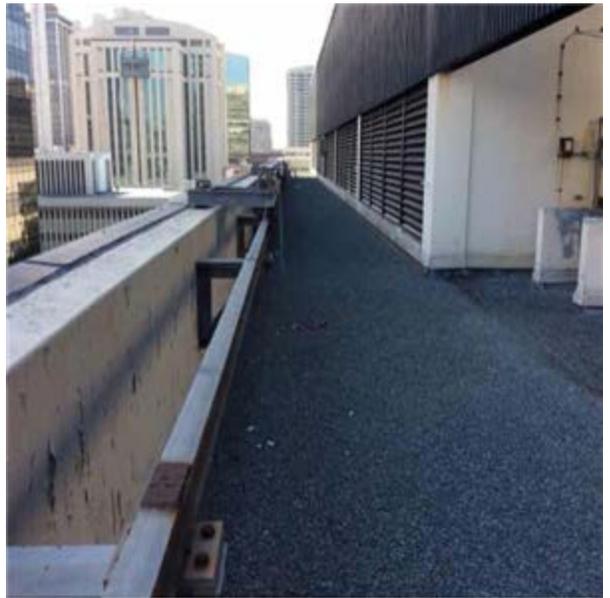
B2031 Storefront Glazed Doors



B2031 Storefront Glazed Doors



B3011 Built-Up Roof Membrane



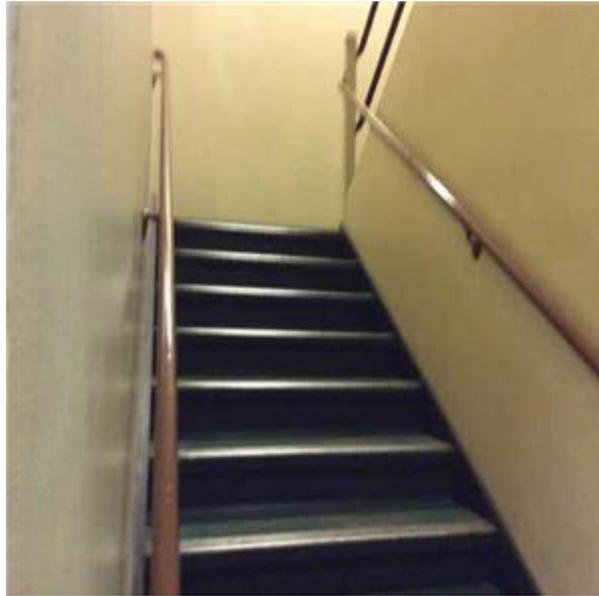
B3011 Built-Up Roof Membrane



C1021 Interior Single Fire Doors



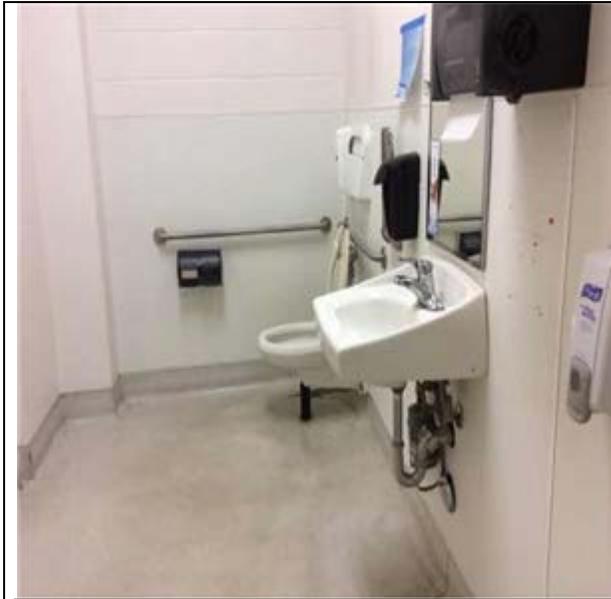
C1021 Wood Double Doors and Frames



C2011 Fire Exit Stairs



C2011 Fire Exit Stairs



C3005 ADA Restrooms



C3012 Paint Interior Drywall



C3012 Marble Panel Walls



C3024 Vinyl Tile



C3024 Terrazzo floor



C3025 Carpet Tiles - Standard



C3031 Drywall – Painted Finished Ceilings



C3031 Drywall – Painted Finished Ceilings



C3032 Suspended Acoustical Ceilings



D1011 Passenger Traction Elevator Machinery and Controls



D2011 Commercial Grade Water Closet



D2012 Urinal



D2013 China Wall Hung Lavatory and Faucet



D3020 Water Boiler, Gas



D3022 HVAC Chilled Water Circulation Pumps 10 HP



D3022 HVAC Heating Water Circulation Pumps 10 HP



D3031 Chiller, Water Cooled, 175 Ton



D3031 Cooling Tower, Galvanized Steel



D3031 Cooling Tower, Galvanized Steel



D3041 Interior AHU



D3042 Exhaust Fan



D3052 Computer/Sever Room AC



D3068 DDC Controls



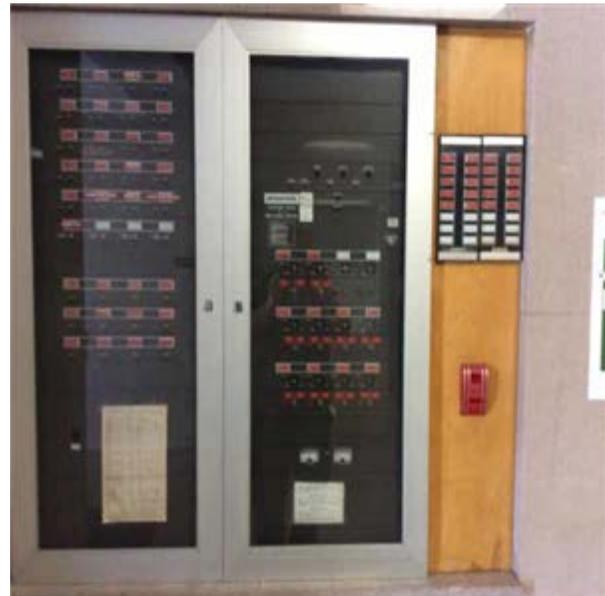
D5010 Switchgear, Mainframe, 3000 Amps



D5012 Breaker Panel 225 Amps, 30 Circuits



D5012 Secondary Dry Transformer 150 kVA



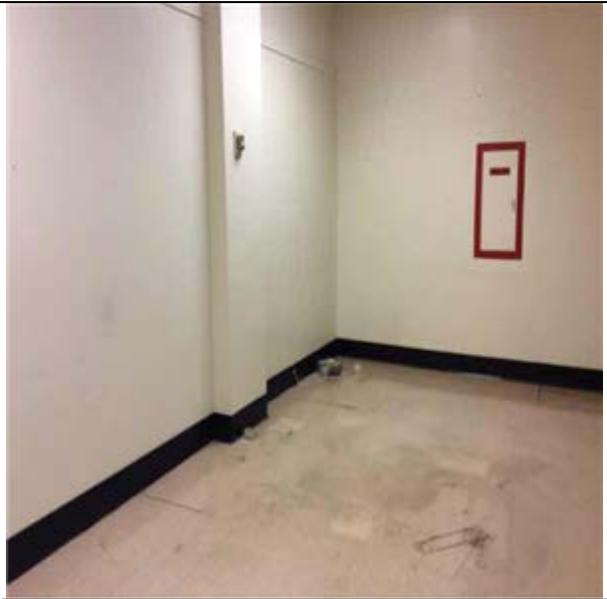
D5037 Fire Alarm Panel



D5092 Emergency Transfer Switch



F2021 Asbestos Floor and Ceiling Tiles



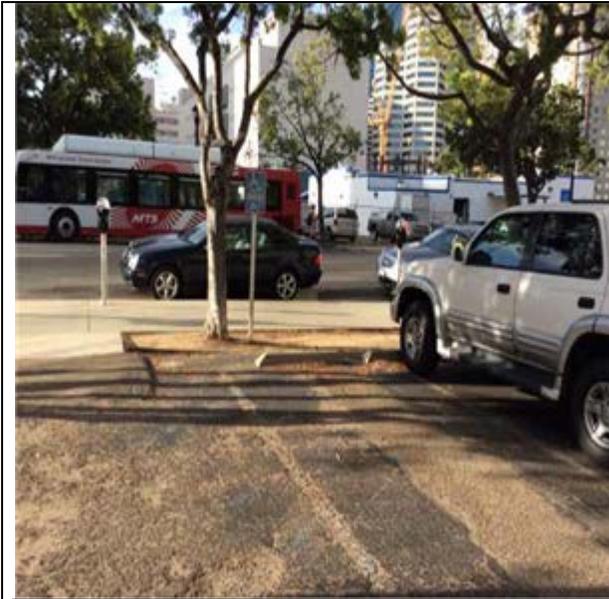
F2021 Asbestos Floor and Ceiling Tiles



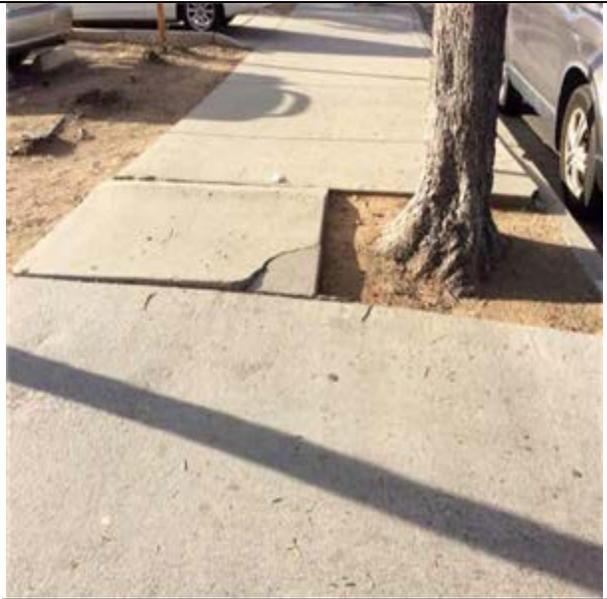
G2022 Asphalt Paving



G2022 Asphalt Paving



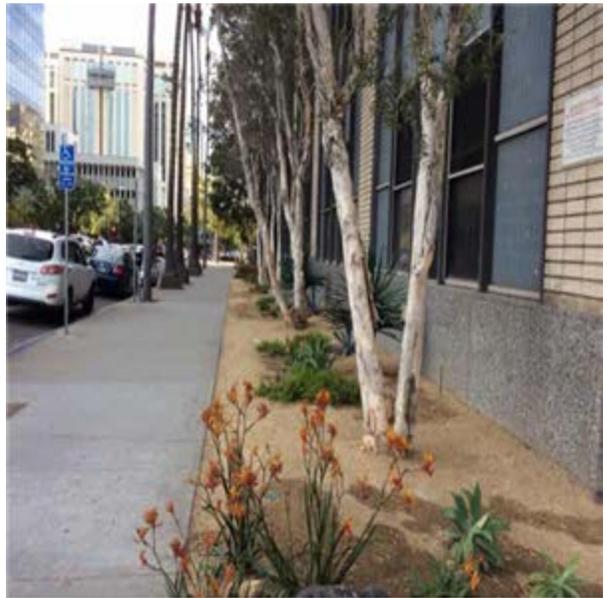
G2025A Restripe Parking Area



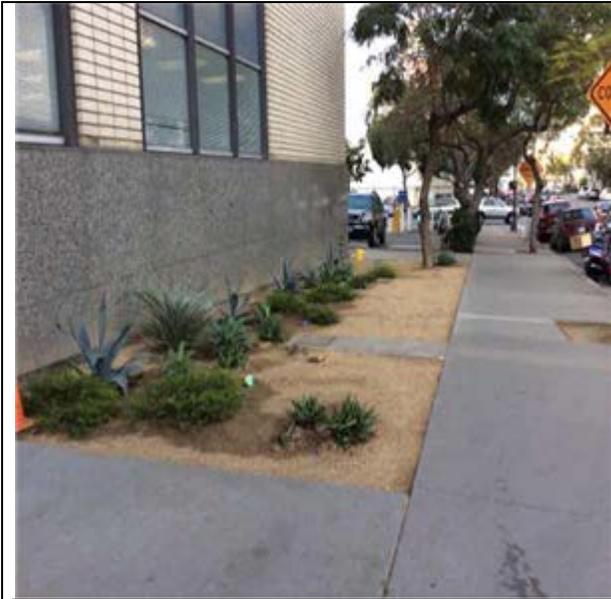
G2031 Concrete Pavement



G2031 Concrete Pavement



G2053 Landscaping



G2053 Landscaping

APPENDIX E: TERMINOLOGY AND ABBREVIATIONS

TERMINOLOGY and ABBREVIATIONS	
Actual Knowledge	Information or observations known first hand by EMG.
ADA	The Americans with Disabilities Act
AHU	Air Handling Unit
Ancillary Structures	Structures that are not the primary improvements of the Property but which may have been constructed to provide support uses.
ASTM	American Society for Testing and Materials
Baseline	A minimum scope level of observation, inquiry, research, documentation review, and cost estimating for conducting a Property Condition Assessment as normally conducted by EMG.
BOMA	Building Owners & Managers Association
Building	Referring to the primary building or buildings on the Property, which are within the scope of the FCA.
Building Codes	A compilation of rules adopted by the municipal, county and/or state governments having jurisdiction over the Property that govern the property's design &/or construction of buildings.
Building Department Records	Information concerning the Property's compliance with applicable Building, Fire and Zoning Codes that is readily available for use by EMG within the time frame required for production of the Property Condition Assessment.
Building Systems	Interacting or interdependent components that comprise a building such as structural, roofing, side wall, plumbing, HVAC, water, sanitary sewer and electrical systems.
BUR	Built Up Roof
CBC	California Building Code
Component	A piece of equipment or element in its entirety that is part of a system.
CFM	Cubic Feet per Minute, usually referring to air flow in a heating or cooling system.
Dangerous or Adverse Conditions	Situations which may pose a threat or possible injury to the Project Manager, or those situations which may require the use of special protective clothing, safety equipment, access equipment, or any precautionary measures.
