



Mission Valley State Building (850)

7575 Metropolitan Drive, San Diego, CA 92108

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 Mission Valley State Building (850).

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 Mission Valley State Building (850) 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 Mission Valley State Building (850) on March 4, 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	\$99,607,704
Immediate Repair Costs (12 months)	\$4,309,482
1-5 Year Capital Needs	\$2,631,193
6-10 Year Capital Needs	\$1,825,116
Total 10-Year Capital Reserve Needs	\$8,765,790

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

Current Year FCI

$$\text{Current FCI} = \frac{\$4,309,482}{\$99,607,704}$$

Ten-Year FCI

$$\text{Ten-Year FCI} = \frac{\$8,765,790}{\$99,607,704}$$

Current Year FCI	Ten-Year FCI
4.33 % = <i>Good Condition</i>	8.80 % = <i>Fair Condition</i>

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

- Replacement of the HVAC Package units utilized for cooling of the facility.
- Replacement of the central hydronic HVAC heating boilers utilized for heating of the facility.
- Passenger elevator security upgrades to the elevator control system.

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

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INTRODUCTION

BUILDING BACKGROUND

The San Diego Mission Valley Building (850) was designed and built by the lessor / developer entity of Western Devcon, Inc. and Lusardi Construction Company. The building opened in 2000. The project utilized a Lease with Purchase Option delivery method. The state purchased the building in 2002.

The three story steel-frame building is set in a landscape of palms and arid climate foliage. The entry is marked by curved glass set into adjoining concrete walls that are inset with floor to ceiling windows.

Nine state agencies occupy the building including Department of Social Services, Department of Industrial Relations, and Department of Public Health. There are 880 surface parking spaces and an occupant capacity of 691. The gross area is 242,315 SF with a net usable of 216,893 SF. The net usable to gross building area is 98.5 percent.

BUILDING DESCRIPTION

The building structural systems are steel superstructures with lightweight leveling concrete-topped metal floor decks. The roof structure is flat and covered with a heat-applied modified bitumen roofing membrane.

The exterior walls are finished with painted concrete paneling.

The building has painted gypsum wallboard and ceramic tile interior walls. The floors are finished with a combination of commercial grade carpet, vinyl composition tiles, and ceramic tile. The interior ceiling is finished with both acoustic ceiling tiles and painted gypsum ceilingboard.

The facility is served by hydraulic passenger elevators for vertical conveyance needs.

Domestic hot water is provided by domestic water heaters and tanks located on the roof of the building. The water is distributed to the building via inline recirculation pumps.

Building heating is provided a central hydronic system with natural gas-fired boilers, sending hot water to perimeter variable air volume (VAV) terminals. The building is cooled and ventilated by six rooftop mounted package units.

The majority of the building is protected by a wet sprinkler fire suppression system. There is an additional FM200 fire suppression system specifically in-place for the computer/server data room. There is a full complement of fire control devices located throughout, including handheld fire extinguishers.

The landscaping consists of mature trees and shrubs. Landscaped areas are irrigated by an in-ground spray sprinkler system and drip irrigation system. The parking areas are paved with asphalt and stamped colored concrete. The sidewalks are constructed of cast-in-place concrete.

Project Statistics

Item	Description
Project Name	Mission Valley State Building
Building ID	850
Property Type	Administration
Year Built	1999
Number of Stories	3
Occupied	Yes
Land Area (acres)	12.35
Gross Square Feet (GSF)	242,315

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 Mission Valley State Building (850) on March 4, 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 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.

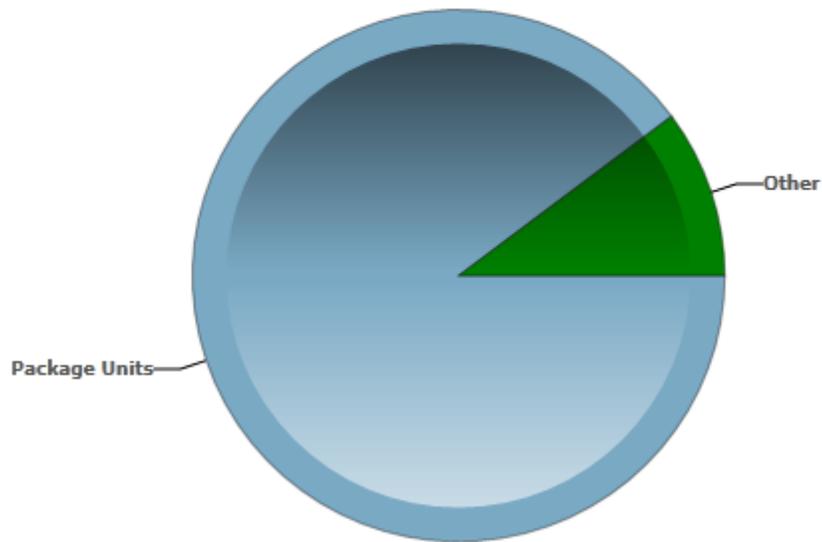
PRIORITY RATIO

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:

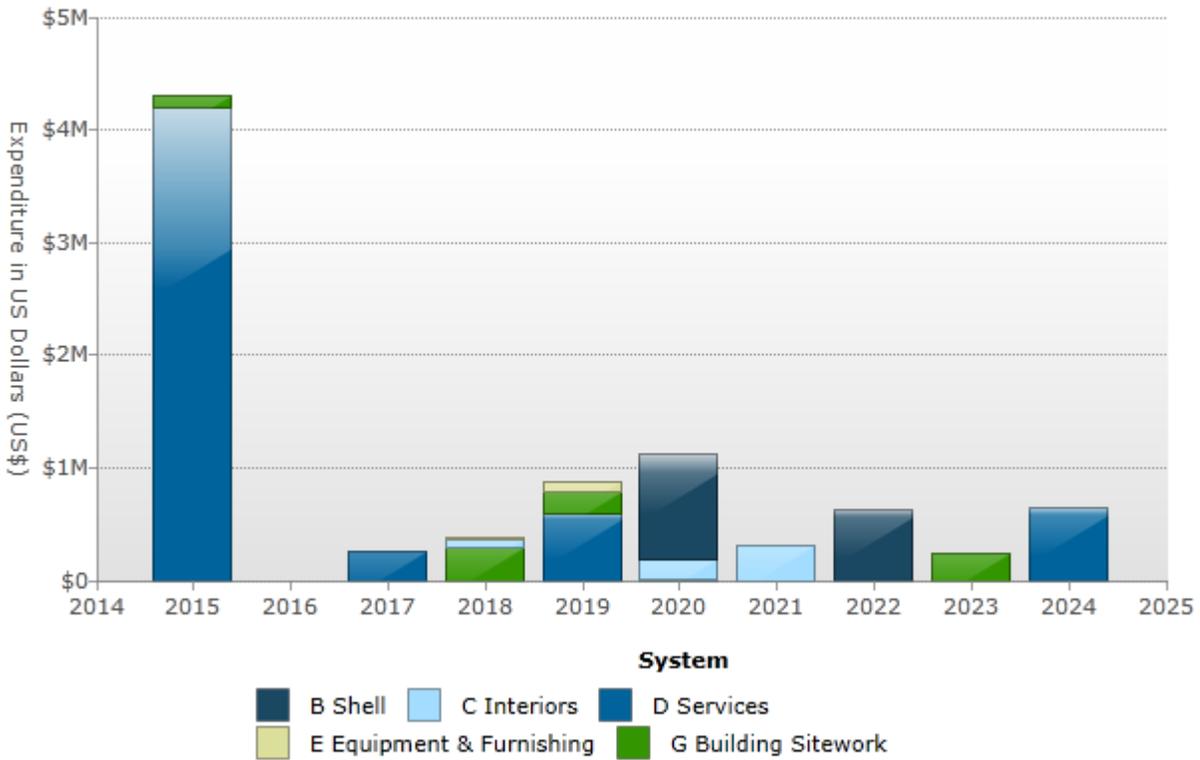
Condition	Definition
Good	In new or well-maintained condition, with no visual evidence of wear, soiling, or other deficiencies.
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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
D1011	Passenger Elevators	\$3,185
D2023	Domestic Water Supply Equipment	\$48,686
D3021	Boilers	\$132,222
D3032	Direct Expansion Systems	\$91,604
D3042	Exhaust Ventilation Systems	\$39,512
D3052	Package Units	\$3,868,800
D5022	Lighting Equipment	\$19,296
G2022	Paving & Surfacing	\$13,801
G2031	Paving & Surfacing	\$34,264
G2035	Exterior Steps & Ramps	\$35,839
G2044	Signage	\$992
G2053	Top Soil and Planting Beds	\$21,278
	Total	\$4,309,482

