



Hugh Burns State Building (701)

2550 Mariposa Street, Fresno, CA 93721

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 Hugh Burns State Building (701).

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 Hugh Burns State Building (701) 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 Hugh Burns State Building (701) on February 11, 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	\$105,041,234
Immediate Repair Costs (12 months)	\$8,431,543
1-5 Year Capital Needs	\$11,442,336
6-10 Year Capital Needs	\$268,232
Total 10-Year Capital Reserve Needs	\$20,142,111

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

Current Year FCI

$$\text{Current FCI} = \frac{\$8,431,543}{\$105,041,234}$$

Ten-Year FCI

$$\text{Ten-Year FCI} = \frac{\$20,142,111}{\$105,041,234}$$

Current Year FCI	Ten-Year FCI
8.03 % = <i>Fair Condition</i>	19.18 % = <i>Poor Condition</i>

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

- The entire facility lacking a fire suppression sprinkler system and this sprinkler system is recommended to be installed throughout.
- The existing pneumatics HVAC control system is original to the construction of the facility and modernization with an updated Direct Digital Controls (DDC) system is recommended throughout.
- The windows throughout are original to the construction of the facility and are recommended to be replaced at this time.

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 Fresno Hugh Burns Building (701) is located at 2550 Mariposa Street in the heart of Fresno's downtown district. The namesake, Hugh Burns was a long term state senator and author of the California Government Code. Designed by the State of California, the construction was completed in 1960. The mural by John Felix Sierra depicting the San Joaquin Valley's cultural and agricultural diversity adorns the southwest façade.

The five-story concrete building includes a basement and an attached two-story parking garage offering 225 spaces. Fourteen agencies occupy the building including: High Speed Rail Authority, Senate, and Assembly. Amenities also include an auditorium, court room, and cafeteria.

The gross floor area is 254,090 SF, with 127,490 net usable SF. The ratio of net usable to gross building area is 85 percent. The building holds 388 occupants.

BUILDING DESCRIPTION

The building's structural system consists of reinforced concrete with lightweight leveling concrete-topped metal deck floors and roof deck. There are three separate roof decks: each is flat and covered by a Thermoplastic polyolefin (TPO), or a three or four-layer tar-and-felt built-up roofing cover with pea gravel ballast.

The exteriors are finished with painted traditional stucco.

The building's interiors include painted gypsum wallboards with a combination of various floor finishes. These floor finishes include vinyl composition tiles, ceramic tile, and carpeting. The ceilings are mostly finished with glued-in-place acoustic ceiling tiles.

There are three overhead traction elevators in use at the facility, as well as two hydraulically-operated wheelchair lifts.

Domestic hot water is provided by natural gas-fired commercial hot water heaters located within the main mechanical penthouse room.

The building's heating and cooling are provided by a hydronic system which includes boilers and chillers in the penthouse mechanical room that send hot or cold water to variable air volume (VAV) terminals throughout the building.

Fire/life safety systems are limited to local smoke detectors and other local-only devices including handheld fire extinguishers.

There is minimal landscaping limited to small areas of shrubbery and a few scattered trees throughout the perimeter of the site. Parking consists of an attached 225-space, 2-level dedicated parking garage. The pedestrian walkways are constructed of cast-in-place concrete with cast-in-place concrete steps/stairs and metal handrails at areas of grade changes.

Project Statistics

Item	Description
Project Name	Hugh Burns State Building
Building ID	701
Property Type	Administration
Year Built	1960
Number of Stories	5
Occupied	Yes
Land Area (acres)	2.69
Gross Square Feet (GSF)	254,090

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.

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

SCOPE OF ASSESSMENT

The evaluation team conducted a walk-through survey of Hugh Burns State Building (701) on February 11, 2015. The survey included analysis and observation of the building's interior and exterior, including 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.

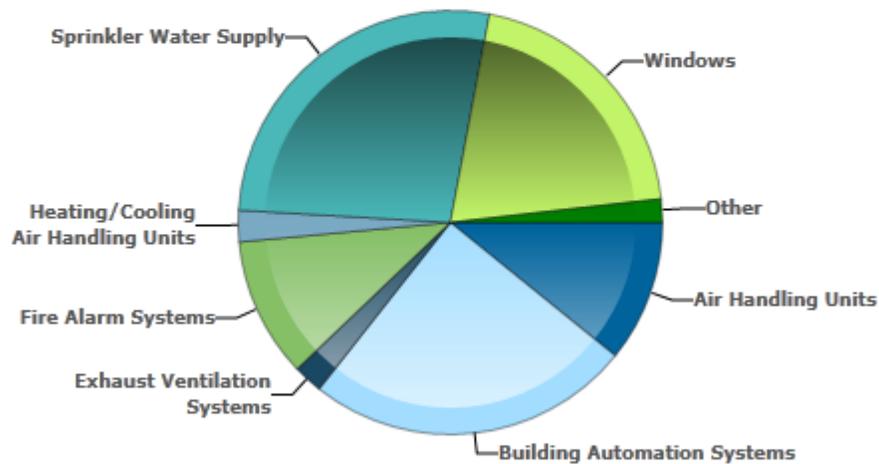
PRIORITY RATIO

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:

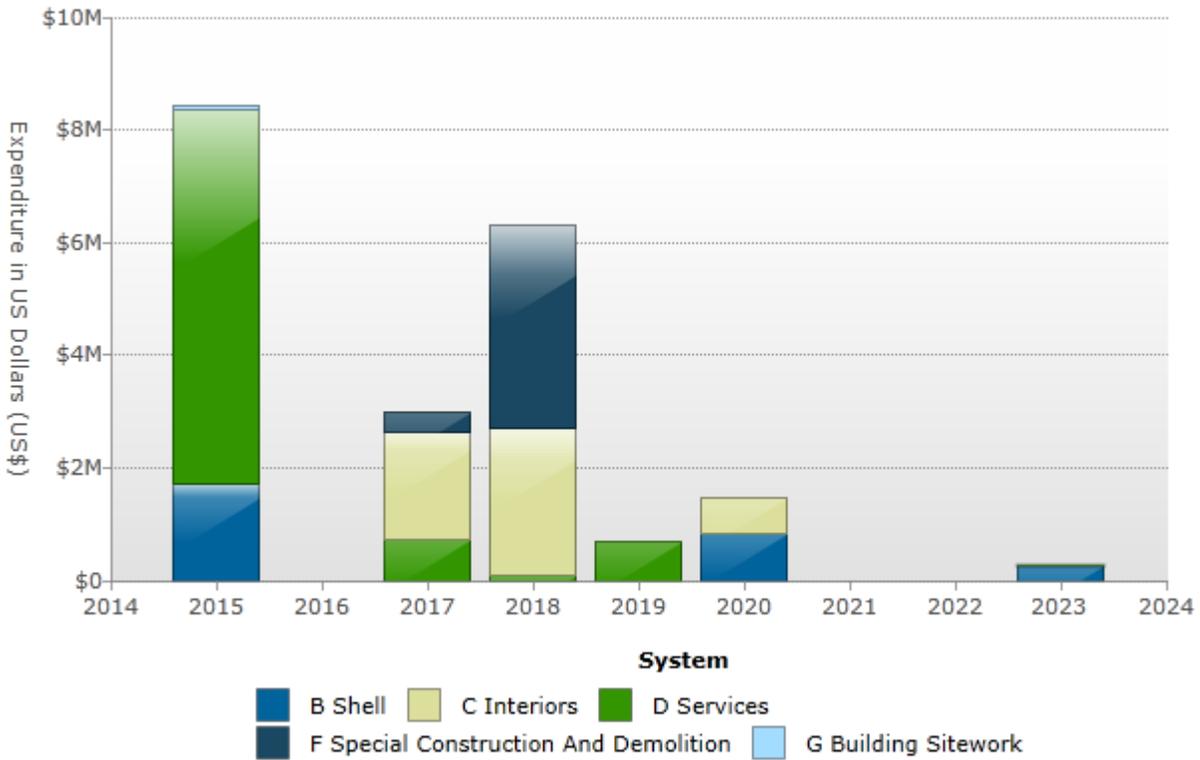
Condition	Definition
Good	In new or well-maintained condition, with no visual evidence of wear, soiling, or other deficiencies.
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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
B2021	Windows	\$1,708,400
D2034	Sanitary Waste Equipment	\$23,765
D3021	Boilers	\$27,288
D3041	Air Handling Units	\$912,416
D3042	Exhaust Ventilation Systems	\$187,736
D3052	Package Units	\$36,882
D3063	Heating/Cooling Air Handling Units	\$202,388
D3068	Building Automation Systems	\$2,092,075
D4011	Sprinkler Water Supply	\$2,278,679
D5037	Fire Alarm Systems	\$899,479
D5092	Emergency Light & Power Systems	\$3,500
G2031	Paving & Surfacing	\$58,935
	Total	\$8,431,543