Deferred Maintenance	Deficiencies that result from postponed maintenance, or repairs that have been put off until a later time and that require repair or replacement to an acceptable condition relative to the age of the system or property.
DHW	Domestic Hot Water
DDC	Direct Digital Controls, for HVAC systems
Dismantle	To take apart; disassemble; tear down any component, device or piece of equipment that is bolted, screwed, secured, or fastened by other means.
DWV	Drainage Waste Ventilation
EPDM	Ethylene propylene diene terpolymer, a single ply roofing material, usually black
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
Engineering	Analysis or design work requiring extensive formal education, preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences as provided by a Professional Engineer licensed to practice engineering by any state of the 50 states.
Expected Useful Life (EUL)	The average amount of time in years that a system or component is estimated to function when installed new.

TERMINOLOGY and ABBREVIATIONS	
FEMA	Federal Emergency Management Agency
Fire Department Records	Information generated or acquired by the Fire Department having jurisdiction over the Property, and that is readily available to EMG within the time frame required for production of the FCA.
FIRM	Flood Insurance Rate Maps
FM	Factory Mutual
FRT	Fire Retardant Treated
Guide	A series of options or instructions that do not recommend a specific course of action.
HP	Horse Power, a unit of measure for pumps and motors.
HVAC	Heating, Ventilating & Air Conditioning
IAQ	Indoor Air Quality
Immediate Repairs	Physical deficiencies that require immediate action as a result of: (i) existing or potentially material unsafe conditions, (ii) significant negative conditions impacting tenancy/marketability, (iii) material building code violations, or (iv) poor or deteriorated condition of critical element or system, or (v) a condition that if left "as is", with an extensive delay in addressing same, has the potential to result in or contribute to critical element or system failure within one (1) year.
Interviews	Interrogatory with those knowledgeable about the Property.
kVA	Kilo Volt Amps, a measurement used for electrical devices where Amps is the plural of Amperage, a measure of electrical force.
kW	One thousand Watts, a measure of electrical output.
Material	Having significant importance or great consequence to the asset's intended use or physical condition.
MEP	Mechanical, Electrical, and Plumbing
NFPA	National Fire Protection Association
Observations	The results of the Project Manager's Walk-through Survey.
Observe	The act of conducting a visual, unaided survey of items, systems or conditions that are readily accessible and easily visible on a given day as a result of the Project Manager's walk-through.
Obvious	That which is plain or evident; a condition that is readily accessible and can be easily seen by the Project Manager as a result of his Walk-through without the removal of materials, moving of chattel, or the aid of any instrument, device, or equipment.
Owner	The entity holding the deed to the Property that is the subject of the FCA.
Physical Deficiency	Patent, conspicuous defects, or significant deferred maintenance of the Property's material systems, components, or equipment as observed during the Project Manager's Walk-through Survey. Material systems, components, or equipment that are approaching, have realized, or have exceeded their typical Expected Useful Life (EUL); or, that have exceeded their useful life result of abuse, excessive wear and tear, exposure to the elements, or lack of proper or adequate maintenance. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous repairs, normal operating maintenance, and conditions that do not present a material deficiency to the Property.
PVC	Poly Vinyl Chloride