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	\$0	\$0	\$4,203,307	\$0	\$0	\$106,175	\$4,309,482
2017	\$0	\$0	\$0	\$259,769	\$0	\$0	\$0	\$259,769
2018	\$0	\$0	\$67,624	\$0	\$10,108	\$0	\$294,709	\$372,441
2019	\$0	\$0	\$0	\$598,278	\$79,531	\$0	\$191,243	\$869,052
2020	\$0	\$937,912	\$180,234	\$11,786	\$0	\$0	\$0	\$1,129,931
2021	\$0	\$0	\$316,721	\$0	\$0	\$0	\$0	\$316,721
2022	\$0	\$619,528	\$0	\$0	\$0	\$0	\$0	\$619,528
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$241,403	\$241,403
2024	\$0	\$0	\$0	\$647,464	\$0	\$0	\$0	\$647,464
Total	\$0	\$1,557,440	\$564,579	\$5,720,603	\$89,639	\$0	\$833,530	\$8,765,790

CURRENT REPLACEMENT VALUE

The Current Replacement Value has been determined as \$99,607,704 for the Mission Valley State Building Building (850). 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
242,315 GSF	\$411	\$99,607,704

FACILITY CONDITION INDEX

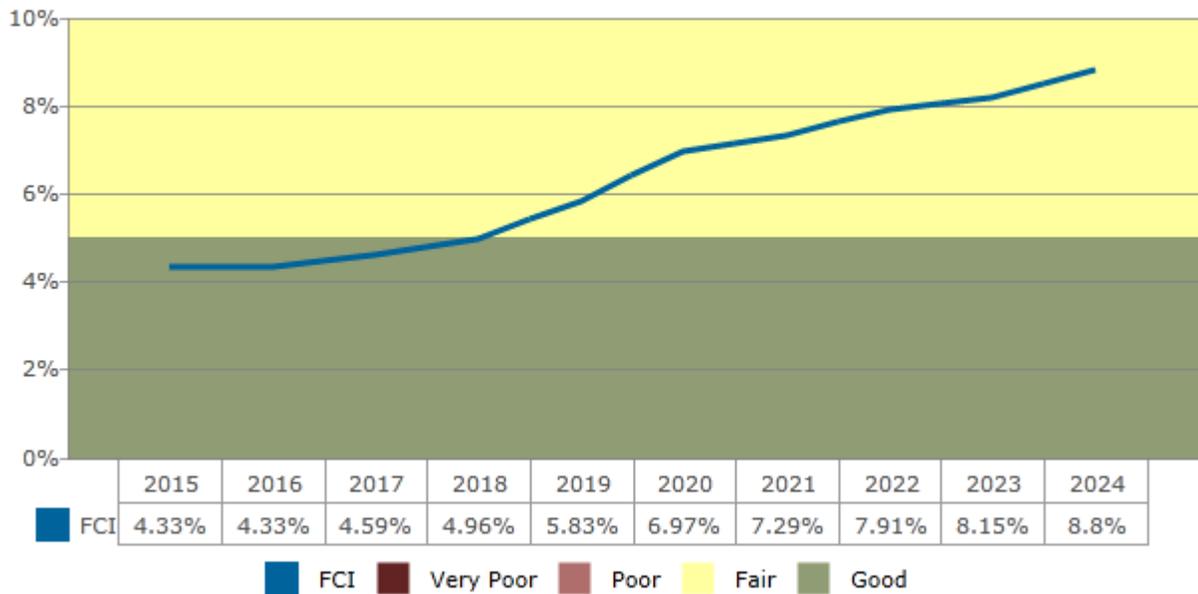
The FCI¹ is an indication of a building’s current and future overall condition. According to industry standards an FCI ratio of 65 percent, or the “rule of two-thirds,” is the threshold for identifying potential candidates for replacement or divestment.² Once the FCI ratio reaches 65 percent, or roughly 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
D1011 Passenger Elevators	D1011 Passenger Elevators Braille at jambs
Condition	Poor
Qty / UOM	7 / EA
RUL (years)	0
Location	Elevators

Item	Description
G2022 Paving & Surfacing	G2022 ADA Aisle Too Steep-Install New Base Course and Asphalt
Condition	Poor
Qty / UOM	350 / SF
RUL (years)	0
Location	ADA Parking Space

Item	Description
G2031 Paving & Surfacing	G2035 - Install Accessible ramp at path of travel
Condition	Poor
Qty / UOM	25 / LF
RUL (years)	0
Location	ADA Site Walkway

Item	Description
G2035 Exterior Steps & Ramps	G2035 Curb Cuts to Serve Disabled Parking

Item	Description
Condition	Poor
Qty / UOM	11 / EA
RUL (years)	0
Location	ADA Site Access

Item	Description
G2044 Signage	G2044 ADA Signage
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	ADA Parking Spaces

Recommendations:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1011	Replace D1011 Passenger Elevators Braille at jamps	7.0 - EA	455.0	CC - Accessibility	Priority 1	2015	3,185
G2022	Replace G2022 ADA Aisle Too Steep-Install New Base Course and Asphalt	350.0 - SF	39.4	CC - Accessibility	Priority 1	2015	13,801
G2031	Replace G2035 - Install Accessible ramp at path of travel	25.0 - LF	1240.0	CC - Accessibility	Priority 1	2015	31,000
G2035	Replace G2035 Curb Cuts to Serve Disabled Parking	11.0 - EA	3258.1	CC - Accessibility	Priority 1	2015	35,839
G2044	Add signage and striping	2.0 - EA	496.0	CC - Accessibility	Priority 1	2015	992

Cost Summary:

Year	Total Expenditures
2015	\$84,818

APPENDIX B: GENERAL ASSESSMENT INFORMATION

A Substructure Systems

A10 FOUNDATIONS

Item	Description
A1011 Wall Foundations	A1011 Reinforced Concrete Foundations
Condition	Fair
Qty / UOM	80,400 / SF
RUL (years)	35
Location	Concrete Slab

OBSERVATIONS/COMMENTS:

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

B Shell Systems

B10 SUPERSTRUCTURE

Item	Description
B1031 Steel Frame Structure	B1031 Structural Steel Columns and Beams Frame
Condition	Fair
Qty / UOM	185,000 / SF
RUL (years)	35
Location	Structural

OBSERVATIONS/COMMENTS:

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

B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	B2011 Paint Concrete Exterior Walls
Condition	Fair
Qty / UOM	185,000 / SF
RUL (years)	7
Location	Exterior Walls

OBSERVATIONS/COMMENTS:

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

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Replace B2011 Paint Concrete Exterior Walls	185,000.0 - SF	3.3	IN - Appearance	Priority 4	2022	619,528

Item	Description
B2021 Windows	B2021 Aluminum Windows
Condition	Fair
Qty / UOM	720 / EA
RUL (years)	10
Location	Windows

OBSERVATIONS/COMMENTS:

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

Item	Description
B2031 Glazed Doors & Entrances	B2031 Glazed Entrance Doors
Condition	Fair
Qty / UOM	12 / EA
RUL (years)	15
Location	Entrance Doors

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
B20 Exterior Enclosure	2022	\$619,528

B30 ROOFING

Item	Description
B3011 Roof Finishes	B3011 Modified Bitumen
Condition	Fair
Qty / UOM	800 / SQ
RUL (years)	5
Location	Roof
Insulation	Rigid
Flashings and Trim	Metal
Roof Eaves and Soffits	No
Roof Drainage	Internal Building Piping
Roof Warranty	Unknown

OBSERVATIONS/COMMENTS:

No active roof leaks were noted, however, there was some minor ridging at the parapet walls. The beginning stages of hairline cracking in some of the mastic was noted throughout. 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 Modified Bitumen	800.0 - SQ	1172.4	IN - Beyond Rated Life	Priority 3	2020	937,912

COST SUMMARY:

Type	Year	Total Expenditures
B30 Roofing	2020	\$937,912

C Interiors Systems

C10 INTERIOR CONSTRUCTION

Item	Description
C1021 Interior Doors	C1021 Interior Doors - newer
Condition	Fair
Qty / UOM	180 / EA
RUL (years)	15
Location	Interior Doors

OBSERVATIONS/COMMENTS:

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

C20 STAIRS

Item	Description
C2011 Regular Stairs	C2011 Concrete Filled Metal Pan Stairs
Condition	Fair
Qty / UOM	2,000 / SF
RUL (years)	35
Location	Exterior Stairs