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	\$1,708,400	\$0	\$6,664,208	\$0	\$0	\$58,935	\$8,431,543
2017	\$0	\$0	\$1,916,519	\$727,108	\$0	\$341,212	\$0	\$2,984,838
2018	\$0	\$0	\$2,623,945	\$91,493	\$0	\$3,593,483	\$0	\$6,308,921
2019	\$0	\$0	\$0	\$679,293	\$0	\$0	\$0	\$679,293
2020	\$0	\$829,087	\$640,196	\$0	\$0	\$0	\$0	\$1,469,283
2023	\$0	\$259,644	\$0	\$8,588	\$0	\$0	\$0	\$268,232
Total	\$0	\$2,797,131	\$5,180,660	\$8,170,690	\$0	\$3,934,694	\$58,935	\$20,142,111

CURRENT REPLACEMENT VALUE

The Current Replacement Value has been determined as \$105,041,234 for the Hugh Burns State Building Building (701). 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
254,090 GSF	\$413	\$105,041,234

FACILITY CONDITION INDEX

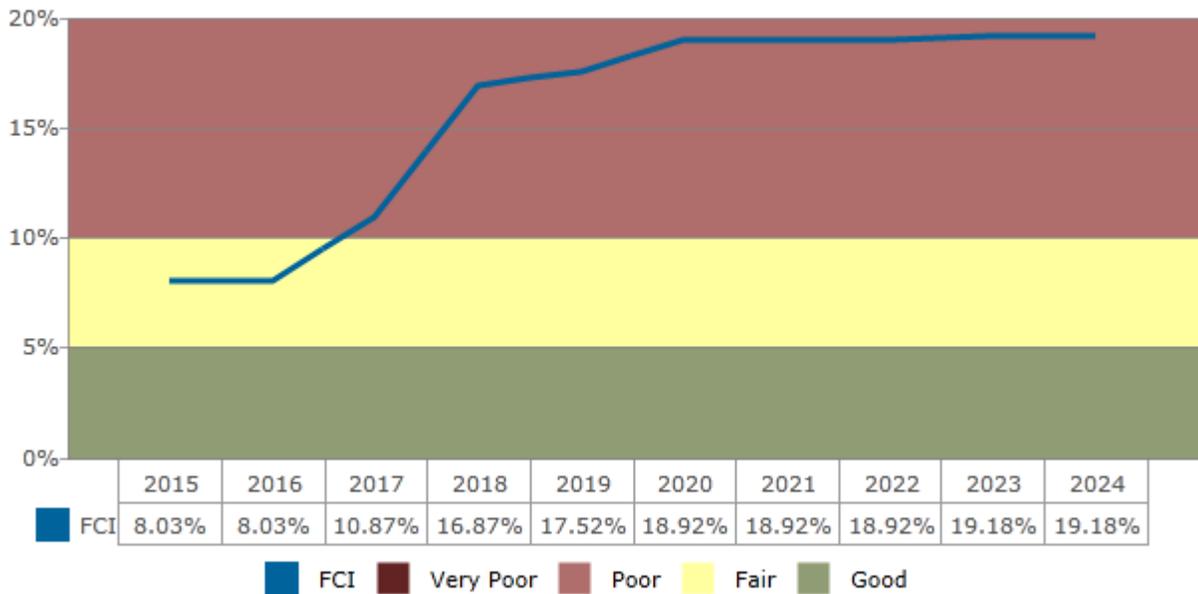
The FCI¹ is an indication of a building’s current and future overall condition. According to industry standards an FCI ratio of 65 percent, or the “rule of two-thirds,” is the threshold for identifying potential candidates for replacement or divestment.² Once the FCI ratio reaches 65 percent, or roughly 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



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APPENDICES

APPENDIX A: ACCESSIBILITY ISSUES

Item	Description
D1013 Lifts	D1013 Wheelchair Lift
Condition	Good
Qty / UOM	2 / EA
RUL (years)	12
Location	Lobby and courtroom

Item	Description
D2018 Drinking Fountains and Coolers	D2018 Drinking Fountain
Condition	Fair
Qty / UOM	5 / EA
RUL (years)	3
Location	Interior Hallways

Recommendations:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2018	Replace D2018 Drinking Fountain	5.0 - EA	2876.6	CC - Accessibility	Priority 2	2018	14,383

Cost Summary:

Year	Total Expenditures
2018	\$14,383

APPENDIX B: GENERAL ASSESSMENT INFORMATION

B Shell Systems

B10 SUPERSTRUCTURE

Item	Description
B1012 Upper Floors Construction	B1012 - Cast-in-place Concrete Beams and Floor Slab
Condition	Fair
Qty / UOM	109,780 / SF
RUL (years)	10
Location	Structural Component

OBSERVATIONS/COMMENTS:

Based on current condition and remaining useful life (RUL), no further action is recommended.

Item	Description
B1021 Flat Roof Construction	B1021 - Cast-in-Place Reinforced Concrete Roof Deck
Condition	Fair
Qty / UOM	36,090 / SF
RUL (years)	10
Location	Structural Component

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	B2011 Stucco Exterior Walls
Condition	Fair
Qty / UOM	56,200 / SF
RUL (years)	15
Location	Exterior Walls
Exterior Wall Construction	Stucco
Parapets	Yes

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, exterior painting will be required within the term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	B2011 Paint Exterior Walls	56,200.0 - SF	4.6	IN - Appearance	Priority 4	2023	259,644

Item	Description
B2011 Exterior Wall Construction	B2011 Curtain Walls
Condition	Fair
Qty / UOM	1,500 / SF
RUL (years)	5
Location	Exterior Walls

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Replace B2011 Curtain Walls	1,500.0 - SF	227.5	IN - Beyond Rated Life	Priority 3	2020	341,250

Item	Description
B2021 Windows	B2021 Aluminum Windows
Condition	Poor
Qty / UOM	644 / EA
RUL (years)	0
Location	Windows

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2021	Replace B2021 Aluminum Windows	644.0 - EA	2652.8	IN - Beyond Rated Life	Priority 1	2015	1,708,400

Item	Description
B2031 Glazed Doors & Entrances	B2031 Glazed Entrance Doors
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	5
Location	Entrance Doors

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2031	Replace B2031 Glazed Entrance Doors	6.0 - EA	3181.7	IN - Beyond Rated Life	Priority 3	2020	19,090

COST SUMMARY:

Type	Year	Total Expenditures
B20 Exterior Enclosure	2015	\$1,708,400
B20 Exterior Enclosure	2020	\$360,340
B20 Exterior Enclosure	2023	\$259,644

B30 ROOFING

Item	Description
B3011 Roof Finishes	B3011 - TPO, Roof 45 Mills
Condition	Fair
Qty / UOM	135 / SQ
RUL (years)	13
Location	Lower Roof

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
B3011 Roof Finishes	B3011 - TPO, Roof 45 Mills
Condition	Fair
Qty / UOM	200 / SQ
RUL (years)	5
Location	Upper Roof (main roof)

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3011	Replace B3011 - TPO, Roof 45 Mills	200.0 - SQ	1729.0	IN - Beyond Rated Life	Priority 3	2020	345,800

Item	Description
B3011 Roof Finishes	B3011 Built-Up Roofing with Stone Ballast
Condition	Fair
Qty / UOM	90 / SQ
RUL (years)	5
Location	Penthouse Roof

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3011	Replace B3011 Built-Up Roofing with Stone Ballast	90.0 - SQ	1366.1	IN - Beyond Rated Life	Priority 3	2020	122,947

COST SUMMARY:

Type	Year	Total Expenditures
B30 Roofing	2020	\$468,747

C Interiors Systems

C10 INTERIOR CONSTRUCTION

Item	Description
C1021 Interior Doors	C1021 Interior Fire Doors
Condition	Fair
Qty / UOM	36 / EA
RUL (years)	5
Location	Interior Fire Doors

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C1021	Replace C1021 Interior Fire Doors	36.0 - EA	2707.9	CC - Life Safety	Priority 3	2020	97,486

Item	Description
C1021 Interior Doors	C1021 Interior Wood Doors
Condition	Fair
Qty / UOM	424 / EA
RUL (years)	5
Location	Interior Doors

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C1021	Replace C1021 Interior Wood Doors	424.0 - EA	1280.0	IN - Beyond Rated Life	Priority 4	2020	542,711

COST SUMMARY:

Type	Year	Total Expenditures
C10 Interior Construction	2020	\$640,196

C20 STAIRS

Item	Description
C2011 Regular Stairs	C2011 Stair Construction
Condition	Fair - Good
Qty / UOM	4,970 / SF
RUL (years)	15
Location	Stairwells

OBSERVATIONS/COMMENTS:

No further action is required.