TERMINOLOGY and ABBREVIATIONS	
Practically Reviewable	Information that is practically reviewable means that the information is provided by the source in a manner and form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.
Practice	A definitive procedure for performing one or more specific operations or functions that does not produce a test result.
Primary Improvements	The site and building improvements that are of fundamental importance with respect to the Property.
Project Manager	The individual Professional Engineer, Contractor, or Registered Architect having a general, well rounded knowledge of all pertinent site and building systems and components that conducts the on site visit and walk-through observation.
Property	The site and building improvements, which are specifically within the scope of the FCA to be prepared in accordance with the agreement between the Client and EMG.
Readily Accessible	Those areas of the Property that are promptly made available for observation by the Project Manager without the removal of materials or chattel, or the aid of any instrument, device, or equipment at the time of the Walk-through Survey.
Reasonably Ascertainable	Information that is publicly available, provided to EMG's offices from either its source or an information research/retrieval concern, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.
Recreational Facilities	Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
Remaining Useful Life (RUL)	<p>The consultant's professional opinion of the number of years before a system or component will require replacement or reconditioning. The estimate is based upon observation, available maintenance records, and accepted EUL's for similar items or systems.</p> <p>Inclement weather, exposure to the elements, demand on the system, quality of installation, extent of use, and the degree and quality of preventive maintenance exercised are all factors that could impact the RUL of a system or component. As a result, a system or component may have an effective age greater or less than its actual age. The RUL may be greater or less than its Expected Useful Life (EUL) less actual age.</p>
Replacement Costs	Costs to replace the system or component "in kind" based on Invoices or Bid Documents provided by the current owner or the client, construction costs developed by construction resources such as <i>Means</i> and <i>Dodge</i> , EMG's experience with past costs for similar properties, or the current owner's historical incurred costs.
RTU	Rooftop Unit
Shut-Down	Equipment or systems that are not operating at the time of the Project Manager's Walk-through Survey. Equipment or systems may be considered shutdown if it is not in operation as a result of seasonal temperatures.
Significant	Important, material, and/or serious.
Site Visit	The visit to the property by EMG's Project Manager including walk-through visual observations of the Property, interviews of available project personnel and tenants (if appropriate), review of available documents and interviews of available municipal personnel at municipal offices, all in accordance with the agreement for the Property Condition Assessment.

TERMINOLOGY and ABBREVIATIONS	
Specialty Consultants	Practitioners in the fields of engineering, architecture; or, building system mechanics, specialized service personnel or other specialized individuals that have experience in the maintenance and repair of a particular building component, equipment, or system that have acquired detailed, specialized knowledge in the design, assessment, operation, repair, or installation of the particular component, equipment, or system.
Structural Component	A component of the building, which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Suggested Remedy	A preliminary opinion as to a course of action to remedy or repair a physical deficiency. There may be alternate methods that may be more commensurate with the Client's requirements. Further investigation might make other schemes more appropriate or the suggested remedy unworkable. The suggested remedy may be to conduct further research or testing, or to employ Specialty Consultants to gain a better understanding of the cause, extent of a deficiency (whether observed or highly probable), and the appropriate remedy.
Survey	Observations as the result of a walk-through scan or reconnaissance to obtain information by EMG of the Property's readily accessible and easily visible components or systems.
System	A combination of interacting or interdependent components assembled to carry out one or more functions.
Technically Exhaustive	The use of measurements, instruments, testing, calculations, exploratory probing or discover, and/or other means to discover and/or troubleshoot Physical Deficiencies, develop scientific or Engineering findings, conclusions, and recommendations.
Term	Reserve Term: The number of years that Capital Reserves are projected for as specified in the Expenditure Forecast.
TPO	Thermoplastic polyolefin, a white single ply roofing material, usually white
Timely Access	Entry provided to the Project Manager at the time of his site visit.
UST	Underground Storage Tank
Walk-through Survey	The Project Manager's site visit of the Property consisting of his visual reconnaissance and scan of readily accessible and easily visible components and systems. This definition connotes that such a survey should not be considered in depth, and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of special equipment such as ladders, scaffolding, binoculars, moisture meters, air flow meters, or metering/testing equipment or devices of any kind. It is literally the Project Manager's walk of the Property and observations.

APPENDIX F: BUILDING FACT SHEET

SAN DIEGO STATE BUILDING FACT SHEET

1350 Front Street

San Diego

San Diego County

Category 1 - High Priority - Critical Infrastructure Deficiencies

BUILDING INFORMATION

- Age: 51 years (completed in 1963)
- Size:*
 - 7-story
 - 171,700 GSF 123,306 NUSF 86,250 Assigned USF
 - 2.70 Acre Parcel (2 complete city blocks)
 - 178 Surface Parking Spaces
 - Capacity - 462 occupants
- Financial:
 - Owned outright by the State of California
 - No Encumbrances
 - BRA Rate - \$1.64/month per SF, FY 2013-14 (DGS Price Book)
 - \$1.69/month per SF, FY 2014-15 (Proposed DGS Price Book)
- LEED Status: Not pursuing LEED certification on this building.
- Tenants: 14 Agencies, larger tenants include; Employment Development Department (22,343 SF), Department of General Services (20,820 SF), Department of Insurance (7,836 SF) and Department of Public Health (7,458 SF)



SPI Structure #: 2597
Real Property #: 674
BPM #: 801

COMPLETED STUDIES AND SIGNIFICANT FINDINGS

A. 1994 Studies by both the DGS and the State Architect

These studies determined that the structure should be replaced based on health, safety, building efficiency and seismic factors. Legislative efforts since that time have been unsuccessful in facilitating a viable replacement project due to prohibitive costs and project constraints.

B. 2010 American Disability Act Accessibility (ADA) Compliance Survey

Accessibility related deficiencies exist throughout the building, and some create path-of-travel issues for future tenant improvement projects.

C 2012 Access Compliance Conceptual Budget/Evaluation

Follow up to the 2010 American Disability Act Accessibility Compliance Survey this report provides the Conceptual Cost and Path of Travel Plans. No upgrades will be planned for this building due to the deferred maintenance status in anticipation of replacement.

ADDITIONAL BUILDING ISSUES

- The building contains asbestos materials which adds significant cost to any tenant improvement project.
- This building has been operated and maintained on a deferred maintenance basis since the original legislation authorized replacement of the building in 1995. Funds for special repairs are not set aside in the budget and are done on an as needed - emergency basis. Recent repairs have required high-cost customization, as replacement parts are no longer available for the major operating systems. These emergency repairs have totaled over \$2.5 million dollars over the last 10 years. BPM anticipates an additional \$4 million will be needed to continue operations at the building, not including upgrades.

CURRENT UTILIZATION PROJECTS

- EDD consolidating operations in the building, taking an additional 10,000 sf of former BOE space and terminating a 13,000 sf lease.

RECENTLY COMPLETED PROJECTS

TBD

Cost

ACTIVE PROJECTS

TBD

Cost

* Source: Statewide Property Inventory

PLANNED SPECIAL REPAIRS BY FISCAL YEAR

Estimated Cost

TBD

DGS STRATEGY: A COCP for a replacement office building is included in this Five Year Plan. The goal is to relocate employees out of this building within 10 years.

APPENDIX G: COST TABLES

10 YEAR EXPENDITURE FORECAST



San Diego Building
1350 Front Street
San Diego

Useful Life	Estimated Useful Life
	Remaining Useful Life

Plan Type	OP: Operations	CC: Code Compliance
	EN: Environmental	FN: Functionality
	IN: Integrity	

Legend	Deferred
	Scheduled

Element #	Component Description	Asset	Location	Action	EUL (Yrs)	RUL (Yrs)	Qty.	Unit of Meas.	Unit Cost	Plan Type	Priority	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total - Deferred	Total - Scheduled
												Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		

A. SUBSTRUCTURE																																
Substructure Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

B. SHELL																																
B20 EXTERIOR ENCLOSURE																																
B2011	Exposed Aggregate Precast Concrete Panels	B2011 Pressure Wash Exterior Walls	Stairs	Replace B2011 Pressure Wash Exterior Walls	30	0	32,500.00	SF	\$4.32	IN - Appearance	Priority 1	\$140,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,244	\$0									
B2011	Stucco and Lath	B2011 Penthouse Plaster	Penthouse	Replace B2011 Penthouse Plaster	30	0	7,560.00	SF	\$18.33	IN - Appearance	Priority 1	\$138,554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,554	\$0									
B2021	3' X 4' Aluminum Window Operable	B2021 Aluminum Windows	All upper floors	Replace B2021 Aluminum Windows	25	0	495.00	EA	\$2,304.47	IN - Beyond Rated Life	Priority 1	\$1,140,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140,710	\$0									
B2021	3' X 4' Aluminum Window Operable	B2020 Aluminum Window Caulking	All Floors	Replace B2020 Aluminum Window Caulking	25	0	6,930.00	LF	\$48.34	IN - Beyond Rated Life	Priority 1	\$334,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,963	\$0									
Shell Subtotal												\$1,754,471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,754,471	\$0									