OBSERVATIONS/COMMENTS:

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

C30 INTERIOR FINISHES

Item	Description
C3012 Wall Finishes to Interior Walls	C3012 Paint Interior Walls, Drywall
Condition	Fair
Qty / UOM	148,500 / SF
RUL (years)	6
Location	Interior Walls

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, repainting the interior walls 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	148,500.0 - SF	2.1	IN - Appearance	Priority 4	2021	316,721

Item	Description
C3024 Flooring	C3024 1x1 Ceramic Tile
Condition	Fair
Qty / UOM	20 / CSF
RUL (years)	15
Location	Interior Flooring

OBSERVATIONS/COMMENTS:

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

Item	Description
C3024 Flooring	C3024 Vinyl Tile
Condition	Fair
Qty / UOM	72 / SY
RUL (years)	11
Location	Interior Flooring

OBSERVATIONS/COMMENTS:

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

Item	Description
C3025 Carpeting	C3025 Carpet Tiles - Standard
Condition	Fair
Qty / UOM	700 / SY
RUL (years)	3
Location	Interior Flooring

OBSERVATIONS/COMMENTS:

Maintenance staff reports that only the interior hallways are the responsibility of DGS. 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 Tiles - Standard	700.0 - SY	96.6	IN - Appearance	Priority 3	2018	67,624

Item	Description
C3032 Suspended Ceilings	C3032 Acoustical Ceiling Tile
Condition	Fair
Qty / UOM	150 / CSF
RUL (years)	5
Location	Interior Ceilings

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 Acoustical Ceiling Tile	150.0 - CSF	1201.6	IN - Appearance	Priority 4	2020	180,234

COST SUMMARY:

Type	Year	Total Expenditures
C30 Interior Finishes	2018	\$67,624
C30 Interior Finishes	2020	\$180,234
C30 Interior Finishes	2021	\$316,721

D Services Systems

D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	D1011 Passenger Elevators Braille at jambs
Condition	Poor
Qty / UOM	7 / EA
RUL (years)	0
Location	Elevators

OBSERVATIONS/COMMENTS:

The elevator jambs at some of the hoist-way entrances lack the Braille placards as required by accessibility standards. Five Braille placards are required on the third floor, two on the second floor, and none are required at the ground level.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1011	Replace D1011 Passenger Elevators Braille at jambs	7.0 - EA	455.0	CC - Accessibility	Priority 1	2015	3,185

Item	Description
D1011 Passenger Elevators	D1011 Hydraulic Service Elevator 4500 lbs
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	12
Location	Elevator Rooms

OBSERVATIONS/COMMENTS:

A 2015 assessment report by Elevator Consulting Associates included in the appendix of this report notes no anticipated costs during the term.

Item	Description
D1011 Passenger Elevators	D1011 Hydraulic Passenger Elevator 3500 lbs
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	12
Location	Elevator Rooms

OBSERVATIONS/COMMENTS:

A 2015 assessment report by Elevator Consulting Associates included in the appendix of this report notes no anticipated costs during the term, however, the DGS Building and Property Management Branch 5 Year Plan projects security upgrades to the elevator access controls. Related costs are included herein.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1011	D1011 Install Key Card Security System to Elevator Controls	4.0 - EA	37765.0	FN - Modernization	Priority 2	2017	151,060

COST SUMMARY:

Type	Year	Total Expenditures
D10 Conveying Systems	2015	\$3,185
D10 Conveying Systems	2017	\$151,060

D20 PLUMBING

Item	Description
D2011 Water Closets	D2011 Water Closet, 1.6 GPF Unit
Condition	Fair
Qty / UOM	42 / EA
RUL (years)	9
Location	Restrooms
Low Flow Toilet	Yes
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 Water Closet, 1.6 GPF Unit	42.0 - EA	1233.1	IN - Beyond Rated Life	Priority 4	2024	51,792

Item	Description
D2012 Urinals	D2012 Urinals
Condition	Fair
Qty / UOM	14 / EA
RUL (years)	19
Location	Men's Restrooms
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

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

Item	Description
D2013 Lavatories	D2012 lavatory sink
Condition	Fair
Qty / UOM	28 / EA
RUL (years)	14
Location	Restrooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D2014 Sinks	D2014 Kitchen Top Sink and Faucet
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	5
Location	Conference Rooms

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 (\$)
D2014	Replace D2014 Kitchen Top Sink and Faucet	4.0 - EA	2946.4	IN - Beyond Rated Life	Priority 3	2020	11,786

Item	Description
D2017 Showers	D2017 Stall Shower and Faucet
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	Shower Stalls

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 (\$)
D2017	Replace D2017 Stall Shower and Faucet	2.0 - EA	4059.2	IN - Beyond Rated Life	Priority 3	2019	8,118

Item	Description
D2018 Drinking Fountains and Coolers	D2018 Drinking Fountain
Condition	Fair
Qty / UOM	12 / EA
RUL (years)	2
Location	Throughout Interiors

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	12.0 - EA	2876.6	IN - Beyond Rated Life	Priority 2	2017	34,519

Item	Description
D2023 Domestic Water Supply Equipment	D2023 Domestic Gas Water heater (333 MBH)
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

Domestic hot water boiler is showing signs of oxidation, due to age and exposure to weather. Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2023	Replace D2023 Domestic Gas Water heater (333 MBH)	1.0 - EA	34348.8	IN - Beyond Rated Life	Priority 1	2015	34,349

Item	Description
D2023 Domestic Water Supply Equipment	D2023 Water Storage Tank 200 Gallon
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

Domestic hot water storage tank is showing signs of oxidation, due to age and exposure to weather. Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2023	Replace D2023 Water Storage Tank 200 Gallon	1.0 - EA	8377.1	IN - Beyond Rated Life	Priority 1	2015	8,377

Item	Description
D2023 Domestic Water Supply Equipment	D2023 Instantaneous Water Heater
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	10
Location	Restrooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D2023 Domestic Water Supply Equipment	D2023 DHW Distribution Pump 1/6 HP
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

Recirculation pumps for domestic hot water were in poor condition, due to exposure to weather. Replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2023	Replace D2023 DHW Distribution Pump 1/6 HP	2.0 - EA	2980.1	IN - Beyond Rated Life	Priority 1	2015	5,960

COST SUMMARY:

Type	Year	Total Expenditures
D20 Plumbing	2015	\$48,686
D20 Plumbing	2017	\$34,519
D20 Plumbing	2019	\$8,118
D20 Plumbing	2020	\$11,786
D20 Plumbing	2024	\$51,792

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	N/A
Fuel Tank Type	N/A
Fuel Tank Size (gallons)	N/A
Fuel Tank Location	N/A
Gas Meter Location	Southeast Side of Building
Electrical Meter Location	Main Electrical Room
Water Meter Location	Near Northwest Entrance

Item	Description
D3021 Boilers	D3021 Hydronic Gas Boilers (1413 MBH)
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Roof

OBSERVATIONS/COMMENTS:

Two, hydronic HVAC heating boilers supply the heating water to each of the perimeter variable air volume (VAV) terminals for the building. These boilers runs constantly to support any demand for heat from the energy management system (EMS). Significant cowling and other oxidation were noted with these units. Due to their current condition and zero years RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3021	Replace D3021 Hydronic Gas Boilers (1413 MBH)	2.0 - EA	66111.1	OP - Maintenance	Priority 1	2015	132,222

Item	Description
D3022.1 Circulating Pumps	D3022.1 Heating Water Distribution Pump 3 HP
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	2
Location	Rooftop

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 D3022.1 Heating Water Distribution Pump 3 HP	2.0 - EA	13421.8	IN - Beyond Rated Life	Priority 2	2017	26,844

Item	Description
D3032 Direct Expansion Systems	D3032 Roof-Mounted Condenser 3 tons
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

The rooftop mounted condenser units are for the computer/data server room in addition to a portion of the electrical rooms. Evidence of cowling oxidation was noted. Based on current poor condition and zero years RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3032	Replace D3032 Roof-Mounted Condenser 3 tons	1.0 - EA	7657.1	IN - Beyond Rated Life	Priority 1	2015	7,657

Item	Description
D3032 Direct Expansion Systems	D3032 Roof-Mounted Condenser 1.5-Ton
Condition	Poor
Qty / UOM	5 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

The rooftop mounted condenser units are for the computer/data server room in addition to a portion of the electrical rooms. Evidence of cowling oxidation was noted. Based on current poor condition and zero years RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3032	Replace D3032 Roof-Mounted Condenser 1.5-Ton	5.0 - EA	6432.8	IN - Beyond Rated Life	Priority 1	2015	32,164