C30 INTERIOR FINISHES

Item	Description
C3012 Wall Finishes to Interior Walls	C3012 Paint Interior Walls, Drywall
Condition	Fair
Qty / UOM	571,700 / SF
RUL (years)	3
Location	Interior Walls

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, repainting is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3012	Replace C3012 Paint Interior Walls, Drywall	571,700.0 - SF	2.1	IN - Appearance	Priority 3	2018	1,219,322

Item	Description
C3024 Flooring	C3024 - Ceramic Tile
Condition	Fair
Qty / UOM	3,000 / SF
RUL (years)	2
Location	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3024	Replace C3024 - Ceramic Tile	3,000.0 - SF	40.9	IN - Appearance	Priority 3	2017	122,767

Item	Description
C3024 Flooring	C3024 Asbestos Vinyl Tile
Condition	Fair
Qty / UOM	11,110 / SY
RUL (years)	2
Location	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3024	Replace C3024 Asbestos Vinyl Tile	11,110.0 - SY	125.8	IN - Appearance	Priority 3	2017	1,397,418

Item	Description
C3025 Carpeting	C3025 Carpet
Condition	Fair
Qty / UOM	2,722 / SY
RUL (years)	2
Location	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3025	Replace C3025 Carpet	2,722.0 - SY	96.6	IN - Appearance	Priority 3	2017	262,960

Item	Description
C3032 Suspended Ceilings	C3032 Glue-Up Acoustical Ceiling Tile
Condition	Fair
Qty / UOM	1,169 / CSF
RUL (years)	3
Location	ACM

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3032	Replace C3032 Glue-Up Acoustical Ceiling Tile	1,169.0 - CSF	1201.6	IN - Appearance	Priority 3	2018	1,404,624

Item	Description
C3032 Suspended Ceilings	C3032 Suspended Ceiling Tiles
Condition	Fair - Good
Qty / UOM	111 / CSF
RUL (years)	2
Location	Corridors with VAT

OBSERVATIONS/COMMENTS:

The corridors with asbestos floor tile will require abatement. At the time of the abatement the ceiling tiles will require replacement. The cost of this work is included in the reserve term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3032	Replace C3032 Suspended Ceiling Tiles	111.0 - CSF	1201.6	FN - Modernization	Priority 3	2017	133,373

COST SUMMARY:

Type	Year	Total Expenditures
C30 Interior Finishes	2017	\$1,916,519
C30 Interior Finishes	2018	\$2,623,945

D Services Systems

D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	D1011 Traction Elevator Machinery and Controls
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	15
Location	Elevators
Elevator Style	Passenger
Elevator Type	Traction
Machinery Location	Penthouse At The Top Of The Shaft
Elevator Cab Finishes	Plastic-Laminated Wood
Elevator Doors	Electronic Safety Stops
Elevator Light Fixtures	Recessed Ceiling
Certificate of Inspection Location	Elevator Cab
Certificate of Inspection Expired	No

OBSERVATIONS/COMMENTS:

A 2015 assessment report by Elevator Consulting Associates is included in the appendix of this report and details their inspection results. Based on the 2006 modernization date and current conditions, no further action is recommended.

Item	Description
D1013 Lifts	D1013 Wheelchair Lift
Condition	Good
Qty / UOM	2 / EA
RUL (years)	12
Location	Lobby and courtroom

OBSERVATIONS/COMMENTS:

Based on their RUL no replacements are anticipated. The state elevator report did not identify any deficiencies.

D20 PLUMBING

Item	Description
D2011 Water Closets	D2011 - Commercial Grade Water Closet
Condition	Fair
Qty / UOM	21 / EA
RUL (years)	3
Location	Restrooms
Low Flow Toilet	No
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

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	IN - Beyond Rated Life	Priority 3	2018	25,896

Item	Description
D2012 Urinals	D2012 - Urinals
Condition	Fair
Qty / UOM	8 / EA
RUL (years)	3
Location	Men's Restrooms
Low Flow Toilet	No
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2012	Replace D2012 - Urinals	8.0 - EA	2440.7	IN - Beyond Rated Life	Priority 3	2018	19,525

Item	Description
D2013 Lavatories	D2013 Counter Top Sink and Faucet
Condition	Fair
Qty / UOM	19 / EA
RUL (years)	3
Location	Restrooms

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2013	Replace D2013 Counter Top Sink and Faucet	19.0 - EA	1667.8	IN - Beyond Rated Life	Priority 3	2018	31,689

Item	Description
D2018 Drinking Fountains and Coolers	D2018 Drinking Fountain
Condition	Fair
Qty / UOM	5 / EA
RUL (years)	3
Location	Interior Hallways

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2018	Replace D2018 Drinking Fountain	5.0 - EA	2876.6	CC - Accessibility	Priority 2	2018	14,383

Item	Description
D2023 Domestic Water Supply Equipment	D2023 Domestic Water Booster Pump Station
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	Basement Mechanicals

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2023	Replace D2023 Domestic Water Booster Pump Station	2.0 - EA	15906.8	IN - Beyond Rated Life	Priority 3	2019	31,814

Item	Description
D2034 Sanitary Waste Equipment	D2034 Sump Pump
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Basement Mechanicals

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2034	Replace D2034 Sump Pump	2.0 - EA	11882.6	IN - Beyond Rated Life	Priority 1	2015	23,765

COST SUMMARY:

Type	Year	Total Expenditures
D20 Plumbing	2015	\$23,765
D20 Plumbing	2018	\$91,493
D20 Plumbing	2019	\$31,814

D30 HVAC

Energy Supply	
Item	Description
Fuel Oil Type	N/A
Fuel Gas Type	Natural Gas
Solid Fuel Type	N/A
District Heat Type	N/A
District Cooling Type	N/A
Solar Thermal	No
Fuel Tank Type	N/A
Fuel Tank Size (gallons)	N/A
Fuel Tank Location	N/A
Gas Meter Location	East Side of Building
Electrical Meter Location	East Side of Building
Water Meter Location	East Side of Building

Item	Description
D3021 Boilers	D2021 Domestic Water Boiler
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Basement Mechanicals
Boiler Draft Type	Atmospheric/Gravity Draft
Boiler Location	Basement Mechanical Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3021	Replace D2021 Domestic Water Boiler	1.0 - EA	27288.0	IN - Beyond Rated Life	Priority 1	2015	27,288

Item	Description
D3021 Boilers	D3020 Heating Boiler, Gas 1673 MBH
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	19
Location	Basement Mechanicals
Boiler Draft Type	Forced Draft
Boiler Manufacturer	Johnston Boiler Company
Boiler Location	Boiler Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Chilled Water Circulation Pumps 20 HP
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	4
Location	Basement Mechanicals
Piping Insulation	Fiberglass
Pump HP	20

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term. Installation of variable frequency drives (VFDs) is recommended as part of the replacement, to increase performance, control, and efficiency.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022 HVAC Chilled Water Circulation Pumps 20 HP	3.0 - EA	26054.9	IN - Beyond Rated Life	Priority 3	2019	78,165

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Heating Water Circulation Pumps 10 HP
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	4
Location	Basement Mechanicals
Pump HP	10

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term. Installation of VFDs is recommended as part of the replacement, to increase performance, control, and efficiency.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022 HVAC Heating Water Circulation Pumps 10 HP	3.0 - EA	19835.0	IN - Beyond Rated Life	Priority 3	2019	59,505

Item	Description
D3022.2 Condensate Feed Pumps	D3022 Condensate Circulation Pump 20 HP
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	4
Location	Basement Mechanicals
Pump HP	20

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022 Condensate Circulation Pump 20 HP	3.0 - EA	26054.9	IN - Beyond Rated Life	Priority 3	2019	78,165

Item	Description
D3031.1 Chillers	D3031 Chiller, Water Cooled, 250 Ton
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	13
Location	Basement Mechanicals
Chiller Refrigerant	134A

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
D3031.2 Cooling Towers	D3031.2 Cooling Tower, Galvanized Steel, 200 Ton
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	Rooftop
Cooling Tower Type	Induced Draft Counterflow
Number of Cells	2
Cooling Tower Material	Galvanized Steel
Cooling Tower VFD	Yes