C. INTERIORS																																
C10 INTERIOR CONSTRUCTION																																
C1021	Fire Door, Wood, Flush, 60 Minute, Incl. Demo, with Hardware	C1021 Wood Double Doors and Frames	First Floor	Replace C1021 Wood Double Doors and Frames	30	0	15.00	EA	\$8,407.20	IN - Appearance	Priority 2	\$126,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,108	\$0									
C1021	Fire Door, Wood, Flush, 60 Minute, Incl. Demo, with Hardware	C1021 Interior Single Fire Doors	All Floors	Replace C1021 Interior Single Fire Doors	30	0	385.00	EA	\$4,203.60	IN - Appearance	Priority 2	\$1,618,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,618,386	\$0									
C20 STAIRS																																
C2011	Concrete Stairs	C2011 Fire Exit Stairs	Stairs	C2011 Paint stairwells	10	0	11,068.00	SF	\$0.86	IN - Appearance	Priority 2	\$9,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,518	\$0									
C30 INTERIOR FINISHES																																
C3005	C3005 ADA Renovations	C3005 ADA Restrooms	All Floors	Renovate C3005 ADA Restrooms	12	0	14.00	EA	\$12,400.00	CC - Accessibility	Priority 1	\$173,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,600	\$0									
C3012	Paint Interior Walls, Drywall	C3012 Paint Interior Drywall	All Floors	Replace C3012 Paint Interior Drywall	10	0	141,450.00	SF	\$2.13	IN - Appearance	Priority 2	\$301,685	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$301,685	\$0									
C3024	Vinyl Tile	C3024 Vinyl Tile	All Floors	Replace C3024 Vinyl Tile	18	0	1,450.00	SY	\$125.78	IN - Appearance	Priority 2	\$182,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,381	\$0									
C3024	Terrazzo	C3024 Terrazzo floor	Entrance Lobby	Replace C3024 Terrazzo floor	15	0	2,240.00	SF	\$36.09	IN - Appearance	Priority 2	\$80,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,843	\$0									
C3025	Carpet Tiles - Standard	C3025 Carpet Tiles - Standard	All Floors	Replace C3025 Carpet Tiles - Standard	10	0	8,250.00	SY	\$96.61	IN - Appearance	Priority 2	\$796,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$796,996	\$0									
C3031	Drywall - Painted Finished Ceilings	C3031 Drywall - Painted Finished Ceilings	All Floors	Replace C3031 Drywall - Painted Finished Ceilings	20	0	27,450.00	SF	\$4.54	IN - Appearance	Priority 2	\$124,579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,579	\$0									
C3032	Acoustical Tile With Exposed Grid System	C3032 Suspended Acoustical Ceilings	All Floors	Replace C3032 Suspended Acoustical Ceilings	20	0	1,255.00	CSF	\$1,201.56	IN - Appearance	Priority 2	\$1,507,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,507,958	\$0									
Interiors Subtotal												\$4,922,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,922,054	\$0									

D. SERVICES																																			
D10 CONVEYING SYSTEMS																																			
D1011	Traction Elevator Machinery and Controls	D1011 Passenger Traction Elevator Machinery and Controls	Elevators 1-2	D1011 Elevator Cab Finishes	20	0	2.00	EA	\$26,744.00	IN - Appearance	Priority 2	\$53,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,488	\$0												
D1011	Traction Elevator Machinery and Controls	D1011 Passenger Traction Elevator Machinery and Controls	Elevators 1-2	Replace D1011 Passenger Traction Elevator Machinery and Controls	30	0	2.00	EA	\$379,999.98	FN - Modernization	Priority 1	\$760,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$760,000	\$0												
D1012	Traction Geared Elevator - Low Rise	D1012 Freight Traction Elevator, 5000 Lbs	Elevator 3	Replace D1012 Freight Traction Elevator, 5000 Lbs	25	0	1.00	EA	\$344,999.98	IN - Beyond Rated Life	Priority 1	\$345,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345,000	\$0												
D20 PLUMBING																																			
D2011	Commercial Grade Water Closet With 1.6 Gpf Unit	D2011 Commercial Grade Water Closet	Throughout Facility	Replace D2011 Commercial Grade Water Closet	35	3	21.00	EA	\$1,233.15	OP - Energy	Priority 3	\$0	\$0	\$0	\$25,896	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,896											
D2012	Urinal	D2012 Urinal	Throughout Facility	Replace D2012 Urinal	35	1	14.00	EA	\$2,440.67	IN - Beyond Rated Life	Priority 1	\$0	\$34,169	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,169											
D2013	Counter Top Sink and Faucet	D2013 China Wall Hung Lavatory and Faucet	Restrooms	Replace D2013 China Wall Hung Lavatory and Faucet	35	0	27.00	EA	\$1,667.84	IN - Beyond Rated Life	Priority 1	\$45,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,032	\$0												
D2031	D2031 Waste Piping	D2031 Sanitary Waste Piping	Throughout building	Replace D2031 Sanitary Waste Piping	50	0	171,700.00	SF	\$3.39	OP - Maintenance	Priority 2	\$581,239	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$581,239	\$0												
D2034	D2034 Sanitary Waste Equipment	D2034 Sanitary Lift Station Pumps	Basement	Replace D2034 Sanitary Lift Station Pumps	15	0	2.00	EA	\$5,448.28	IN - Reliability	Priority 1	\$10,897	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,897	\$0												
D30 HVAC																																			
D3021	Water Boiler, Gas 550 to 765 MBH	D3020 Water Boiler, Gas	Boiler Room	Replace D3020 Water Boiler, Gas	40	3	1.00	EA	\$59,278.97	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$0	\$59,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,279											
D3022.1	Base-mounted circulating pumps (500 GPM, 20 HP)	D3022 HVAC Chilled Water Circulation Pumps 10 HP	Boiler Room	Replace D3022 HVAC Chilled Water Circulation Pumps 10 HP	20	2	2.00	EA	\$19,835.04	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$39,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,670											
D3022.1	Heating Water Distribution Pump 10 HP	D3022 HVAC Heating Water Circulation Pumps 10 HP	Boiler Room	Replace D3022 HVAC Heating Water Circulation Pumps 10 HP	15	5	2.00	EA	\$19,835.04	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$39,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,670											
D3031.1	Chiller, Water Cooled, Centrifugal, 160 Ton	D3031 Chiller, Water Cooled, 175 Ton	Main Electrical Room	Replace D3031 Chiller, Water Cooled, 175 Ton	25	1	3.00	EA	\$381,071.59	IN - Beyond Rated Life	Priority 1	\$0	\$0	\$1,143,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,143,215											
D3031.2	Cooling Tower, Galvanized Steel, 400 Ton	D3031 Cooling Tower, Galvanized Steel	Rooftop	Replace D3031 Cooling Tower, Galvanized Steel	25	0	1.00	EA	\$174,592.99	IN - Beyond Rated Life	Priority 1	\$174,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,593	\$0											
D3041	D3041 Air Distribution Systems	D3041 Air Distribution Ductwork	Throughout Building	Replace D3041 Air Distribution Ductwork	20	0	171,700.00	SF	\$5.36	EN - Air/ Water Quality	Priority 1	\$919,763	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$919,763	\$0												
D3041.1	Air Handler 30,000 CFM	D3041 Interior AHU	Rooftop	Replace D3041 Interior AHU	20	0	3.00	EA	\$29,285.18	IN - Beyond Rated Life	Priority 1	\$87,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,856	\$0												
D3041.2	Vav Box, 270 to 600 CFM	D3041 CAV Boxes	Throughout Facility	Replace D3041 CAV Boxes	30	0	84.00	EA	\$2,496.72	IN - Beyond Rated Life	Priority 1	\$209,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,724	\$0												
D3042	Exhaust Fan 2000 CFM	D3042 Exhaust Fan	Rooftop	Replace D3042 Exhaust Fan	20	3	5.00	EA	\$3,450.37	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$0	\$17,252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,252											
D3063	Variable Frequency Drive, 20 HP Motor	D3063 Variable Frequency Drive	Throughout Facility	D3063 Add VFDs to Motors	20	2	22.00	EA	\$19,730.88	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$434,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$434,079											
D40 FIRE PROTECTION SYSTEMS																																			
D4011	Sprinkler Head	D4011 Wet-Pipe Sprinkler System	Throughout Facility	D4011 Install Wet Pipe Sprinkler System	25	0	171,700.00	SF	\$8.26	CC - Life Safety	Priority 1	\$1,418,242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,418,242	\$0												
D50 ELECTRICAL SYSTEMS																																			
D5012	Secondary Dry Transformer 150 kVA	D5012 Secondary Dry Transformer 150 kVA	Utility Areas/Closets	Replace D5012 Secondary Dry Transformer 150 kVA	40	4	5.00	EA	\$29,688.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$148,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,441											
D5012	Switchgear, Mainframe, 1600 Amps	D5010 Switchgear, Mainframe, 3000 Amps	Main Electrical Room	Replace D5010 Switchgear, Mainframe, 3000 Amps	40	8	2.00	EA	\$17,846.98	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,694	\$0	\$0	\$35,694												
D5012	Breaker Panel 225 Amps, 30 Circuits	D5012 Breaker Panel 225 Amps, 30 Circuits	Utility Areas/Closets	Replace D5012 Breaker Panel 225 Amps, 30 Circuits	40	4	30.00	EA	\$7,864.32	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$235,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,930											
D5022	T12 Lamps, with T8 Lamps and Add Instant Start Electronic Ballasts	D5022 Lighting Equipment	Throughout Building	Replace D5022 Lighting Equipment	20	0	2,146.00	EA	\$401.20	IN - Beyond Rated Life	Priority 1	\$860,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$860,975	\$0												
D5092	Diesel Generator 75 kW	D5092 Emergency Generator 75 kW	Main Electrical Room	Replace D5092 Emergency Generator 75 kW	25	3	1.00	EA	\$93,531.76	CC - Life Safety	Priority 2	\$0	\$0	\$0	\$93,532	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,532											
Services Subtotal												\$5,466,807	\$1,177,384	\$473,749	\$195,959	\$384,371	\$39,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,466,807	\$2,306,827