Item	Description
D3032 Direct Expansion Systems	D3032 Roof-Mounted Condenser 2.5-Ton
Condition	Poor
Qty / UOM	4 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

The rooftop mounted condenser units are for the computer/data server room in addition to a portion of the electrical rooms. Evidence of cowling oxidation was noted. Based on current poor condition and zero years RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3032	Replace D3032 Roof-Mounted Condenser 2.5-Ton	4.0 - EA	6432.8	IN - Beyond Rated Life	Priority 1	2015	25,731

Item	Description
D3032 Direct Expansion Systems	D3032 Roof-Mounted Condenser 1 tons
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

The rooftop mounted condenser units are for the computer/data server room in addition to a portion of the electrical rooms. Evidence of cowling oxidation was noted. Based on current poor condition and zero years RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3032	Replace D3032 Roof-Mounted Condenser 1 tons	1.0 - EA	5122.4	IN - Beyond Rated Life	Priority 1	2015	5,122

Item	Description
D3032 Direct Expansion Systems	D3032 Roof-Mounted Condenser 4-Ton
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

The rooftop mounted condenser units are for the computer/data server room in addition to a portion of the electrical rooms. Evidence of cowling oxidation was noted. Based on current poor condition and zero years RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3032	Replace D3032 Roof-Mounted Condenser 4-Ton	2.0 - EA	10465.0	IN - Beyond Rated Life	Priority 1	2015	20,930

Item	Description
D3041.1 Air Handling Units	D3041.1 Packaged unit supply fan motor 30 hp
Condition	Fair
Qty / UOM	12 / EA
RUL (years)	4
Location	Rooftop

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 (\$)
D3041	Replace D3041.1 Packaged unit supply fan motor 30 hp	12.0 - EA	7851.7	IN - Beyond Rated Life	Priority 3	2019	94,220

Item	Description
D3041.2 Terminal Units VAV	D3041 VAV Boxes
Condition	Fair
Qty / UOM	131 / EA
RUL (years)	14
Location	Throughout Interiors

OBSERVATIONS/COMMENTS:

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

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan upto 6775 CFM
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan upto 6775 CFM	2.0 - EA	7679.9	IN - Beyond Rated Life	Priority 1	2015	15,360

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 1300 CFM
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 1300 CFM	1.0 - EA	3450.4	IN - Beyond Rated Life	Priority 1	2015	3,450

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Power exhaust fan motor 25 hp
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	0
Location	Rooftop

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 (\$)
D3042	Replace D3042 Power exhaust fan motor 25 hp	6.0 - EA	3450.4	IN - Beyond Rated Life	Priority 1	2015	20,702

Item	Description
D3044 Hot Water Distribution	D3023 Expansion Tank 53 Gal
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	14
Location	Rooftop

OBSERVATIONS/COMMENTS:

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

Item	Description
D3044 Hot Water Distribution	D3044 Expansion Tank 12.5 Gal
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	9
Location	Rooftop

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 (\$)
D3044	Replace D3044 Expansion Tank 12.5 Gal	1.0 - EA	5565.1	IN - Beyond Rated Life	Priority 4	2024	5,565

Item	Description
D3052 Package Units	D3052 Computer Room A/C Split Units, 3 Ton
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	2
Location	Computer and Data Server 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 (\$)
D3052	Replace D3052 Computer Room A/C Split Units, 3 Ton	2.0 - EA	18972.0	IN - Beyond Rated Life	Priority 2	2017	37,944

Item	Description
D3052 Package Units	D3052 Packaged Rooftop Unit 90 Tons
Condition	Poor
Qty / UOM	6 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

Current rooftop mounted package units provide ventilation and cooling only. Portions of the internal blades and motors were rusting on both the supply and return fans of all units. Because these units utilize non-environmental friendly refrigerant, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3052	Replace D3052 Packaged Rooftop Unit 90 Tons	6.0 - EA	644800.0	IN - Beyond Rated Life	Priority 1	2015	3,868,800

Item	Description
D3063 Heating/Cooling Air Handling Units	D3063 Variable Frequency Drive, 25-30 HP Fan Motor - Old
Condition	Fair
Qty / UOM	9 / EA
RUL (years)	4
Location	Rooftop

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 (\$)
D3063	Replace D3063 Variable Frequency Drive, 25-30 HP Fan Motor - Old	9.0 - EA	18592.6	IN - Beyond Rated Life	Priority 3	2019	167,333

Item	Description
D3063 Heating/Cooling Air Handling Units	D3063 Variable Frequency Drive, 25-30 HP Fan Motor - New
Condition	Fair
Qty / UOM	9 / EA
RUL (years)	16
Location	Rooftop

OBSERVATIONS/COMMENTS:

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

Item	Description
D3068 Building Automation Systems	D3068 DDC Controls
Condition	Fair
Qty / UOM	250,000 / SF
RUL (years)	4
Location	All Facilities

OBSERVATIONS/COMMENTS:

All building HVAC equipment and lighting are managed by a direct digital control (DDC) system which is tied in-line with the energy management system (EMS). The EMS is operated by a Metasys operations system. 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 (\$)
D3068	Replace D3068 DDC Controls	250,000.0 - SF	0.8	IN - Beyond Rated Life	Priority 3	2019	204,600

COST SUMMARY:

Type	Year	Total Expenditures
D30 HVAC	2015	\$4,132,139
D30 HVAC	2017	\$64,788
D30 HVAC	2019	\$466,153
D30 HVAC	2024	\$5,565

D40 FIRE PROTECTION SYSTEMS

Fire and Life Safety System	
Item	Description
Fire Alarm System Components Present	
Smoke detectors	Yes
Pull stations	Yes
Audible alarms	Yes
Strobe lights	Yes
Central fire alarm panel	Yes
Annunciator panel	N/A
Smoke Detectors Power Supply	Hardwired Electric with Battery Backup
Carbon Monoxide Detectors	N/A
Heat Detector	N/A
Central Fire Alarm Panel Location	Security Desk
Annunciator Panel Location	N/A
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	October 7, 2014
Distance to Nearest Fire Hydrant (ft)	50
Illuminated Exit Signs	Yes
Kitchen Suppression Systems	Yes
Halon Gas Systems	N/A
Smoke Evacuation Systems	N/A
Fire-rated Stairwells	Yes
Fire-rated Stairwell Finish	Fire-rated gypsum wallboard
Stairwell Discharge	Exterior of the building at Grade
Stairwell Pressurized	No
Fire-Rated Doors Observed	Yes
Location of Fire-Rated Doors	Other
Fire Alarm Service Company	Unknown
Date of Last Fire Alarm Service	N/A
Are the individual office unit fire alarm systems monitored?	Yes
Are the common area fire alarm systems monitored?	Yes
Types of Common Areas Monitored	Throughout
Fire Alarm Monitoring Company	Unknown

Item	Description
D4011 Sprinkler Water Supply	D4011 Wet-Pipe Sprinkler System
Condition	Fair
Qty / UOM	250,000 / SF
RUL (years)	9
Location	Throughout Interiors

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 (\$)
D4011	Replace D4011 Wet-Pipe Sprinkler System	250,000.0 - SF	2.2	CC - Life Safety	Priority 4	2024	554,600

Item	Description
D4031 Fire Extinguishers	D4031 Fire Extinguishers 5 Lb, Install
Condition	Fair
Qty / UOM	118 / EA
RUL (years)	4
Location	Throughout Interiors

OBSERVATIONS/COMMENTS:

Fire extinguishers were present throughout the facility. They were last inspected October 7, 2014. 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 (\$)
D4031	Replace D4031 Fire Extinguishers 5 Lb, Install	118.0 - EA	300.9	CC - Life Safety	Priority 2	2019	35,506
D4031	Replace D4031 Fire Extinguishers 5 Lb, Install	118.0 - EA	300.9	CC - Life Safety	Priority 2	2024	35,506

Item	Description
D4091 Carbon Dioxide Systems	D4091 FM200 with Tank
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	12
Location	Computer and Data Server Room

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
D40 Fire Protection Systems	2019	\$35,506
D40 Fire Protection Systems	2024	\$590,106

D50 ELECTRICAL SYSTEMS

Item	Description
D5011 High Tension Service & Dist.	D5011 Main Dry Transformer
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	24
Location	Exterior of Building

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Switchgear 4000 Amps
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	24
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Secondary Dry Transformer <45 kVA
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	14
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Emergency Switchgear 150 Amps
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	14
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Dry Transformer 150 kVA
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	24
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Transformer, 225 kVA
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	24
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Distribution Panel, <200 Amp