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term. There are increased cost adjustments due to location and difficulty of replacement. Air lifting is anticipated for removal of existing units and placement of new units.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3031	Replace D3031.2 Cooling Tower, Galvanized Steel, 200 Ton	2.0 - EA	215822.6	IN - Reliability	Priority 3	2019	431,645

Item	Description
D3041 Air Distribution Systems	D3041 HVAC Distribution Ducting
Condition	Fair - Good
Qty / UOM	11,100 / ST
RUL (years)	2
Location	Office areas

OBSERVATIONS/COMMENTS:

At the time the asbestos is removed from the corridors the heating and exhaust ductwork is recommended for replacement. The cost of this work is included in the reserve term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace D3041 HVAC Distribution Ducting	11,100.0 - ST	5.4	FN - Modernization	Priority 2	2017	59,460

Item	Description
D3041.1 Air Handling Units	D3041 AHU Fan Motor, 100 HP
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Penthouse Mechanicals
Air Handling Unit Sub Type	Constant Volume Multi-Zone
Air Handling Unit Heat Type	Hot Water
Air Handling Unit Cooling Type	Chilled Water Coil
Air Handling Unit Outdoor Air	Provided By Makeup Air Units
Return Air Fan Outdoor Air	Provided By Makeup Air Units

OBSERVATIONS/COMMENTS:

Based on current poor condition and RUL, replacement is recommended. There are increased cost adjustments due to location and difficulty of replacement. Removal of ducts, lines, and existing equipment is anticipated for access and replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace D3041 AHU Fan Motor, 100 HP	2.0 - EA	170520.0	IN - Beyond Rated Life	Priority 1	2015	341,040

Item	Description
D3041.1 Air Handling Units	D3041 AHU Fan Motor, 3 HP- 20 HP
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Basement Mechanicals
Air Handling Unit Sub Type	Constant Volume Multi-Zone
Air Handling Unit Heat Type	Hot Water
Air Handling Unit Cooling Type	Chilled Water Coil
Air Handling Unit Outdoor Air	Provided By Makeup Air Units
Return Air Fan Outdoor Air	Provided By Makeup Air Units

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace D3041 AHU Fan Motor, 3 HP- 20 HP	2.0 - EA	5952.0	IN - Beyond Rated Life	Priority 1	2015	11,904

Item	Description
D3041.1 Air Handling Units	D3041 Interior AHU 14260 - 5000 CFM
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace D3041 Interior AHU 14260 - 5000 CFM	2.0 - EA	16151.5	IN - Beyond Rated Life	Priority 1	2015	32,303

Item	Description
D3041.1 Air Handling Units	D3041 Interior AHU 72,610 - 75,120 CFM
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Penthouse Mechanicals

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace D3041 Interior AHU 72,610 - 75,120 CFM	2.0 - EA	263584.3	IN - Beyond Rated Life	Priority 1	2015	527,169

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 8500 CFM
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Rooftop
Ventilation System	Central Exhaust Duct Network

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 8500 CFM	1.0 - EA	70680.0	IN - Beyond Rated Life	Priority 1	2015	70,680

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 55,080 CFM
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Penthouse Mechanicals
Ventilation System	Central Exhaust Duct Network
Ventilation Fan Manufacturer	Utility Fan Corporation Heavy Duty Blower

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 55,080 CFM	2.0 - EA	58528.0	IN - Beyond Rated Life	Priority 1	2015	117,056

Item	Description
D3052 Package Units	D3052 Air-Conditioner, Dx Package 5-Ton
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Rooftop
Package Unit Location	Rooftop
Package Unit Controls	Integral Thermostats

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3052	Replace D3052 Air-Conditioner, Dx Package 5-Ton	2.0 - EA	18440.8	IN - Beyond Rated Life	Priority 1	2015	36,882

Item	Description
D3052 Package Units	D3052 Air-Conditioner, Dx Package 2 to 3-Ton
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	8
Location	Utility Areas/Closets
Package Unit Location	Mechanical Room/Closet
Package Unit Controls	Integral Thermostats

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3052	Replace D3052 Air-Conditioner, Dx Package 2 to 3-Ton	2.0 - EA	4294.0	IN - Beyond Rated Life	Priority 4	2023	8,588

Item	Description
D3063 Heating/Cooling Air Handling Units	D3063 Variable Frequency Drive, 10 HP Motor
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Penthouse Mechanicals
Equipment Controlled	Cooling Towers

OBSERVATIONS/COMMENTS:

It is recommended that VFDs be installed to replace the existing 10 hp motors at the time of the HVAC pneumatic system's modernization to DDCs.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3063	Add VFD's to Cooling Towers	2.0 - EA	18435.7	FN - Modernization	Priority 1	2015	36,871

Item	Description
D3063 Heating/Cooling Air Handling Units	D3063 Variable Frequency Drive, 15 HP Motor
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Penthouse Mechanicals
Pneumatic Controls Equipment	Compressor
Equipment Controlled	Exhaust Fans 1and 2
HVAC Controls Manufacturer	ABB

OBSERVATIONS/COMMENTS:

It is recommended that VFDs be installed to replace the existing 10 hp motors at the time of the HVAC pneumatic system's modernization to DDCs.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3063	Replace D3063 Variable Frequency Drive, 15 HP Motor	2.0 - EA	18435.7	FN - Modernization	Priority 1	2015	36,871

Item	Description
D3063 Heating/Cooling Air Handling Units	D3063 Variable Frequency Drive, 20 HP Motor
Condition	Poor
Qty / UOM	4 / EA
RUL (years)	0
Location	Penthouse Mechanicals
Equipment Controlled	Circulation pumps

OBSERVATIONS/COMMENTS:

It is recommended that VFDs be installed to replace the existing 10 hp motors at the time of the HVAC pneumatic system's modernization to DDCs.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3063	Add VFD's to 4 Circulation Pumps	4.0 - EA	18435.7	FN - Modernization	Priority 1	2015	73,743

Item	Description
D3063 Heating/Cooling Air Handling Units	D3063 Variable Frequency Drive, 100 HP Motor
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Penthouse Mechanicals
Pneumatic Controls Equipment	Compressor
Equipment Controlled	Exhaust Fans 1and 2
HVAC Controls Manufacturer	ABB

OBSERVATIONS/COMMENTS:

It is recommended that VFDs be installed to replace the existing 10 hp motors at the time of the HVAC pneumatic system's modernization to DDCs.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3063	Replace D3063 Variable Frequency Drive, 100 HP Motor	2.0 - EA	27451.2	FN - Modernization	Priority 1	2015	54,902

Item	Description
D3068 Building Automation Systems	D3068 Pneumatic HVAC Controls
Condition	Poor
Qty / UOM	254,090 / SF
RUL (years)	0
Location	Throughout Interiors
Pneumatic Controls Equipment	Air Dryer – Refrigerated

OBSERVATIONS/COMMENTS:

The existing pneumatic system is recommended for replacement with direct digital controls (DDC).

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3068	Replace D3068 Pneumatic HVAC Controls	254,090.0 - SF	8.2	FN - Modernization	Priority 1	2015	2,092,075

COST SUMMARY:

Type	Year	Total Expenditures
D30 HVAC	2015	\$3,458,785
D30 HVAC	2017	\$59,460
D30 HVAC	2019	\$647,480
D30 HVAC	2023	\$8,588

D40 FIRE PROTECTION SYSTEMS

Fire and Life Safety System	
Item	Description
Fire Alarm System Components Present	
Smoke detectors	Yes
Pull stations	No
Audible alarms	Yes
Strobe lights	No
Central fire alarm panel	No
Annunciator panel	No
Smoke Detectors Power Supply	Hardwired Electric
Carbon Monoxide Detectors	No
Heat Detector	No
Central Fire Alarm Panel Location	N/A
Annunciator Panel Location	N/A
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	September 12, 2014
Distance to Nearest Fire Hydrant (ft)	125
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	Office entrances
Fire Alarm Service Company	Unknown
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	Limited
Fire Alarm Monitoring Company	None

Item	Description
D4011 Sprinkler Water Supply	D4011 Wet-Pipe Sprinkler System
Condition	Poor
Qty / UOM	254,090 / SF
RUL (years)	0
Location	Throughout Interiors

OBSERVATIONS/COMMENTS:

The facility lacks an overhead fire suppression sprinkler system. It is recommended that a facility-wide fire suppression sprinkler system be installed.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D4011	D4011 Install Wet Pipe Sprinkler System	254,090.0 - SF	9.0	CC - Life Safety	Priority 1	2015	2,278,679