E. EQUIPMENT & FURNISHING																																	
Equipment & Furnishing Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

F. SPECIAL CONSTRUCTION AND DEMOLITION																							
F20 SELECTIVE DEMOLITION																							
F2021	F2021 Removal of Hazardous Components	F2021 Asbestos Floor and Ceiling Tiles	All Floors	F2021 Asbestos Abatement	18	0	134,400.00	SF	\$8.06	EN - Asbestos	Priority 2	\$1,083,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,083,264	\$0

Element #	Component Description	Asset	Location	Action	EUL (Yrs)	RUL (Yrs)	Qty.	Unit of Meas.	Unit Cost	Plan Type	Priority ²	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total - Deferred	Total - Scheduled		
												Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Special Construction And Demolition Subtotal												\$1,083,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,083,264	\$0	
G. BUILDING SITEWORK																									
G20 SITE IMPROVEMENTS																									
G2022	Install New Base Course and Asphalt	G2022 Asphalt Paving	Site	Replace G2022 Asphalt Paving	25	0	28,200.00	SF	\$8.68	IN - Beyond Rated Life	Priority 1	\$244,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$244,776	\$0	
G2025	G2025 Markings & Signage	G2020 Accessible Parking	Parking Lot	Replace G2020 Accessible Parking	20	5	6.00	EA	\$15,624.00	CC - Accessibility	Priority 3	\$0	\$0	\$0	\$0	\$93,744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,744
G2025	G2025 Markings & Signage	G2025A Restripe Parking Area	Parking area	Replace G2025A Restripe Parking Area	6	6	178.00	EA	\$20.04	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$3,567	\$0	\$0	\$0	\$0	\$0	\$0	\$3,567
G2031	Concrete Sidewalk	G2031 Concrete Pavement	Site	Replace G2031 Concrete Pavement	25	0	2,590.00	SF	\$22.67	IN - Beyond Rated Life	Priority 1	\$58,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,708
G2041	Wrought Iron Fence 6' High	G2041 Chain Link Fencing	Site	Replace G2041 Chain Link Fencing	30	0	1.00	Lump Sum	\$23,974.86	CC - Life Safety	Priority 1	\$23,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,975
G2053	Landscaping Allowance, Large Area	G2053 Landscaping	Site	Replace G2053 Landscaping	25	0	3,950.00	SF	\$7.09	OP - Maintenance	Priority 2	\$28,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,017
G30 SITE CIVIL/MECHANICAL UTILITIES																									
G3021	Sanitary Sewer Collection Piping, 8" Sdr 35	G3021 Sanitary Waste Piping	Site	Replace G3021 Sanitary Waste Piping	50	0	160.00	LF	\$159.22	IN - Beyond Rated Life	Priority 1	\$25,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,475
Building Sitework Subtotal												\$380,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380,950	\$97,311	
Z. GENERAL																									
General Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Expenditure Totals per Year	\$13,607,547	\$1,177,384	\$473,749	\$195,959	\$384,371	\$133,414	\$3,567	\$0	\$35,694	\$0	\$13,607,547	\$2,404,138
Total Cost (Inflated @ 5% per Yr.)	\$13,607,547	\$1,226,253	\$522,209	\$226,847	\$467,205	\$170,274	\$4,780	\$0	\$52,726	\$0	Total *	\$16,011,685

* - Present Value Currency

Footnotes

- Detailed descriptions for Useful Life and Plan Type can be found in the Appendices of the Facility Condition
- Detailed Descriptions of the Priorities can be found in the Appendices of the Facility Condition Assessment

Current Repl.Value \$78,887,779

Estimate of Structures Cost Using Marshall Cost Systems

San Diego State

Site Calculation

Estimate of Unusual Land Improvements Cost (Estimators Data Cost Base):

Description	Cost	Estimated \$/ SF	Unusual Land Total
			\$0
Total			\$0

Estimate of Unusual Land Improvements Cost (Estimators Cost Data Base):

Estimate of Structure Cost :

Building Type	Cost per SF	Number of SF	Building Type Total
Main Building	\$367.56	171,700	\$63,110,223
0	\$0.00	0	\$0
0	\$0.00	0	\$0
0	\$0.00	0	\$0
0	\$0.00	0	\$0
Total		171,700	\$63,110,223

Estimate of Adjustments for Fees:

Description	% increase	
Soft Costs	25.00%	
	0.00%	
	0.00%	
Total Fees/ Interest included in Marshall System		25.00%

Total Structure Estimate:

Description	Unit	Fee Adjust	Adjusted Totals
Main Building	\$63,110,223	25.00%	\$78,887,779
0	\$0	25.00%	\$0
0	\$0	25.00%	\$0
0	\$0	25.00%	\$0
0	\$0	25.00%	\$0
Cost Per SF	\$459.45	Total Estimate	\$78,887,779

Expected Useful Life (EUL) Table	
SITE SYSTEM ITEMS	
ROADWAYS/ PARKING/ WALKWAYS	
Asphalt pavement	25
Asphalt seal coat	5
Concrete pavement	50
Curbing, asphalt	25
Curbing, concrete	50
Parking, stall striping	5
Parking, gravel surfaced	15
Security gate- rolling gate	10
Security gate- lift arm	10
Sidewalk, asphalt	25
Sidewalk, brick paver	30
Sidewalk, concrete	50
STORM SEWER, DRAINAGE AND EROSION CONTROL	
Catch basins, inlets, culverts	50
Earthwork, grading and erosion control	50
Storm drain lines	40
LANDSCAPING, TOPOGRAPHY AND FENCING	
Fencing, chain-link (4' height)	40
Fencing, dumpster enclosure (wood)	12
Fencing, Tennis Court (10' height)-Chain link	40
Fencing, wood privacy (6' height)	15
Fencing, wrought iron (4-6' height and decorative)	50
Fencing, concrete masonry unit (CMU)	30
Irrigation System	30
Retaining walls, 80 lb block type	50
Retaining walls, concrete masonry unit (CMU) with brick face	40
Fencing, PVC (6' height)	25
Retaining walls, timber (railroad tie)	25
SITE SYSTEM ITEMS	
GENERAL SITE IMPROVEMENTS	
Lighting (pole mounted)	25
Mail kiosk	10
Pool deck	15
Pool/ spa plaster liner	8
Signage, monument	20
Signage, roadway/ parking	10
Tennis court / basketball court surface (paint markings)	5

GENERAL SITE IMPROVEMENTS	
Tennis court Surface (acrylic emulsion)	10
Tot-lot (playground equipment)	10
SITE SANITARY AND WATER	
Domestic Hot Water (DHW) - supply / return	30
Lift station	50
Sanitary lines	50
Sanitary treatment	40
Water main	40
Water supply lines	50
Water tower	50
SITE MECHANICAL / ELECTRICAL	
Compactors	15
Dumpsters	10
Electrical distribution center	40
Electric main	40
Emergency Generator	25
Gas lines	40
Gas main	40
Heating supply/ return	40
Power distribution	40
Transformer	30
BUILDING ARCHITECTURAL ITEMS	
Wood Decks	20
Storage Sheds	30
Carports	40
Garages	50
Basement Stairs	50
Building mounted exterior lighting	10
Building mounted High Intensity Discharge (HID) lighting	10
Bulkhead	10
Canopy, concrete	50
Canopy, wood / metal	40
Ceilings, open or exterior	30
Chimney	40
Common area doors, interior (solid wood/ metal clad)	30
Common area floors, ceramic / quarry tile, terrazzo	50+
Common area floors, wood (strip or parquet)	30
Common area floors, resilient tile or sheet	15
Common area floors, carpet	8
Common area floors, concrete	50+

BUILDING ARCHITECTURAL ITEMS	
Common area railing	20
Common area ceiling, concrete	50+
Common area ceiling, acoustic tile (drop ceiling),	15
Common area countertop and sink	20
Common area dishwasher	15
Common area disposal	5
Common area kitchen cabinets, wood	15
Common area wall coverings	15
Caps, copings (aluminum/ terra-cotta) - Parapet	25
Exterior common door, aluminum and glass	30
Exterior common door, solid core wood or metal clad	25
Exterior stairs, wood	15
Exterior stairs, metal pan- concrete filled	30
Exterior stairs, concrete	50
Exterior unit door, solid wood/ metal clad	25
EXTERIOR CLADDING	
Aluminum Siding	40
Brick or block	40
Brownstone or stone veneer	40
Exterior Insulation Finishing Systems (EIFS)	20
Glass block	40
Granite block	40
Metal/ glass curtain wall	30
Precast concrete panel (tilt-up)	40
Vinyl siding	25
Wood shingle/ clapboard/ plywood, stucco, composite wood	20
Cement-board siding (Hardi-plank)/ non integral color	45
Fire Escapes	40
Foundations	50+
Roof hatch	30
Roof skylight	30
Insulation, wall	50+
Interior lighting	15
Interior railings	20
Mail facility, interior	20
Parapet wall,	50+
Penthouse	50
Railing, roof	25