Item	Description
Condition	Fair
Qty / UOM	75 / EA
RUL (years)	24
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Distribution Panel, 400-1200 Amp
Condition	Fair
Qty / UOM	14 / EA
RUL (years)	24
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5021 Branch Wiring Devices	D5021 Lighting control unit
Condition	Fair
Qty / UOM	250,000 / SF
RUL (years)	4
Location	Electrical Rooms

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 (\$)
D5021	Replace D5021 Lighting control unit	250,000.0 - SF	0.4	OP - Energy	Priority 3	2019	88,500

Item	Description
D5022 Lighting Equipment	D5022 Wall Pack 70 W HPS
Condition	Poor
Qty / UOM	16 / EA
RUL (years)	0
Location	Site Lighting

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5022	Replace D5022 Wall Pack 70 W HPS	16.0 - EA	1206.0	OP - Security	Priority 1	2015	19,296

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm Panel
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Property Management Office

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 (\$)
D5037	Replace D5037 Fire Alarm Panel	1.0 - EA	9402.5	CC - Life Safety	Priority 1	2017	9,403

Item	Description
D5092 Emergency Light & Power Systems	D5092 Diesel Generator 131 KVA
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	14
Location	Exterior
Generator Fuel	Diesel
Power Rating kVA	1560

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
D50 Electrical Systems	2015	\$19,296
D50 Electrical Systems	2017	\$9,403
D50 Electrical Systems	2019	\$88,500

E Equipment & Furnishing Systems

E10 EQUIPMENT

Item	Description
E1016 Laundry & Dry Cleaning Equipment	E1016 Gas Dryer 50 Lb
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	3
Location	Property Management Office

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 (\$)
E1016	Replace E1016 Gas Dryer 50 Lb	1.0 - EA	10108.3	IN - Beyond Rated Life	Priority 3	2018	10,108

Item	Description
E1016 Laundry & Dry Cleaning Equipment	E1016 Commercial Washers 35 Lb
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	4
Location	Property Management Office

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 (\$)
E1016	Replace E1016 Commercial Washers 35 Lb	1.0 - EA	32214.5	IN - Beyond Rated Life	Priority 3	2019	32,214

Item	Description
E1033 Loading Dock Equipment	E1033 Trash Compactor
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	Site Trash Compactor

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 (\$)
E1033	Replace E1033 Trash Compactor	2.0 - EA	23658.3	IN - Beyond Rated Life	Priority 3	2019	47,317

COST SUMMARY:

Type	Year	Total Expenditures
E10 Equipment	2018	\$10,108
E10 Equipment	2019	\$79,531

G Building Sitework Systems

G20 SITE IMPROVEMENTS

Site Information	
Item	Description
Main Ingress and Egress	Metropolitan Drive
Access from	NW
Additional Entrances	Murray Canyon Road
Access from	W
Parking Count: Open lot	897
Parking Count: Sheltered by carports	N/A
Parking Count: Private garages	N/A
Parking Count: Subterranean garage	N/A
Parking Count: Freestanding parking structure	N/A
Number of ADA Compliant Spaces	16
Number of ADA Compliant Spaces for Vans	3
Method of obtaining parking count	Site plan
Property Identification Sign-Primary	Monument Sign
Property Identification Sign- Secondary	Structure mounted
Illuminated Identification Signage	Yes
Building Identification Sign	Yes
Illuminated Sign	N/A
Location of Property ID Sign	Main entrance drive
Trees Present	Yes
Shrubs Present	Yes
Grasses Present	No
Flower beds Present	Yes
Decorative Rocks Present	Yes
Lava Rocks Present	No
Ponds Present	No
Fountains Present	No
Topography	Gently sloping

Item	Description
G2012 Paving & Surfacing	G2012 Asphalt Seal Coat
Condition	Fair
Qty / UOM	314,000 / SF
RUL (years)	3
Location	Asphalt Parking Lot

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, the asphalt is recommended to be cracksealed, sealed, and striped during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2012	Replace G2012 Asphalt Seal Coat	314,000.0 - SF	0.8	IN - Beyond Rated Life	Priority 3	2018	241,403
G2012	Replace G2012 Asphalt Seal Coat	314,000.0 - SF	0.8	IN - Beyond Rated Life	Priority 3	2023	241,403

Item	Description
G2022 Paving & Surfacing	G2022 ADA Aisle Too Steep-Install New Base Course and Asphalt
Condition	Poor
Qty / UOM	350 / SF
RUL (years)	0
Location	ADA Parking Space

OBSERVATIONS/COMMENTS:

Replace asphalt paving at and around one ADA parking stall aisle, which was measured to be too steep.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2022	Replace G2022 ADA Aisle Too Steep-Install New Base Course and Asphalt	350.0 - SF	39.4	CC - Accessibility	Priority 1	2015	13,801

Item	Description
G2031 Paving & Surfacing	G2035 - Install Accessible ramp at path of travel
Condition	Poor
Qty / UOM	25 / LF
RUL (years)	0
Location	ADA Site Walkway

OBSERVATIONS/COMMENTS:

Path of travel is too steep near front entrance, and near bus stop location at Metropolitan Drive. A "dogleg" type ramp is recommended for installation to prevent existing walkway from being too steep.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2031	Replace G2035 - Install Accessible ramp at path of travel	25.0 - LF	1240.0	CC - Accessibility	Priority 1	2015	31,000

Item	Description
G2031 Paving & Surfacing	G2031 4' Wide Concrete Sidewalk
Condition	Poor
Qty / UOM	36 / LF
RUL (years)	0
Location	ADA Site Walkway

OBSERVATIONS/COMMENTS:

Minor trip hazards at sidewalks were noted at nine locations caused by settlement or tree root growth. Replacement of concrete at these locations is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2031	Replace G2031 4' Wide Concrete Sidewalk	36.0 - LF	90.7	CC - Life Safety	Priority 1	2015	3,264

Item	Description
G2035 Exterior Steps & Ramps	G2035 Curb Cuts to Serve Disabled Parking
Condition	Poor
Qty / UOM	11 / EA
RUL (years)	0
Location	ADA Site Access

OBSERVATIONS/COMMENTS:

Built up pedestrian walkway ramps encroach into adjacent aisles at parking stalls. Install curb cut type pedestrian ramps at sidewalks to allow for accessible spaces throughout.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2035	Replace G2035 Curb Cuts to Serve Disabled Parking	11.0 - EA	3258.1	CC - Accessibility	Priority 1	2015	35,839

Item	Description
G2044 Signage	G2044 ADA Signage
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	ADA Parking Spaces

OBSERVATIONS/COMMENTS:

Signage and striping are required for two additional standard ADA parking stalls. Modification recommended to be performed at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2044	Add signage and striping	2.0 - EA	496.0	CC - Accessibility	Priority 1	2015	992

Item	Description
G2053 Top Soil and Planting Beds	G2053 Landscaping Allowance, Large Area
Condition	Poor
Qty / UOM	3,000 / SF
RUL (years)	0
Location	Site Landscaping

OBSERVATIONS/COMMENTS:

A landscape replacement project was scheduled for this property, but was placed on hold due to budget constraints. Installation of new drought-tolerant shrubbery is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2053	Replace G2053 Landscaping Allowance, Large Area	3,000.0 - SF	7.1	IN - Appearance	Priority 2	2015	21,278

Item	Description
G2057 Irrigation Systems	G2057 Sprinkler System, Backflow Preventer, 4"
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	14
Location	Exterior of Building

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
G20 Site Improvements	2015	\$106,175
G20 Site Improvements	2018	\$241,403
G20 Site Improvements	2023	\$241,403

G30 SITE CIVIL/MECHANICAL UTILITIES

Item	Description
G3063 Fuel Storage Tanks	G3063 Diesel Tank, 100 Gallon
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	4
Location	Emergency Generator

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 (\$)
G3063	Replace G3063 Diesel Tank, 100 Gallon	1.0 - EA	7272.6	IN - Beyond Rated Life	Priority 3	2019	7,273

COST SUMMARY:

Type	Year	Total Expenditures
G30 Site Civil/Mechanical Utilities	2019	\$7,273

G40 SITE ELECTRICAL UTILITIES

Item	Description
G4021 Fixtures & Transformers	G4021 Bollards 70W MH
Condition	Fair
Qty / UOM	31 / EA
RUL (years)	3
Location	Site Lighting