COST SUMMARY:

Type	Year	Total Expenditures
D40 Fire Protection Systems	2015	\$2,278,679

D50 ELECTRICAL SYSTEMS

Item	Description
D5012 Low Tension Service & Dist.	D5010 Switchgear, Mainframe, 2000 Amps
Condition	Fair
Qty / UOM	4 / Section
RUL (years)	2
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5012	Replace D5010 Switchgear, Mainframe, 2000 Amps	4.0 - Section	21237.6	IN - Reliability	Priority 2	2017	84,951

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panel 225 Amps, 30 Circuits
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	2
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5012	Replace D5012 Breaker Panel 225 Amps, 30 Circuits	6.0 - EA	7864.3	IN - Reliability	Priority 2	2017	47,186

Item	Description
D5012 Low Tension Service & Dist.	D5012 Secondary Dry Transformer 75 kVA
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Utility Areas/Closets
Service Voltage	277/480
Service Voltage Type	Three-Phase Four-Wire Alternating Current (Ac)
Step Down Transformers	Yes
Electrical Distribution Panel Type	Circuit Breakers
Main Electrical Distribution Lines	Underground
Site Electrical Transformer Location	Pad-Mounted

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5012	Replace D5012 Secondary Dry Transformer 75 kVA	1.0 - EA	19199.4	IN - Reliability	Priority 2	2017	19,199

Item	Description
D5012 Low Tension Service & Dist.	D5012 Secondary Dry Transformer 30 kVA
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	15
Location	Utility Areas/Closets
Service Voltage	277/480
Service Voltage Type	Three-Phase Four-Wire Alternating Current (Ac)
Step Down Transformers	Yes
Electrical Distribution Panel Type	Circuit Breakers
Main Electrical Distribution Lines	Underground
Site Electrical Transformer Location	Pad-Mounted

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
D5012 Low Tension Service & Dist.	D5012 Secondary Dry Transformer 15 kVA
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Utility Areas/Closets
Service Voltage	277/480
Service Voltage Type	Three-Phase Four-Wire Alternating Current (Ac)
Step Down Transformers	Yes
Electrical Distribution Panel Type	Circuit Breakers
Main Electrical Distribution Lines	Underground
Site Electrical Transformer Location	Pad-Mounted

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5012	Replace D5012 Secondary Dry Transformer 15 kVA	1.0 - EA	8285.6	IN - Reliability	Priority 2	2017	8,286

Item	Description
D5022 Lighting Equipment	D5022 Lighting Fixtures
Condition	Fair - Good
Qty / UOM	1,461 / EA
RUL (years)	2
Location	office areas

OBSERVATIONS/COMMENTS:

At the time the ceiling tiles are removed and replaced the light fixtures will also require replacement. The cost of this work is included in the reserve term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5022	Replace D5022 Lighting Fixtures	1,461.0 - EA	318.5	FN - Modernization	Priority 2	2017	465,329

Item	Description
D5022 Lighting Equipment	D5022 Light Fixtures
Condition	Fair - Good
Qty / UOM	138 / EA
RUL (years)	2
Location	Corridors with VAT

OBSERVATIONS/COMMENTS:

In corridors with asbestos flooring the abatement of the flooring will require replacement of the light fixtures. The cost of this work is included in the replacement reserves.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5022	Replace D5022 Light Fixtures	138.0 - EA	309.4	EN - Asbestos	Priority 2	2017	42,697

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm System
Condition	Poor
Qty / UOM	254,090 / SF
RUL (years)	0
Location	Throughout Interiors

OBSERVATIONS/COMMENTS:

The facility lacks a complete fire alarm system. It is recommended that a facility-wide fire alarm system be installed, with a centrally located main panel and a full complement of fire control devices.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5037	Replace D5037 Fire Alarm System	254,090.0 - SF	3.5	CC - Life Safety	Priority 1	2015	899,479

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Generator 150 kW
Condition	Good
Qty / UOM	1 / EA
RUL (years)	23
Location	Loading Dock
Generator Fuel	Diesel
Power Rating kVA	150
Generator Serves	Emergency Lighting

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5092	Add/Improve Secondary Containment	1.0 - EA	3500.0	EN - Air/ Water Quality	Priority 1	2015	3,500

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Transfer Switch
Condition	Good
Qty / UOM	1 / EA
RUL (years)	23
Location	Utility Areas/Closets
Generator Fuel	Diesel
Power Rating kVA	150
Generator Serves	Fire And Life Safety Systems

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

COST SUMMARY:

Type	Year	Total Expenditures
D50 Electrical Systems	2015	\$902,979
D50 Electrical Systems	2017	\$667,647

F Special Construction And Demolition Systems

F20 SELECTIVE DEMOLITION

Item	Description
F2021 Removal of Hazardous Components	F2021 Asbestos Flooring
Condition	Poor - Fair
Qty / UOM	11,100 / SF
RUL (years)	2
Location	Corridors

OBSERVATIONS/COMMENTS:

The original vinyl flooring contains asbestos. When the flooring is replaced asbestos removal will be required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
F2021	Replace F2021 Asbestos Flooring	11,100.0 - SF	30.7	EN - Asbestos	Priority 3	2017	341,212

Item	Description
F2021 Removal of Hazardous Components	F2021 Asbestos Glue at Ceiling Tiles
Condition	Fair
Qty / UOM	116,900 / SF
RUL (years)	3
Location	Office areas

OBSERVATIONS/COMMENTS:

The glue in the ceiling tiles is reported to contain asbestos. Replacement of the ceiling tiles will required asbestos abatement. The cost of this work is included in the reserve term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
F2021	Replace F2021 Asbestos Glue at Ceiling Tiles	116,900.0 - SF	30.7	EN - Asbestos	Priority 3	2018	3,593,483

COST SUMMARY:

Type	Year	Total Expenditures
F20 Selective Demolition	2017	\$341,212
F20 Selective Demolition	2018	\$3,593,483

G Building Sitework Systems

G20 SITE IMPROVEMENTS

Site Information	
Item	Description
Main Ingress and Egress	P Street
Access from	NE
Additional Entrances	O Street
Access from	SW
Parking Count: Open lot	N/A
Parking Count: Sheltered by carports	N/A
Parking Count: Private garages	N/A
Parking Count: Subterranean garage	N/A
Parking Count: Freestanding parking structure	225
Number of ADA Compliant Spaces	N/A
Number of ADA Compliant Spaces for Vans	N/A
Method of obtaining parking count	Point of contact and physical count
Property Identification Sign-Primary	Structure mounted
Property Identification Sign- Secondary	N/A
Illuminated Identification Signage	No
Building Identification Sign	Yes
Illuminated Sign	No
Location of Property ID Sign	North side of the property
Trees Present	Yes
Shrubs Present	Yes
Grasses Present	Yes
Flower beds Present	Yes
Decorative Rocks Present	No
Lava Rocks Present	No
Ponds Present	No
Fountains Present	No
Topography	Flat

Item	Description
G2031 Paving & Surfacing	G2031 Concrete Pavement
Condition	Fair
Qty / UOM	26,810 / SF
RUL (years)	10
Location	Pedestrian Pavement

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
G2031 Paving & Surfacing	G2031 Concrete Pavement
Condition	Poor
Qty / UOM	2,600 / SF
RUL (years)	0
Location	Pedestrian Pavement

OBSERVATIONS/COMMENTS:

The pedestrian pavement is vertically displaced in many areas throughout the site. Based on current condition with noted trip hazards, replacement is recommended. Assets include correction of all damaged, displaced, and current trip hazards throughout the site.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2031	Replace G2031 Concrete Pavement	2,600.0 - SF	22.7	CC - Life Safety	Priority 1	2015	58,935

COST SUMMARY:

Type	Year	Total Expenditures
G20 Site Improvements	2015	\$58,935

The weather at the time of the assessment was:

Item	Description
Approximate Outdoor Temperature (degrees F)	80
Weather Conditions	Clear
Snow Covering Ground	No
Wind Conditions	Light Winds

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

Item	Description
Site Plan Reviewed	No
Floor Plan Reviewed	No
Construction Drawings Reviewed	No
Termite Inspection Report Reviewed	No
Boiler Certificates Reviewed	No
Document Year Built Information Obtained From	Client

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: Tony DeFabritis, Field Observer