INTERIORS	
Public bathroom accessories	7
Public bathroom fixtures	15
Refrigerator, common area	10
BUILDING ARCHITECTURAL ITEMS	
ROOF COVERINGS	
Built-up roof - Ethylene Propylene Diene Monomer (EPDM) / Thermoplastic Polyolefin (TPO)	20
Asphalt shingle (3-tab)	20
Wood shingles (cedar shake)	25
Slate, clay, concrete tile	40
Metal	40
Roof drainage exterior (gutter/ downspout)	10
Roof drainage interior (drain covers)	30
Roof structure	50+
Slab	50+
Service door	25
Soffits (wood/ stucco)	20
Soffits (aluminum or vinyl)	25
Stair structures	50+
Storm/ screen doors	7
Storm/ screen windows	10
Waterproofing (foundations)	50+
Windows (frames and glazing), vinyl or aluminum	30
Wood floor frame	50+
BOILER ROOM EQUIPMENT	
Blowdown and Water Treatment	25
Boiler Room Pipe Insulation	Included in boiler
Boiler Room Piping	Included in boiler
Boiler Room Valves	15
Boiler Temperature Controls	Included in boiler
Oil-fired, sectional	22
Gas/ dual fuel, sectional	25
Oil/ gas/ dual fired, low MBH	30
BOILERS	
Oil/ gas/ dual fired, high MBH	40
Gas fired atmospheric	25
Electric	20

BUILDING HEATING WATER TEMPERATURE CONTROLS	
Common area	15
Buzzer/Intercom, central panel	20
Central Unit Exhaust, roof mounted	15
Chilled Water Distribution	50+
Chilling Plant	15
Cooling Tower	25
Combustion Air, Duct with fixed louvers	30
Combustion Air, Motor louver and duct	25
CONDENSATE, FEEDWATER, WATER	
Feedwater only (hydronic)	10
Cooling Tower	25
DHW Circulating Pumps	by size
Tank only, dedicated fuel	10
Exchanger in storage tank	15
Exchanger in boiler	15
External tankless	15
Instantaneous (tankless type)	10
Domestic Hot Water Storage Tanks, Small (up to 150 gallons)	15
Domestic Hot Water Storage Tanks, Large (over 150 gallons)	15
Domestic Cold Water Pumps	15
ELECTRICAL & ELEVATOR	
Electrical Switchgear	50+
Electrical Wiring	30
Elevator, Controller, dispatcher	15
Elevator, Cab	15
Elevator, Machinery	30
Elevator, Shaft-way Doors	20
Elevator, Shaft-way Hoist rails, cables, traveling	25
Elevator, Shaft-way Hydraulic piston and leveling	25
EMERGENCY ALARM AND FIRE PROTECTION	
Call station	10
Emergency Generator	25
Emergency Lights	8
Evaporative Cooler	15
Fire Extinguisher	10
Fire Pumps	20
Fire Suppression	50+
Flue Exhaust	w/boiler
Free Standing Chimney	50+
Fuel Oil Storage	25

EMERGENCY ALARM AND FIRE PROTECTION	
Fuel Transfer System	25
Gas Distribution	50+
Heat Sensors	15
Heat Exchanger	35
Heating Risers and Distribution	50+
MECHANICAL – ELECTRIC – PLUMBING ITEMS	
Heating Water Circulating Pumps	by size
Heating Water Controller	15
Hot and Cold Water Distribution	50
HVAC	
Pad/ roof condenser	20
A/C window unit or through wall	10
Fan coil unit, electric	20
Fan coil unit, hydronic	30
Furnace (electric heat with A/C)	20
Furnace (electric heat with A/C)	20
Furnace (gas heat with A/C)	20
Packaged terminal air conditioner (PTAC)	15
Packaged HVAC (roof top units)	20
Heat pump condensing component	20
Heater, electric baseboard	25
Heater, wall mounted electric or gas	20
Hydronic heat/ electric A/C	20
Line Dryers	15
Master TV System	10
Motorized Valves	12
Outdoor Temperature Sensor	10
Pneumatic lines and Controls	30
POWER VENTILATOR	
Purchased Steam Supply Station	50+
Sanitary Waste and Vent System	50+
Sewage Ejectors	50
Smoke and Fire Detection System, central panel	15
Solar Hot Water	20
SUMP PUMP	
Commercial Sump Pump	15
Water Softening and Filtration	15
Water Tower	50+

PLAN TYPE DEFINITION

Within the report text a Plan Type is assigned to the various cost categories. The following is a brief description of the Plan Types that may be used in the report.

Code Compliance (CC)

- **Accessibility:** Conditions that are not in conformance with the American Disabilities Act Accessibility Guidelines
- **Building Code:** Conditions that are not in conformance with the Building codes
- **Life Safety:** Conditions that are not in conformance with the NFPA 101 Life Safety Code

Operations (OP)

- **Energy:** Conditions that adversely affect energy use or will decrease water or energy usage
- **Maintenance:** Components or systems that can usually be accomplished by the current maintenance staff
- **Security:** Conditions that compromise the protection of the asset or its occupants

Environmental (EN)

- **Air/ Water Quality:** Conditions that affect air or water quality
- **Asbestos:** Reported or suspected asbestos-containing material(ACM)
- **Lead:** Reported lead based paint
- **PCB:** Reported PCB containing equipment

Functionality (FN)

- **Mission:** Components which do not meet the mission of the organization
- **Modernization:** Conditions that need to be upgraded in appearance or function
- **Plant Adaptation:** Components or systems that must change to fit a new or adapted use
- **Obsolescence:** Components or systems that are or are becoming obsolete
- **Capacity:** Components or system which cannot meet demand load

Integrity (IN)

- **Appearance:** Problems with the material or system appearance that are not functional in nature
- **Reliability:** Components or systems which cannot be depended on to function as designed
- **Beyond Rated Life:** A component or system that has exceeded its rated life

ADA Checklist

Property Name: San Diego State Building (#801)

Date: 03/16/2015

Project Number: 111326.14R-052.305

EMG Abbreviated Accessibility Checklist					
	Building History	Yes	No	N/A	Comments
1.	Has the management previously completed an ADA review?	✓			ADA Compliance Survey 2010
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Barrier Removal Plan exist for the property?		✓		
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?		✓		
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
6.	Is any litigation pending related to ADA issues?			✓	
	Parking	Yes	No	N/A	Comments
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	✓			There are 178 parking stalls located at South and Westside including 2 ADA stall
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?		✓		
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		✓		It is in poor condition
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		✓		
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?		✓		



EMG Abbreviated Accessibility Checklist					
	Parking	Yes	No	N/A	Comments
6.	Does signage exist directing you to accessible parking and an accessible building entrance?		✓		It is in poor condition
	Ramps	Yes	No	N/A	Comments
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)			✓	
2.	Are ramps longer than 6 ft complete with railings on both sides?			✓	
3.	Is the width between railings at least 36 inches?			✓	
4.	Is there a level landing for every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	Entrances/Exits	Yes	No	N/A	Comments
1.	Is the main accessible entrance doorway at least 32 inches wide?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			
3.	Can the alternate accessible entrance be used independently?	✓			
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 inches above the floor)?	✓			
5.	Are main entry doors other than revolving door available?		✓		
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?	✓			
	Paths of Travel	Yes	No	N/A	Comments
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✓			
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✓		
3.	Are floor surfaces firm, stable, and slip resistant (carpets wheelchair friendly)?	✓			
4.	Is at least one wheelchair-accessible public telephone available?			✓	
5.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			

EMG Abbreviated Accessibility Checklist					
	Paths of Travel	Yes	No	N/A	Comments
6.	Is there a path of travel that does not require the use of stairs?	✓			
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?		✓		
	Elevators	Yes	No	N/A	Comments
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?	✓			
2.	Are there visual and audible signals inside cars indicating floor change?		✓		
3.	Are there standard raised and Braille marking on both jambs of each host way entrance?		✓		
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?		✓		
5.	Do elevator lobbies have visual and audible indicators of car arrival?		✓		
6.	Does the elevator interior provide sufficient wheelchair turning area (51" x 68")?	✓			
7.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?	✓			
8.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?		✓		
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?		✓		
	Restrooms	Yes	No	N/A	Comments
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are there audible and visual fire alarm devices in the toilet rooms?		✓		
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	✓			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60" turning diameter)?	✓			
6.	In unisex toilet rooms, are there safety alarms with pull cords?		✓		

EMG Abbreviated Accessibility Checklist					
	Restrooms	Yes	No	N/A	Comments
7.	Are stall doors wheelchair accessible (at least 32" wide)?	✓			
8.	Are grab bars provided in toilet stalls?	✓			
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?	✓			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
11.	Are exposed pipes under sink sufficiently insulated against contact?	✓			
12.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?	✓			
13.	Is the base of the mirror no more than 40" from the floor?	✓			

ADAAG CRITERIA

Total Parking Spaces in Lot Required Minimum Number of Accessible Spaces

1 to 25 1

26 to 50 2

51 to 75 3

76 to 100 4

101 to 150 5

151 to 200 6

201 to 300 7

301 to 400 8

401 to 500 9

501 to 1000 2% of total

1001 & over 20 plus 1 for each 100 over 1000

THERE MUST be one van accessible parking stall for each eight accessible stalls (the van space can be the eighth stall).