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 (\$)
G4021	Replace G4021 Bollards 70W MH	31.0 - EA	1719.5	OP - Security	Priority 3	2018	53,306

Item	Description
G4022 Poles	G4021 Pole Lamps 220 W
Condition	Fair
Qty / UOM	52 / EA
RUL (years)	4
Location	Site Lighting

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 (\$)
G4022	Replace G4021 Pole Lamps 220 W	52.0 - EA	3537.9	OP - Security	Priority 3	2019	183,970

COST SUMMARY:

Type	Year	Total Expenditures
G40 Site Electrical Utilities	2018	\$53,306
G40 Site Electrical Utilities	2019	\$183,970

The weather at the time of the assessment was:

Item	Description
Approximate Outdoor Temperature (degrees F)	75
Weather Conditions	Clear
Snow Covering Ground	No
Wind Conditions	Little to no wind

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

Item	Description
Site Plan Reviewed	Yes
Floor Plan Reviewed	Yes
Construction Drawings Reviewed	Yes
Termite Inspection Report Reviewed	No
Boiler Certificates Reviewed	No
Document Year Built Information Obtained From	Limited construction drawings and 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: Timothy Harder, Field Observer

Reviewed By: 
Matt Anderson, Program Manager

APPENDIX D: PHOTOS



A1011 Reinforced Concrete Foundations



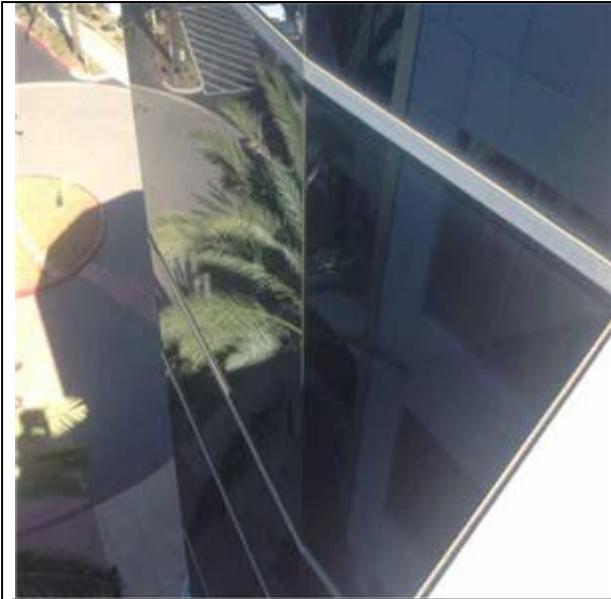
B1031 Structural Steel Columns and Beams Frame