Reviewed By: 
Matthew Anderson, Program Manager

APPENDIX D: PHOTOS



:- Typical elevation



:- Typical elevation



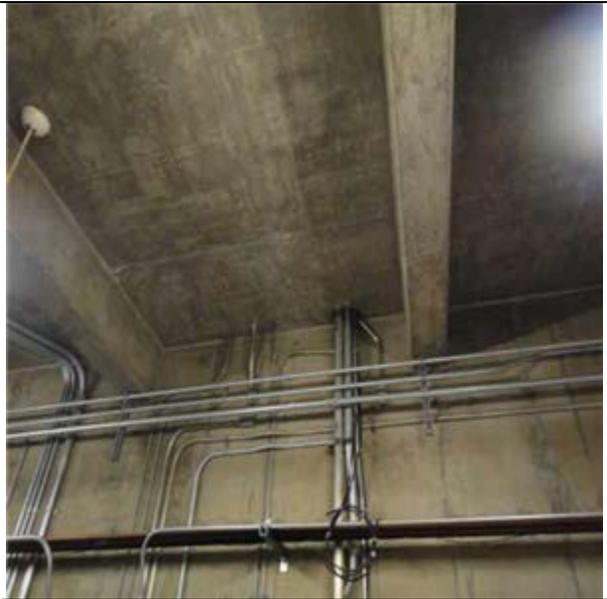
:- Typical elevation



:- Typical elevation



B1012 - Cast-in-place Concrete Beams and Floor Slab



B1021 - Cast-in-Place Reinforced Concrete Roof Deck



B2011 Curtain Walls



B2011 Stucco Exterior Walls



B2021 Aluminum Windows



B2031 Glazed Entrance Doors



B3011 - TPO, Roof 45 Mills



B3011 - TPO, Roof 45 Mills



B3011 - TPO, Roof 45 Mills



B3011 Built-Up Roofing with Stone Ballast



C1021 Interior Fire Doors



C1021 Interior Wood Doors



C3012 Paint Interior Walls, Drywall



C3024 - Ceramic Tile



C3024 Asbestos Vinyl Tile



C3025 Carpet



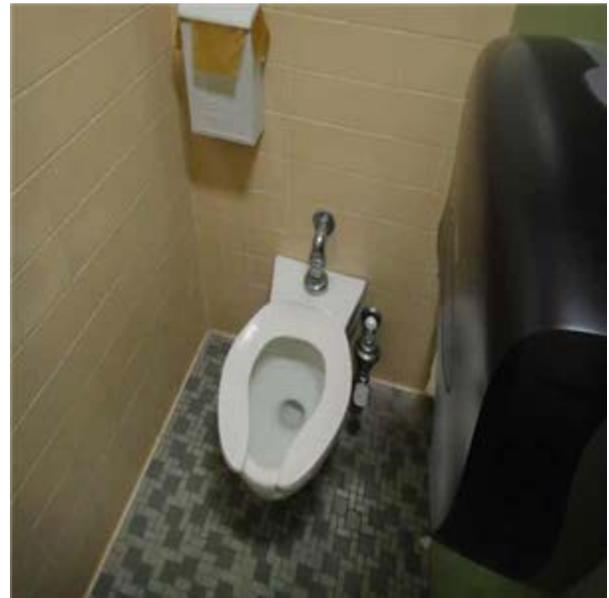
C3032 Glue-Up Acoustical Ceiling Tile



C3032 Glue-Up Acoustical Ceiling Tile



D1011 Traction Elevator Machinery and Controls



D2011 - Commercial Grade Water Closet



D2012 - Urinals



D2013 Counter Top Sink and Faucet



D2018 Drinking Fountain



D2018 Drinking Fountain



D2023 Domestic Water Booster Pump Station



D2034 Sump Pump



D2021 Domestic Water Boiler



D3020 Heating Boiler, Gas 1673 MBH



D3022 HVAC Chilled Water Circulation Pumps 20 HP



D3022 HVAC Heating Water Circulation Pumps 10 HP



D3022 Condensate Circulation Pump 20 HP



D3031 Chiller, Water Cooled, 250 Ton



D3031.2 Cooling Tower, Galvanized Steel, 200 Ton



D3041 Interior AHU 72,610 - 75,120 CFM



D3041 AHU Fan Motor, 3 HP- 20 HP



D3041 Interior AHU 14260 - 5000 CFM



D3042 Exhaust Fan 55,080 CFM



D3042 Exhaust Fan 8500 CFM



D3052 Air-Conditioner, Dx Package 5-Ton



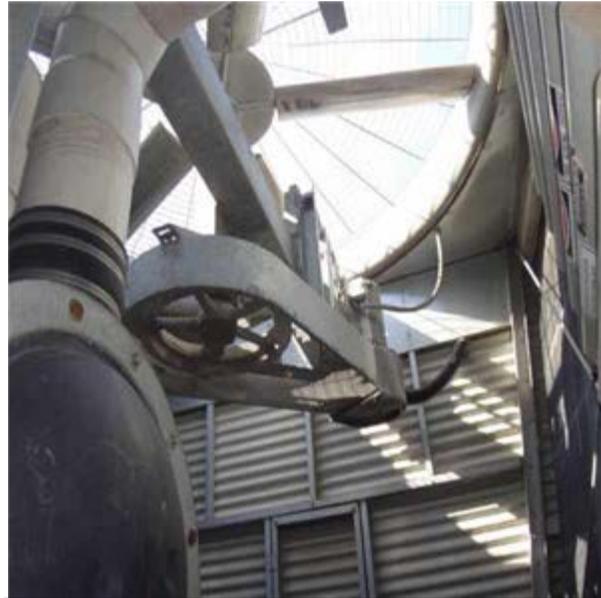
D3052 Air-Conditioner, Dx Package 2 to 3-Ton



D3052 Air-Conditioner, Dx Package 2 to 3-Ton



D3063 Variable Frequency Drive, 100 HP Motor



D3063 Variable Frequency Drive, 10 HP Motor



D3063 Variable Frequency Drive, 15 HP Motor



D3063 Variable Frequency Drive, 20 HP Motor



D3063 Variable Frequency Drive, 20 HP Motor



D3068 Pneumatic HVAC Controls



D3068 Pneumatic HVAC Controls



D5010 Switchgear, Mainframe, 2000 Amps



D5012 Secondary Dry Transformer 75 kVA



D5012 Secondary Dry Transformer 15 kVA



D5012 Breaker Panel 225 Amps, 30 Circuits



D5012 Secondary Dry Transformer 30 kVA



D5092 Emergency Generator 150 kW



G2031 Concrete Pavement



G2031 Concrete Pavement

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

APPENDIX G: COST TABLES

10 YEAR EXPENDITURE FORECAST

Hugh Burns State Building
2550 Mariposa Street
Fresno, California

Useful Life ¹	Estimated Useful Life	Plan Type ²	OP: Operations	CC: Code Compliance	Legend
	Remaining Useful Life		EN: Environmental	FN: Functionality	
			IN: Integrity		Deferred
					Scheduled

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		
D5022	D5022 Lighting Equipment	D5022 Light Fixtures	Corridors with VAT	Replace D5022 Light Fixtures	25	2	138.00	EA	\$309.40	EN - Asbestos	Priority 2	\$0	\$0	\$42,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,697
D5037	Fire Alarm System, Install New	D5037 Fire Alarm System	Throughout Interiors	Replace D5037 Fire Alarm System	25	0	254,090.00	SF	\$3.54	CC - Life Safety	Priority 1	\$899,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$899,479	\$0
D5092	Diesel Generator Over 205 Up to 250 kW	D5092 Emergency Generator 150 kW	Loading Dock	Add/Improve Secondary Containment	0	0	1.00	EA	\$3,500.00	EN - Air/ Water Quality	Priority 1	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500	\$0
Services Subtotal												\$6,664,208	\$0	\$727,108	\$91,493	\$679,293	\$0	\$0	\$0	\$8,588	\$0	\$6,664,208	\$1,506,482

E. EQUIPMENT & FURNISHING																							
Equipment & Furnishing Subtotal												\$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 Glue at Ceiling Tiles	Office areas	Replace F2021 Asbestos Glue at Ceiling Tiles	25	3	116,900.00	SF	\$30.74	EN - Asbestos	Priority 3	\$0	\$0	\$0	\$3,593,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,593,483
F2021	F2021 Removal of Hazardous Components	F2021 Asbestos Flooring	Corridors	Replace F2021 Asbestos Flooring	25	2	11,100.00	SF	\$30.74	EN - Asbestos	Priority 3	\$0	\$0	\$341,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$341,212
Special Construction And Demolition Subtotal												\$0	\$0	\$341,212	\$3,593,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,934,694