7 ada stalls = 1 van stall

8 ADA stalls = 1 van stall

9 ADA stalls = 2 van stalls

APPENDIX I: PRE-SURVEY QUESTIONNAIRE

Initial Report

Last Modified: 02/06/2015

1. 1. Name of person completing questionnaire:

Text Response

Jack Appel

2. 2. Building Name:

Text Response

San Diego State Building

3. 3. What is your association with this property?

Text Response

Building Manager

4. 4. What is the length of your association with this property?

Text Response

7 months

5. 5. Phone Number:

Text Response

619-525-4000

6. 6. Please provide information about Inspections relating to the following items.

Default - A. Elevators	
Date Last Inspected	List name and contact for maintenance contractor, if any
1/15	Kone Elevators 858-578-5100
Default - B. HVAC, Mechanical, Electric, Plumbing	
Date Last Inspected	List name and contact for maintenance contractor, if any

2/4/15	
Default - C. Life-Safety/Fire	
Date Last Inspected	List name and contact for maintenance contractor, if any
1/28/15	Sarah Levy All County Fire (619) 284-4770
Default - D. Roofs	
Date Last Inspected	List name and contact for maintenance contractor, if any
-	-

7. 7. Does the building have any of the following tenant amenities? If yes, check the box next to the relevant item. Use the text box below to note if it previously existed but is not currently in use.

#	Answer	Bar	Response	%
1	Dedicated break rooms	<input checked="" type="checkbox"/>	1	100%
2	Auditorium	<input checked="" type="checkbox"/>	1	100%
3	Training facility	<input checked="" type="checkbox"/>	1	100%
4	Divisible multi-purpose room	<input type="checkbox"/>	0	0%
5	Cafeteria	<input type="checkbox"/>	0	0%
6	Fitness facility	<input type="checkbox"/>	0	0%
7	Convenience retail (i.e., café, dry cleaning, ATM, etc).	<input type="checkbox"/>	0	0%

Dedicated break rooms	Auditorium	Training facility	Divisible multi-purpose room	Cafeteria	Fitness facility	Convenience retail (i.e., café, dry cleaning, ATM, etc).
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8. 8. Is the building suitable for current levels of visitors with regard to lobby, waiting areas, elevators and restrooms?

Text Response
Yes

9. 9. Does the building meet current service needs via loading dock and service elevator?

Text Response
Yes

10. 10. Are there systems in operation inside/outside the building envelope that require continuous operations (i.e., presence of a microwave tower, data center or

PV panels)?

Text Response

No

11. 11. Do building tenants require continuous operations or that a break in operation would result in significant loss of revenues (i.e., tax collection)?

Text Response

No

12. 12. List any major capital improvements within the last three years.

Text Response

None

13. 13. List any major capital expenditures planned for the current fiscal year.

Text Response

Elevator modernization

14. 14. Are there any other major capital expenditures planned in the near term?

Text Response

Chiller, boiler and cooling tower replacement

15. 15. What is the age of the roof(s)?

Text Response

10 yrs

16. 16. What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of contractors to repair or replace?

Text Response

A/C replacement and major repairs. Roof maintenance, parking paving and seal and stripe. Fire sprinkler system repairs,

17. Make a selection from the dropdown list

#	Question	Yes	No	Not Applicable	Unknown	Total Responses	Mean
1	1) Are there any unresolved building, or fire code issues?	1	0	0	0	1	1.00
2	2) Are there any "down" or unusable units?	1	0	0	0	1	1.00
3	3) Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?	0	1	0	0	1	2.00
4	4) Is the property served by a private water well?	0	1	0	0	1	2.00
5	5) Is the property served by a private septic system or other waste treatment systems?	0	1	0	0	1	2.00
6	6) Are there any problems with foundations or structures?	0	1	0	0	1	2.00
7	7) Is there any water infiltration in basements or crawl spaces?	0	1	0	0	1	2.00
8	8) Are there any wall, or window leaks?	0	1	0	0	1	2.00
9	9) Are there any roof leaks?	0	1	0	0	1	2.00
10	10) Is the roofing covered by a warranty or bond?	0	1	0	0	1	2.00

18. Comments

Default - 1) Are there any unresolved building, or fire code issues?
We have fire doors that have vents in them. We are also in the process of correcting numerous issues found by the Fire Marshall-fireproofing of beams, penetrations in firewalls.
Default - 2) Are there any "down" or unusable units?
One chiller non-operational, one boiler non-operational. One elevator non-operational.
Default - 3) Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?
-
Default - 4) Is the property served by a private water well?
-
Default - 5) Is the property served by a private septic system or other waste treatment systems?

-
Default - 6) Are there any problems with foundations or structures?
-
Default - 7) Is there any water infiltration in basements or crawl spaces?
-
Default - 8) Are there any wall, or window leaks?
-
Default - 9) Are there any roof leaks?
-
Default - 10) Is the roofing covered by a warranty or bond?
-

19. Make a selection from the dropdown list

#	Question	Yes	No	Not Applicable	Unknown	Total Responses	Mean
1	11) Are there any poorly insulated areas?	0	1	0	0	1	2.00
2	12) Is Fire Retardant Treated (FRT) plywood used?	0	1	0	0	1	2.00
3	13) Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?	0	1	0	0	1	2.00
4	14) Are there any problems with the utilities, such as inadequate capacities?	0	1	0	0	1	2.00
5	15) Are there any problems with the landscape irrigation systems?	0	1	0	0	1	2.00
6	16) Has a termite/wood boring insect inspection been performed within the last year?	0	1	0	0	1	2.00
7	17) Do any of the HVAC systems use R-11, 12, or 22 refrigerants?	1	0	0	0	1	1.00
8	18) Has any part of the property ever contained visible suspect mold growth?	0	1	0	0	1	2.00
9	19) Is there a mold Operations and Maintenance Plan?	0	1	0	0	1	2.00
10	20) Have there been indoor air quality or mold related complaints from tenants?	1	0	0	0	1	1.00

20. Comments

Default - 11) Are there any poorly insulated areas?
-
Default - 12) Is Fire Retardant Treated (FRT) plywood used?
-
Default - 13) Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?
-
Default - 14) Are there any problems with the utilities, such as inadequate capacities?
-
Default - 15) Are there any problems with the landscape irrigation systems?
-
Default - 16) Has a termite/wood boring insect inspection been performed within the last year?
-
Default - 17) Do any of the HVAC systems use R-11, 12, or 22 refrigerants?
Air conditioning systems that cool the elevator machine rooms use R-22. These will be replaced this year as part of our elevator modernization.
Default - 18) Has any part of the property ever contained visible suspect mold growth?
-
Default - 19) Is there a mold Operations and Maintenance Plan?
-
Default - 20) Have there been indoor air quality or mold related complaints from tenants?
Occasional dirt coming from ceiling registers.

21. Make a selection from the dropdown list

#	Question	Yes	No	Not Applicable	Unknown	Total Responses	Mean
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1	21) Is polybutylene piping used?	0	1	0	0	1	2.00
2	22) Are there any plumbing leaks or water pressure problems?	0	1	0	0	1	2.00
3	23) Are there any leaks or pressure problems with natural gas service?	0	1	0	0	1	2.00
4	24) Does any part of the electrical system use aluminum wiring?	0	1	0	0	1	2.00
5	25) Are there transformers inside the building?	1	0	0	0	1	1.00
6	26) Do any Commercial units have less than 200-Amp service?	0	1	0	0	1	2.00
7	27) Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?	0	1	0	0	1	2.00
8	28) Is there any pending litigation concerning the property?	0	1	0	0	1	2.00
9	29) Has the the State previously completed an ADA or 'Title 24 review?	0	1	0	0	1	2.00
10	30) Have any ADA or Title 24 improvements been made to the property?	0	1	0	0	1	2.00

22. Comments

Default - 21) Is polybutylene piping used?							
-							
Default - 22) Are there any plumbing leaks or water pressure problems?							
-							
Default - 23) Are there any leaks or pressure problems with natural gas service?							
-							
Default - 24) Does any part of the electrical system use aluminum wiring?							
-							
Default - 25) Are there transformers inside the building?							
-							
Default - 26) Do any Commercial units have less than 200-Amp service?							
-							
Default - 27) Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?							
-							

-
Default - 28) Is there any pending litigation concerning the property?
-
Default - 29) Has the the State previously completed an ADA or 'Title 24 review?
-
Default - 30) Have any ADA or Title 24 improvements been made to the property?
-

23. Make a selection from the dropdown list

#	Question	Yes	No	Not Applicable	Unknown	Total Responses	Mean
1	31) Does a Barrier Removal Plan exist for the property?	0	1	0	0	1	2.00
2	32) Has the Barrier Removal Plan been approved by a credentialed third party?	0	1	0	0	1	2.00
3	33) Have there been any ADA or Title 24 related complaints?	1	0	0	0	1	1.00
4	34) Have there been any complaints about the elevators or wait times?	1	0	0	0	1	1.00
5	35) Are there any problems with exterior lighting?	0	1	0	0	1	2.00
6	36) Are there any other significant issues/hazards with the property?	1	0	0	0	1	1.00
7	37) Are there any unresolved construction defects at the property?	0	0	0	0	0	0.00

24. Comments

Default - 31) Does a Barrier Removal Plan exist for the property?
-
Default - 32) Has the Barrier Removal Plan been approved by a credentialed third party?
-
Default - 33) Have there been any ADA or Title 24 related complaints?
One complaint about not having adequate ADA parking on premises.