B2011 Paint Concrete Exterior Walls



B2011 Paint Concrete Exterior Walls



B2021 Aluminum Windows



B2021 Aluminum Windows



B2021 Aluminum Windows



B2021 Aluminum Windows



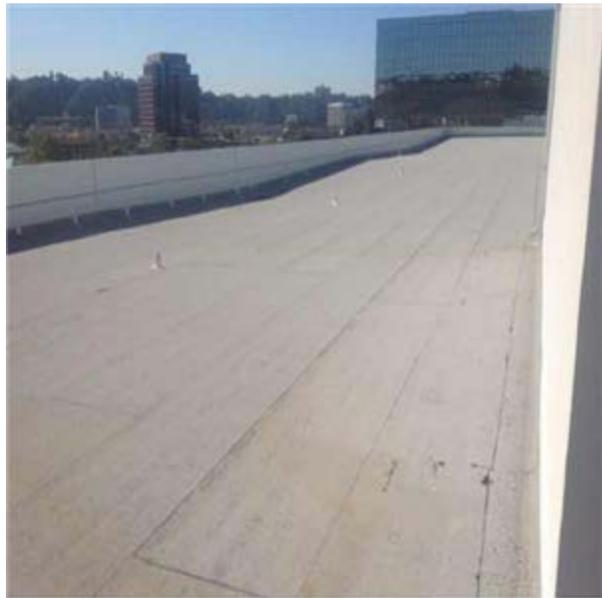
B2021 Aluminum Windows



B2021 Aluminum Windows



B2031 Glazed Entrance Doors



B3011 Modified Bitumen



B3011 Modified Bitumen



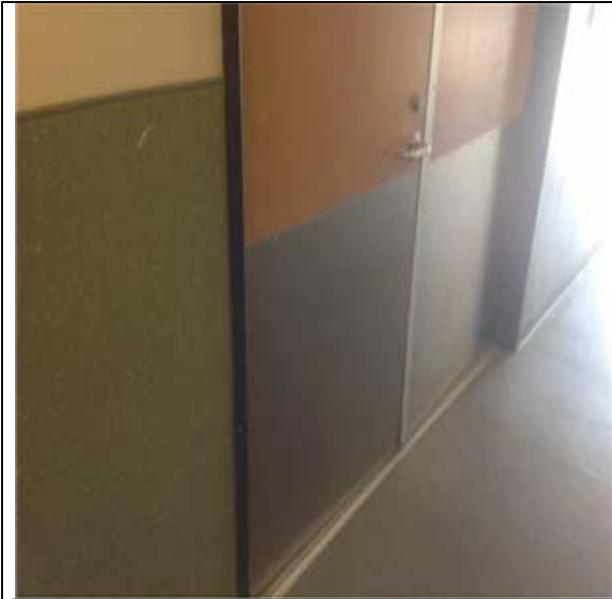
C1021 Interior Doors - newer



C1021 Interior Doors - newer



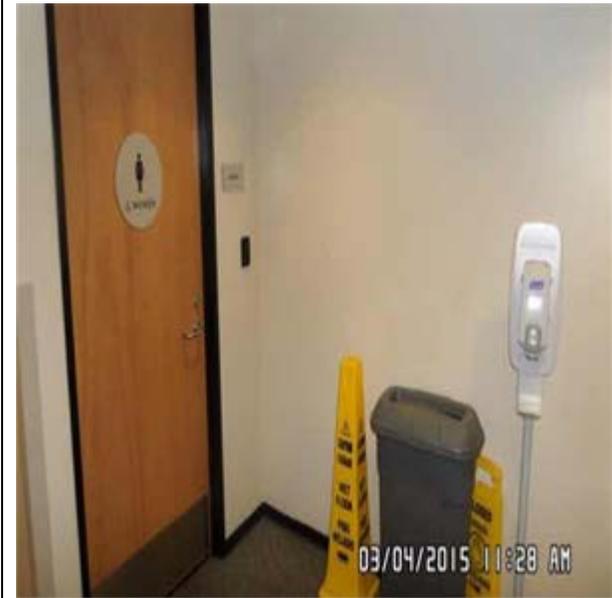
C2011 Concrete Filled Metal Pan Stairs



C3012 Paint Interior Walls, Drywall



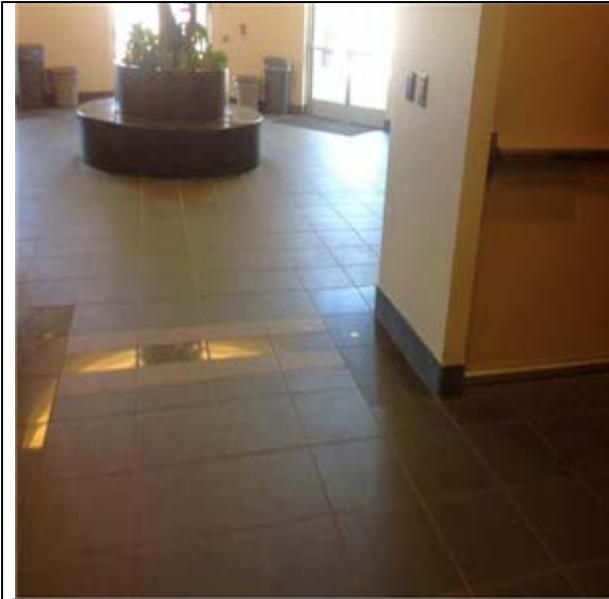
C3012 Paint Interior Walls, Drywall



C3012 Paint Interior Walls, Drywall



C3024 Vinyl Tile



C3024 1x1 Ceramic Tile



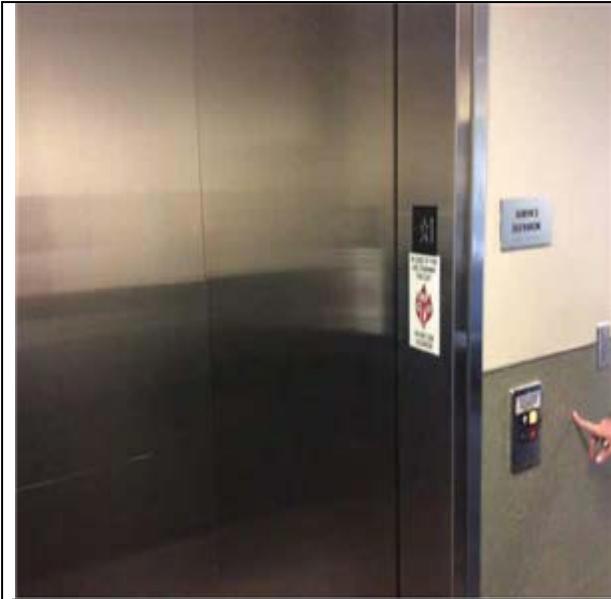
C3025 Carpet Tiles - Standard



C3032 Acoustical Ceiling Tile



D1011 Hydraulic Passenger Elevator 3500 lbs



D1011 Hydraulic Service Elevator 4500 lbs



D1011 Hydraulic Service Elevator 4500 lbs



D1011 Passenger Elevators Braille at jambs



D2011 Water Closet, 1.6 GPF Unit



D2011 Water Closet, 1.6 GPF Unit



D2012 Urinals



D2012 lavatory sink



D2014 Kitchen Top Sink and Faucet



D2017 Stall Shower and Faucet



D2018 Drinking Fountain



D2023 Domestic Gas Water heater (333 MBH)



D2023 DHW Distribution Pump 1/6 HP



D2023 Instantaneous Water Heater



D2023 Water Storage Tank 200 Gallon



D2023 Water Storage Tank 200 Gallon



D3021 Hydronic Gas Boilers (1413 MBH)



D3022.1 Heating Water Distribution Pump 3 HP



D3032 Roof-Mounted Condenser 3 tons



D3032 Roof-Mounted Condenser 3 tons



D3032 Roof-Mounted Condenser 1 tons



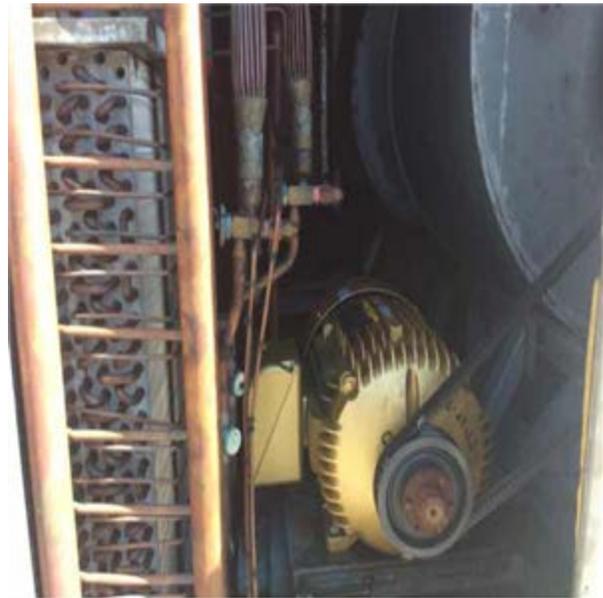
D3032 Roof-Mounted Condenser 2.5-Ton



D3032 Roof-Mounted Condenser 1.5-Ton



D3032 Roof-Mounted Condenser 4-Ton



D3041.1 Packaged unit supply fan motor 30 hp



D3041 VAV Boxes



D3042 Exhaust Fan 1300 CFM



D3042 Exhaust Fan upto 6775 CFM



D3042 Power exhaust fan motor 25 hp



D3023 Expansion Tank 53 Gal



D3044 Expansion Tank 12.5 Gal



D3052 Computer Room A/C Split Units, 3 Ton



D3052 Computer Room A/C Split Units, 3 Ton



D3052 Packaged Rooftop Unit 90 Tons



D3052 Packaged Rooftop Unit 90 Tons



D3063 Variable Frequency Drive, 25-30 HP Fan Motor - New



D3063 Variable Frequency Drive, 25-30 HP Fan Motor - Old



D3068 DDC Controls



D4011 Wet-Pipe Sprinkler System



D4031 Fire Extinguishers 5 Lb, Install



D4091 FM200 with Tank



D5011 Main Dry Transformer



D5012 Switchgear 4000 Amps



D5012 Dry Transformer 150 kVA



D5012 Secondary Dry Transformer <45 kVA



D5012 Distribution Panel, 400-1200 Amp



D5012 Emergency Switchgear 150 Amps



D5012 Transformer, 225 kVA



D5012 Distribution Panel, <200 Amp



D5021 Lighting control unit



D5022 Wall Pack 70 W HPS



D5037 Fire Alarm Panel



D5092 Diesel Generator 131 KVA



E1016 Gas Dryer 50 Lb



E1016 Commercial Washers 35 Lb



E1033 Trash Compactor



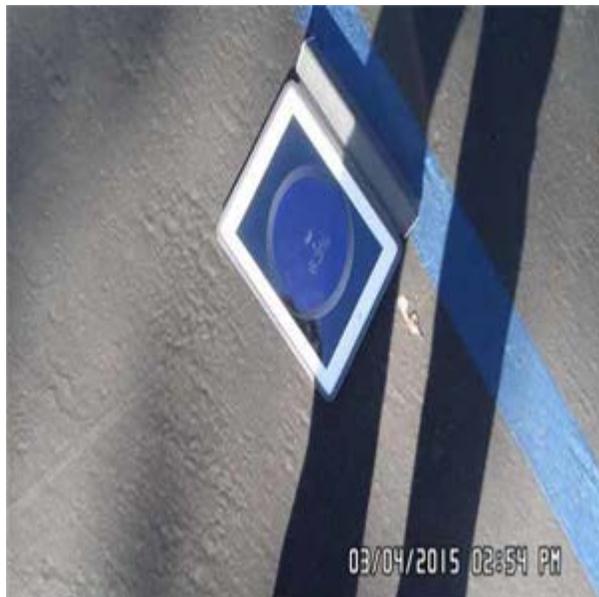
G2012 Asphalt Seal Coat



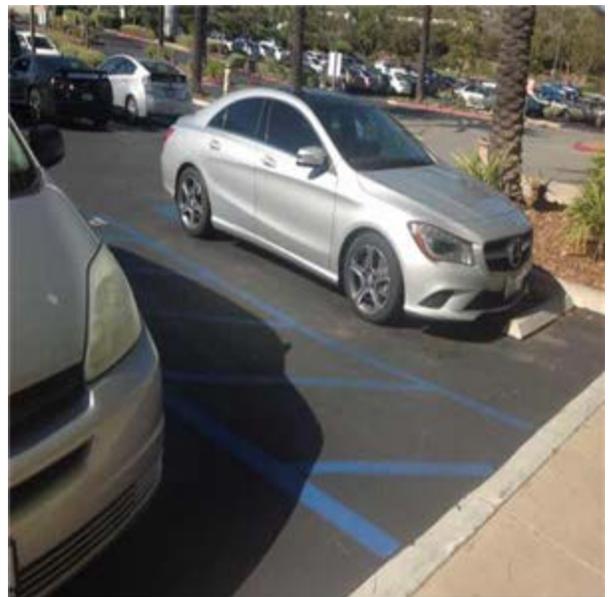
G2012 Asphalt Seal Coat



G2022 ADA Aisle Too Steep-Install New Base Course and Asphalt



G2022 ADA Aisle Too Steep-Install New Base Course and Asphalt



G2035 - Install Accessible ramp at path of travel



G2035 - Install Accessible ramp at path of travel



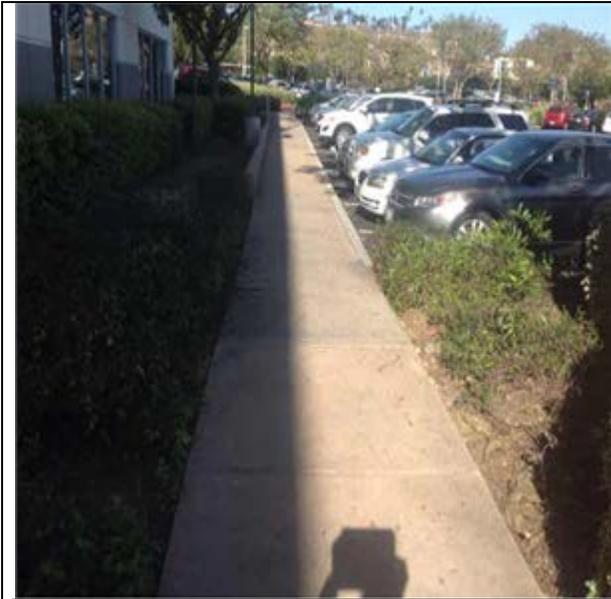
G2035 - Install Accessible ramp at path of travel