G. BUILDING SITEWORK																							
G20 SITE IMPROVEMENTS																							
G2031	Concrete Sidewalk	G2031 Concrete Pavement	Pedestrian Pavement	Replace G2031 Concrete Pavement	25	0	2,600.00	SF	\$22.67	CC - Life Safety	Priority 1	\$58,935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,935	\$0
Building Sitework Subtotal												\$58,935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,935	\$0

Z. GENERAL																							
General Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Expenditure Totals per Year	\$8,431,543	\$0	\$2,984,838	\$6,308,921	\$679,293	\$1,469,283	\$0	\$0	\$268,232	\$0	\$8,431,543	\$11,710,568
Total Cost (Inflated @ 5% per Yr.)	\$8,431,543	\$0	\$3,290,784	\$7,303,365	\$825,685	\$1,875,219	\$0	\$0	\$396,301	\$0	Total *	\$20,142,111

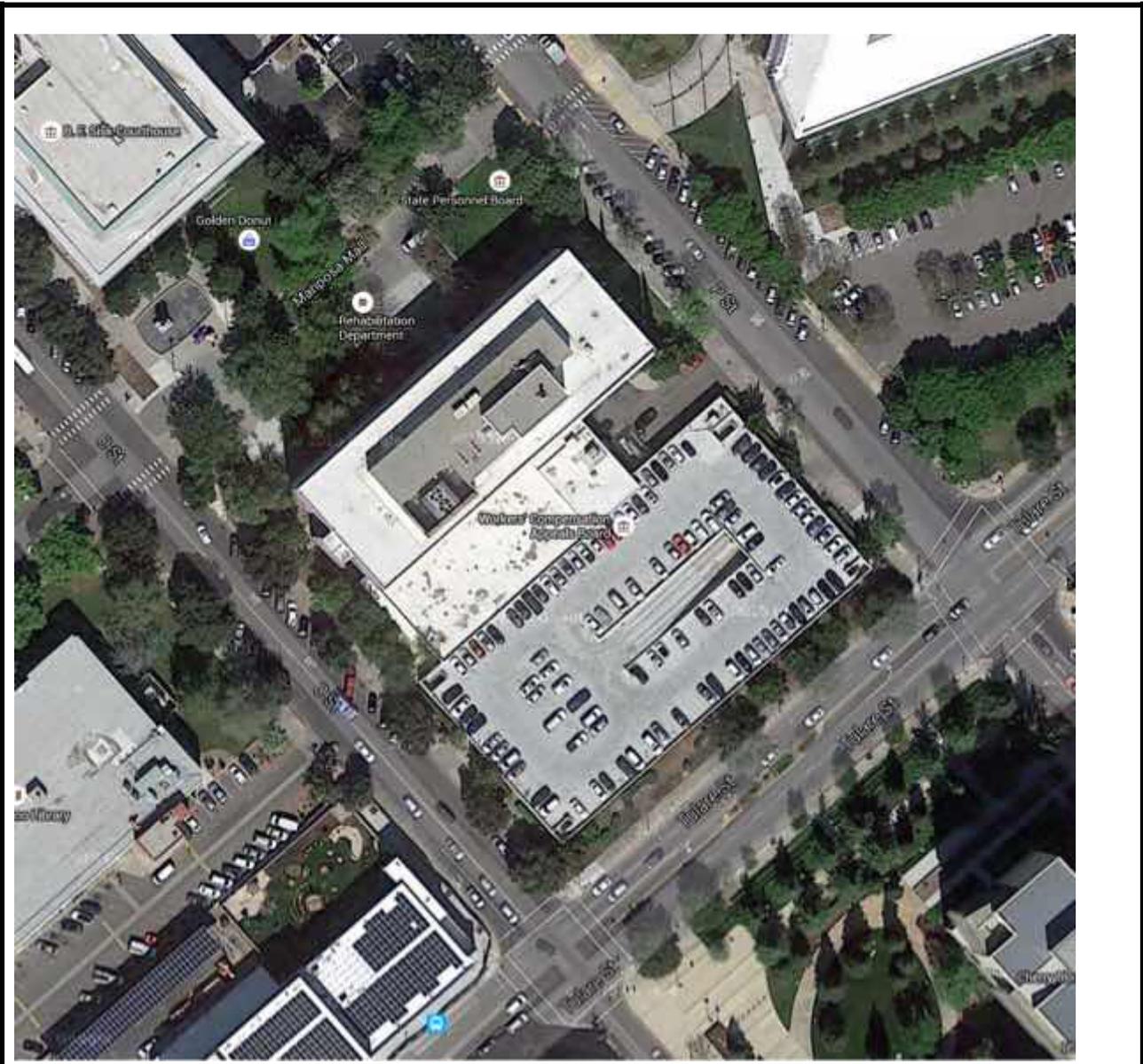
* - Present Value Currency

Footnotes

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

Current Repl.Value \$105,041,234

APPENDIX H: SUPPORTING DOCUMENTATION

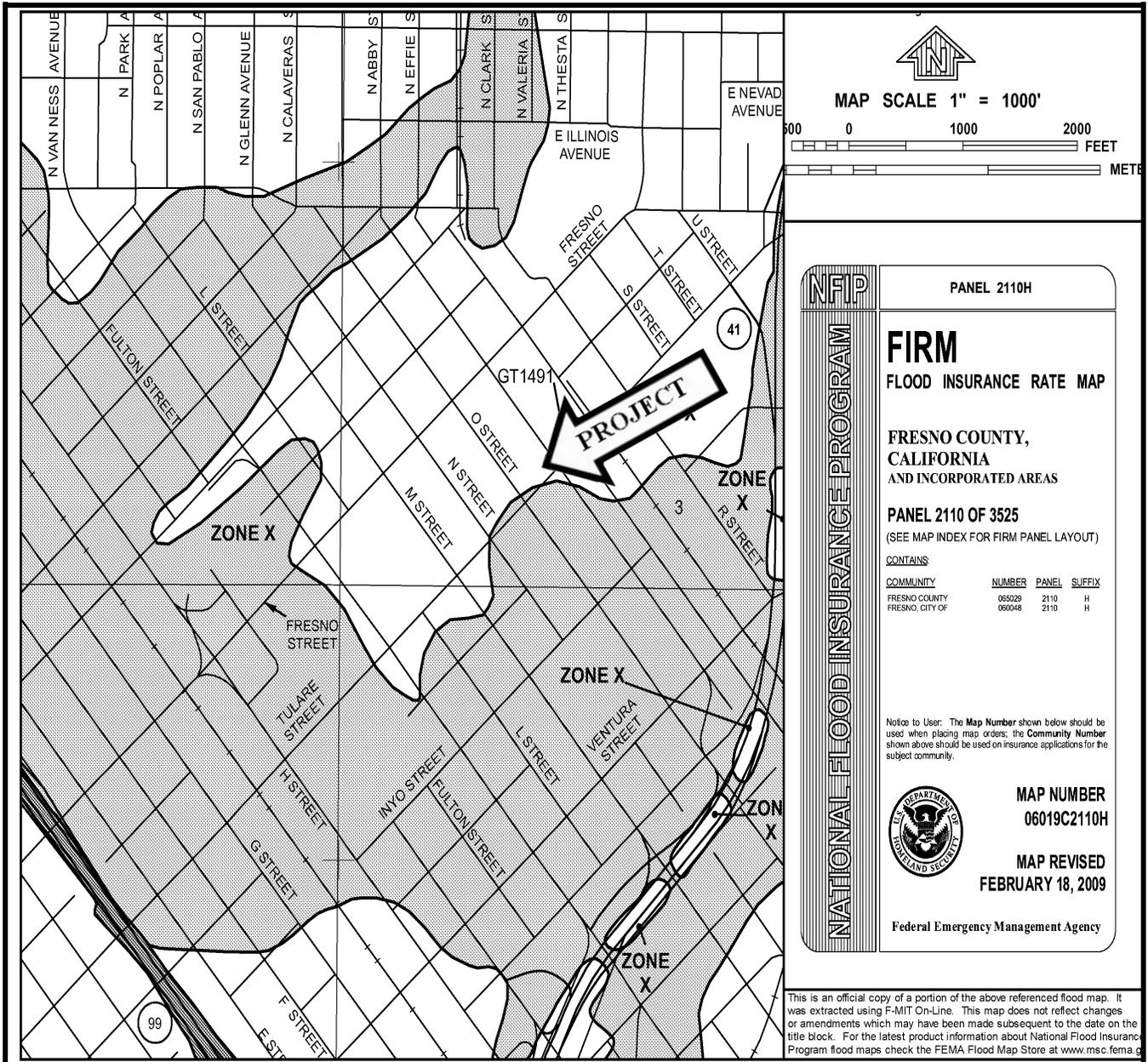


Source:
The north arrow indicator is an approximation of 0° North.