Default - 34) Have there been any complaints about the elevators or wait times?

With one elevator non-operational, wait times are long with many people choosing to walk down the stairs rather than wait.

Default - 35) Are there any problems with exterior lighting?

-

Default - 36) Are there any other significant issues/hazards with the property?

Parking lot is in need of maintenance and has not been sealed and striped in many years.

Default - 37) Are there any unresolved construction defects at the property?

-

APPENDIX J: ELEVATOR REPORT



Elevator Assessment

**Building 801 – San Diego State Building
1350 Front Street
San Diego, CA**

Table of Contents

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Appendix A – Elevator Equipment Summary

The following chart provides an “at a glance” summary of all of the elevator equipment at the subject property.

Bank/Elevator Description	Elevator Number	Speed	Capacity	Floors Served	Date of Original Install	Date of Last Mod	Next Mod Due	Elevator Type	Machine Manuf.	Motor Control	Control Manuf.	Door Size/ Style	Door Equip. Manuf.
Elevators 1-2 (Duplex – ID# 37121, 37122)	1	500 fpm	3,500 pounds	B, 1-6	1963	1991	1-2 years	Overhead Gearless Traction	Montgomery	SCR	Montgomery	48" x 84" Center Opening	MAC
	2	500 fpm	3,500 pounds	B, 1-6	1963	1991	1-2 years	Overhead Gearless Traction	Montgomery	SCR	Montgomery	48" x 84" Center Opening	MAC
Elevator 3 (Simplex – ID# 37121, 36836)	3	350 fpm	5,000 pounds	1, 1R, 2-7	1962	1991	1-2 years	Overhead Geared Traction	Montgomery	SCR	Montgomery	48" x 84" Center Opening	MAC

Elevator Number	State Inspection Date	State Inspection Status	5-Year Test Date	5-Year Test Status	Annual Test Date	Annual Test Status	Fire Service Testing Logs	Machine Room Maintenance Logs	Overall Level of Maintenance	Modernization Priority
1	9/2014	Current	Not Required	Not Required	Not Required	Not Required	Current	Current	Average	High
2	9/2014	Current	Not Required	Not Required	Not Required	Not Required	Current	Current	Average	High
3	4/2013	Current	Not Required	Not Required	Not Required	Not Required	Current	Current	Average	High

Appendix B – Repair Items

The following chart details items that must be scheduled for repair prior to the end of the current maintenance contract. Contractor shall provide a schedule to Owner and Consultant within two weeks of receipt of this report.

Building 801 – San Diego State Building				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Replace governor ropes – heavily rouged	1-2		

Appendix C – Maintenance Corrections

The following chart details minor maintenance items (cleaning, lubrication, adjustments, etc.) which should be addressed to the greatest extent possible prior to the building walkthroughs for the elevator maintenance bid process, projected to take place the first two weeks of April, 2015.

Building 801 – San Diego State Building				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Clean and service governors	1-3		
2	Clean secondary sheaves	1-2		
3	Clean old parts from secondary	1-2		
4	Clean machine room	3		
5	Place state ID# on disconnect	3		
6	Properly store parts in machine room	3		
7	Clean car tops	1-3		

Appendix D – Owner’s Maintenance Items

The following items are not part of your elevator contract, and thus are typically corrected by building engineering or another non-elevator sub-contractor. ECA is happy to discuss any of these items at any time. Please feel free to call or e-mail Matt Ensley or Sean Colgan with any questions you may have.

Sean Colgan: 916-337-3572 – sean.colgan@elevatorconsultingassociates.com

Matt Ensley: 213-247-8992 – matt.ensley@elevatorconsultingassociates.com

Building 801 – San Diego State Building				
Current Items			These Columns For Use by University and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	The annual inspection certificate in the elevator has expired. If a new certificate has been received, post in elevator as soon as possible.	3		
1	The annual inspection certificate in the elevator has expired. If a new certificate has been received, post in elevator as soon as possible.	3		

Appendix E – Modernization Recommendation

It is commonly held in the industry that elevator equipment should be modernized every 20-25 years. While this is a valid generalization, the actual time for modernization can vary greatly from property to property, depending on the type of equipment installed, its age, the level of usage, etc. In this case, your equipment was last modernized in 1991 (23 years ago). Montgomery was purchased by Kone long ago and parts/support for the installed control systems are difficult to obtain. The drives are especially difficult to locate and to have repaired. These elevators are already 23 years past their last modernization, so we are recommending that a modernization be budgeted within the next 1-2 years.

The following table shows the scope of the modernization based on our current observations. Note that the scope may change slightly by the time the elevators are modernized based on the condition of the equipment at that time, changes in code or ADA, etc.

Elevator Modernization Plan	
Item	Action
Elevator Control	New Solid State
Motor Control (Drive)	New
Dispatching	Standard
Traction Machine	New
Secondary/Deflector Sheaves	New
Hoist Motor	New (car 3)
Governor	New
Hoist Ropes	New
Car Safety	Retain
Load Weighing Operation	New
Car Button Station	New
Car Position Indicator	New
In-Car Communication (ADA Phone)	New
Car/Hall Lanterns	New
Hall Button Stations	New
Alarm Bells	New
Hoistway Limits	New
Wiring	New
Car Guides	New
Counterweight Guides	New
Counterweight	Retain
Guide Rails	Retain
Door Operation	New Closed Loop
Car and Hall Door Equipment	New/Refurbish as needed
Door Restrictor	New

Door Detector Edge	New
Pit Switch	New
Pit Springs/Buffers	Retain
Earthquake Operation	New
Protection Against Ascending Car Overspeed and Unintended Car Movement (Rope Gripper)	New
Compliance with then-current elevator code	Included
Compliance with ADA	Included
Cab Interiors	Optional

The total recommended budget for the elevator portion of this modernization without cab interiors is \$875,000 (\$300,000 for cars 1-2, \$275,000 for car 3). If you choose to refurbish the cab interiors (floors, side and back walls and ceiling), we would recommend a budget of \$75,000 (\$25,000 per elevator). This budget assumes fairly standard finishes for the cab interiors. If you feel that you may want custom or “better than average” cabs, you may wish to add a contingency of 20% to this budget.

Please note that the given budget is in 2015 dollars. For each year after 2015 that the modernization is budgeted, we recommend adding 5-7% to our budget numbers. This is to account both for increases in union labor and also for continued recovery in the elevator modernization market, which has been on the upswing for the past few years.

Not included in the above is work by other trades. When an elevator modernization occurs, it often precipitates the requirement for work in other related areas, either due to code changes since installation, different requirements for the new control systems, desired changes in look of the systems, etc. The most common required work is electrical work (new or modified disconnects in the machine room, increase in lighting, etc.), fire and life safety work (addition of smoke detectors in elevator areas, addition or removal of sprinklers, etc.), general contracting (modifications for access to machine areas, cutting and patching for new fixtures, etc.) and potentially other areas. It is difficult for ECA to provide accurate budgets at this time, as our expertise is in the area of elevators and not necessarily in these other areas. However, we can estimate in this case that the required work by other trades will be roughly \$125,000. We think this is a fairly conservative estimate and, combined with our other budgets should provide you a placeholder to allocate the proper funds (we don’t want this work to be a surprise for you down the road).

Finally, as the State typically employs an elevator consultant for assistance with elevator modernization projects, we would recommend adding \$30,000 to the budget for that purpose.

The total budget for the recommended modernization project is \$1,030,000. This includes the elevator contractor’s portion of the work, work by other trades, and elevator consulting. It does not include cab interior refurbishment, which would add \$75,000 to the total project cost.

We would be happy to discuss this modernization recommendation or any other aspect of this report at any time. Please contact Sean Colgan at 916-337-3572, or by email at sean.colgan@elevatorconsultingassociates.com.



Prepared by

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EMG Project No.

111326.14R-052.305



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