Project Number:
111326.14R-039.305
Project Name:
Hugh Burns State Building

On-Site Date:
February 11, 2015

FEMA Flood Insurance Rate Map (FIRM)



PANEL 2110H

FIRM
FLOOD INSURANCE RATE MAP

FRESNO COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 2110 OF 3525
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
FRESNO COUNTY	055029	2110	H
FRESNO, CITY OF	060048	2110	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
06019C2110H

MAP REVISED
FEBRUARY 18, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Source:

FEMA

Subject Property is located within Flood Zones X and X (shaded). The Community and Panel Numbers for the site is 06019C2110H, effective February 18, 2009.



Not drawn to scale. The north arrow indicator is an approximation of 0° North.

Project Number:

111326.14R-039.305

Project Name:

Hugh Burns State Building

Onsite Date:

February 11-12, 2015

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

Estimate of Structures Cost Using Marshall Cost Systems			
Hugh Burns		9/18/2015	
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	\$330.72	254,090	\$84,032,987
	\$0.00	0	\$0
	\$0.00	0	\$0
	\$0.00	0	\$0
	\$0.00	0	\$0
	Total	254,090	\$84,032,987
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	\$84,032,987	25.00%	\$105,041,234
	\$0	25.00%	\$0
	\$0	25.00%	\$0
	\$0	25.00%	\$0
	\$0	25.00%	\$0
Cost Per SF	\$413.40	Total Estimate	\$105,041,234

APPENDIX I: PRE-SURVEY QUESTIONNAIRE

Property Condition Assessment: Pre-Survey Questionnaire

This questionnaire should be completed by someone knowledgeable about the subject property. The completed form should be presented to EMG's Field Observer on the day of the site visit. If the form is not completed, EMG's Project Manager will require additional time during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Property Condition Report.

Name of person completing questionnaire: George Haley OBMI

Building name: Hugh Burns State Building (701)

What is your association with this property? BPM Building Manager

What is the length of your association with this property? 15 years

Phone number: 559-445-5084

Please provide information about inspections relating to the following items

Inspections	Date Last Inspected	List Name & Contact for Maintenance Contractor, if any.
1. Elevators	3-18-15	Thyssenkrupp Elevator Corp.
2. HVAC, Mechanical, Electric, Plumbing	12-5-14 Annual Chiller, Mechanical Electric, Plumbing, in house PM	Johnson Controls, Chiller PM
3. Life-Safety/Fire	N/A	N/A
4. Roofs	7-7-14	Tremco

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

Installation of new Emergency Generator

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

Replace HVAC Chiller number 2

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

18 years

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

All the above

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. Note: N/A indicates "Not Applicable", Unk indicates "Unknown"

Question	Y	N	N/A	Unk	Comments
9. Are there any unresolved building, or fire code issues?			x		
10. Are there any "down" or unusable units?		x			
11. Are there any problems with erosion, storm-water drainage or areas of paving that do not drain?		x			

Question	Y	N	N/A	Unk	Comments
12. Is the property served by a private water well?		x			
13. Is the property served by a private septic system or other waste treatment systems?		x			
14. Are there any problems with foundations or structures?		x			
15. Is there any water infiltration in basements or crawl spaces?		x			
16. Are there any wall, or window leaks?	x				From Windows in o street stairways
17. Are there any roof leaks?		x			
18. Is the roofing covered by a warranty or bond?		x			
19. Are there any poorly insulated areas?		x			
20. Is Fire Retardant Treated (FRT) plywood used?		x			
21. Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?				x	
22. Are there any problems with the utilities, such as inadequate capacities?	x				electrical power at panels
23. Are there any problems with the landscape irrigation systems?	x				nedd to be replace with drip, system is old and not design for water conservation
24. Has a termite/wood boring insect inspection been performed within the last year?			x		
25. Do any of the HVAC systems use R-11, 12, or 22 refrigerants?	x				Chiller number 3 R-22
26. Has any part of the property ever contained visible suspect mold growth?		x			
27. Is there a mold Operations and Maintenance Plan?		x			
28. Have there been indoor air quality or mold related complaints from tenants?		x			

Question	Y	N	N/A	Unk	Comments
29. Is polybutylene piping used?		x			
30. Are there any plumbing leaks or water pressure problems?		x			
31. Are there any leaks or pressure problems with natural gas service?		x			
32. Does any part of the electrical system use aluminum wiring?		x			
33. Are there transformers inside the building?	x				Basement-3ea. 1fl.1ea. 3rd fl.1ea. 5th fl 1ea
34. Do any Commercial units have less than 200-Amp service?	x				number 3 Chiller
35. Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?		x			
36. Is there any pending litigation concerning the property?		x			
37. Has the State previously completed an ADA or 'Title 24 review?	x				ADA Physical Barrier Servey 2-2009
38. Have any ADA or Title 24 improvements been made to the property?	x				door handlees, restroom stalls, sinks, parking
39. Does a Barrier Removal Plan exist for the property?	x				
40. Has the Barrier Removal Plan been approved by a credentialed third party?				x	
41. Have there been any ADA or Title 24 related complaints?		x			
42. Have there been any complaints about the elevators or wait times?		x			
43. Are there any problems with exterior lighting?		x			
44. Are there any other significant issues/hazards with the property?		x			
45. Are there any unresolved construction defects at the property?		x			

APPENDIX J: ELEVATOR REPORT



Elevator Assessment

**Building 701 – Hugh M. Burns State Building
2550 Mariposa St.
Fresno, CA**

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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.
Passenger Elevators 1-3 (Group – State ID# 34164-34166)	1	400 fpm	3,500 pounds	B, 1-5	1959	2006	12-15 years	Overhead Gearless Traction	Haughton	SCR	MCE	48" x 84" Center Opening	GAL
	2	400 fpm	3,500 pounds	1-5	1959	2006	12-15 years	Overhead Gearless Traction	Haughton	SCR	MCE	48" x 84" Center Opening	GAL
	3	400 fpm	3,500 pounds	BR, 1R, 2-4, 5R ,6	1959	2006	12-15 years	Overhead Gearless Traction	Haughton	SCR	MCE	48" x 84" Center Opening	GAL
Main Wheelchair Lift 1 (State ID# 167011)	WC1	12 fpm	750 pounds	Lobby to elevator level	2000	N/A	20+ years	Lift	Access Industries	Lift	Access Industries	Swing Door	N/A
Court Wheelchair Lift 2 *	*	*	*	*	*	*	*	*	*	*	*	*	*

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	3/2014	Current	Not Required	Not Required	Not Required	Not Required	Current	Current	Above Average	Low
2	3/2014	Current	Not Required	Not Required	Not Required	Not Required	Current	Current	Above Average	Low
3	3/2014	Current	Not Required	Not Required	Not Required	Not Required	Current	Current	Above Average	Low
WC1	5/2014	Current	N/A	N/A	N/A	N/A	N/A	Quarterly Testing Current	Above Average	Low
WC2	*	*	*	*	*	*	*	*	*	*

*Court was in session, so we could not examine the wheelchair lift in the courtroom

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 701 – Hugh M. Burns State Building				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	None noted			

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 last two weeks of March, 2015.

Building 701 – Hugh M. Burns State Building				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Monitor bearing on secondary sheave – starting to make noise	2		
2	Clean car and hall door equipment	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 701 – Hugh M. Burns State Building				
Current Items			These Columns For Use by University and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Guard light in secondary room	1-3		
2	Properly label machine room door – “Elevator Equipment Room – Authorized Personnel Only”	1-3		

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, the elevator equipment was last modernized in 2006 (9 years ago). Assuming that the level of maintenance will be maintained at or above industry standard, these elevators should operate properly for another 12-15 years before modernization is required. Furthermore, there are currently no obsolescence or serviceability issues which would keep these elevators from being competitively bid or serviced by any qualified elevator contractor. As such, we do not recommend any budgets for modernization or upgrade of the elevators at this time.

Regarding the wheelchair lifts, the one we examined was installed in 2000. We are making the assumption that the lift in the courtroom was installed around the same time. Lifts, if properly maintained, can typically last 25+ years. So we are also not recommending any budgets for replacement of the lifts at this time.

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 Contact

Matthew Anderson
Program Manager
800.799.0660

EMG Project No.

111326.14R-039.305



Your partner in real estate lifecycle planning and management.
800.733.0660 | emgcorp.com