G2035 - Install Accessible ramp at path of travel



G2035 - Install Accessible ramp at path of travel



G2035 - Install Accessible ramp at path of travel



G2035 - Install Accessible ramp at path of travel



G2035 - Install Accessible ramp at path of travel



G2031 4' Wide Concrete Sidewalk



G2031 4' Wide Concrete Sidewalk



G2035 Curb Cuts to Serve Disabled Parking



G2053 Landscaping Allowance, Large Area



G2057 Sprinkler System, Backflow Preventer, 4"



G3063 Diesel Tank, 100 Gallon



G4021 Bollards 70W MH



G4021 Pole Lamps 220 W

APPENDIX E: TERMINOLOGY AND ABBREVIATIONS

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

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

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

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

APPENDIX F: BUILDING FACT SHEET

SAN DIEGO MISSION VALLEY BUILDING FACT SHEET

7575 Metropolitan Drive
San Diego
San Diego County

Category 4 - Low Priority - Constructed in Last 20 Years, Special Repairs and Maintenance

BUILDING INFORMATION

- Age: 15 years (completed in 1999)
- Size:*
 - 3-story
 - 242,315 GSF 216,893 NUSF 216,893 Assigned SF
 - 12.35 Acre Parcel
 - 880 surface parking spaces
 - Capacity - 691 occupants
- Financial:
 - State Public Works Board
 - Lease-Revenue Bonds 2002 Series C, due to mature March 2027
 - Original Bond \$41,455,000 - Balance due as of 6/30/12 \$29,790,000
 - IRR Rate - \$2.72/month per SF, FY 2013-14 (DGS Price Book)
 - \$2.73/month per SF, FY 2014-15 (Proposed DGS Price Book)
- LEED Status: Certified Silver LEED-EB, 2009
- Tenants: 9 Agencies, large tenants include Department of Social Services (81,340 SF), Department of Industrial Relations (48,000 SF), Department of Public Health (24,977 SF) and Department of Health Care Services (22,051 SF)



SPI Structure #: 4675
Property #: 10388
BPM #: 850

COMPLETED STUDIES AND SIGNIFICANT FINDINGS

A. 2010 American Disability Act Accessibility Compliance Survey

This survey identified major accessibility-related deficiencies throughout the building. These current deficiencies create path-of-travel issues for future tenant improvement projects.

B. 2012 Access Compliance Conceptual Budget/Evaluation

In follow up to the 2010 American Disability Act Accessibility Compliance Survey this report provides the conceptual Cost and Path of Travel Plans. ADA upgrades have been proposed for this building as part of DGS's ten year ADA Compliance Upgrades and Deferred Special Repairs Program.

ADDITIONAL BUILDING ISSUES

Electrical load and parking onsite are maxed out. As more office space is converted to hearing rooms, electrical demand increases. Given the public use and access to the building, it does stress the electrical capabilities and there is limited common area/waiting conference rooms.

CURRENT UTILIZATION PROJECTS

None

RECENTLY COMPLETED PROJECTS

TBD

Cost

ACTIVE PROJECTS

TBD

Cost

PLANNED SPECIAL REPAIRS BY FISCAL YEAR

TBD

Estimated Cost

DGS STRATEGY: Continue to operate/maintain the building as-is through the special repair/maintenance process; no capital outlay work required for this building at this time.

* Source: Statewide Property Inventory

APPENDIX G: COST TABLES

10 YEAR EXPENDITURE FORECAST



Mission Valley State Building
7575 Metropolitan Drive
San Diego, California

Useful Life	Estimated Useful Life
	Remaining Useful Life

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

Legend	Deferred
	Scheduled

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

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

B. SHELL																														
B20 EXTERIOR ENCLOSURE																														
B2011	Finished Concrete	B2011 Paint Concrete Exterior Walls	Exterior Walls	Replace B2011 Paint Concrete Exterior Walls	10	7	185,000.00	SF	\$3.35	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$619,528	\$0	\$0	\$0	\$619,528							
B30 ROOFING																														
B3011	Modified Bitumen, Total Roof	B3011 Modified Bitumen	Roof	Replace B3011 Modified Bitumen	20	5	800.00	SQ	\$1,172.39	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$937,912	\$0	\$0	\$0	\$0	\$0	\$937,912							
Shell Subtotal												\$0	\$0	\$0	\$0	\$0	\$937,912	\$0	\$619,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,557,440

C. INTERIORS																													
C30 INTERIOR FINISHES																													
C3012	Paint Interior Walls, Drywall	C3012 Paint Interior Walls, Drywall	Interior Walls	Replace C3012 Paint Interior Walls, Drywall	10	6	148,500.00	SF	\$2.13	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$316,721	\$0	\$0	\$0	\$0	\$316,721						
C3025	Carpet, Standard Commercial, Medium Traffic	C3025 Carpet Tiles - Standard	Interior Flooring	Replace C3025 Carpet Tiles - Standard	8	3	700.00	SY	\$96.61	IN - Appearance	Priority 3	\$0	\$0	\$0	\$67,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,624						
C3032	Acoustical Tile With Exposed Grid System	C3032 Acoustical Ceiling Tile	Interior Ceilings	Replace C3032 Acoustical Ceiling Tile	20	5	150.00	CSF	\$1,201.56	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$180,234	\$0	\$0	\$0	\$0	\$0	\$180,234						
Interiors Subtotal												\$0	\$0	\$0	\$67,624	\$0	\$180,234	\$316,721	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$564,579

D. SERVICES																																	
D10 CONVEYING SYSTEMS																																	
D1011	D1011 Passenger Elevators	D1011 Passenger Elevators Braille at jams	Elevators	Replace D1011 Passenger Elevators Braille at jams	25	0	4.00	EA	\$455.00	CC - Accessibility	Priority 1	\$1,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,820	\$0									
D1011	Elevator Hydraulic System, 3500 Lb Capacity	D1011 Hydraulic Passenger Elevator 3500 lbs	Elevator Rooms	D1011 Install Key Card Security System to Elevator Controls	20	2	4.00	EA	\$37,765.00	FN - Modernization	Priority 2	\$0	\$0	\$151,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151,060									
D20 PLUMBING																																	
D2011	Commercial Grade Water Closet With 1.6 Gpf Unit	D2011 Water Closet, 1.6 GPF Unit	Restrooms	Replace D2011 Water Closet, 1.6 GPF Unit	25	9	42.00	EA	\$1,233.15	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,792	\$0	\$51,792								
D2014	Kitchen Sink And Faucet	D2014 Kitchen Top Sink and Faucet	Conference Rooms	Replace D2014 Kitchen Top Sink and Faucet	20	5	4.00	EA	\$2,946.41	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$11,786	\$0	\$0	\$0	\$0	\$0	\$0	\$11,786									
D2017	Stall Shower and Faucet	D2017 Stall Shower and Faucet	Shower Stalls	Replace D2017 Stall Shower and Faucet	20	4	2.00	EA	\$4,059.18	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$8,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,118									
D2018	Drinking Fountain	D2018 Drinking Fountain	Throughout Interiors	Replace D2018 Drinking Fountain	10	2	12.00	EA	\$2,876.60	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$34,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,519									
D2023	Water Storage Tank 120 Gallon	D2023 Water Storage Tank 200 Gallon	Rooftop	Replace D2023 Water Storage Tank 200 Gallon	40	0	1.00	EA	\$8,377.06	IN - Beyond Rated Life	Priority 1	\$8,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,377	\$0									
D2023	Water Distribution Pump 1/8 HP	D2023 DHW Distribution Pump 1/6 HP	Rooftop	Replace D2023 DHW Distribution Pump 1/6 HP	10	0	2.00	EA	\$2,980.11	IN - Beyond Rated Life	Priority 1	\$5,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,960	\$0									
D2023	Commercial Gas-Fired Domestic Water Heater, 250 to 360 MBH Input	D2023 Domestic Gas Water heater (333 MBH)	Rooftop	Replace D2023 Domestic Gas Water heater (333 MBH)	20	0	1.00	EA	\$34,348.81	IN - Beyond Rated Life	Priority 1	\$34,349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,349	\$0									
D30 HVAC																																	
D3021	Water Boiler, Gas 1460 MBH	D3021 Hydronic Gas Boilers (1413 MBH)	Roof	Replace D3021 Hydronic Gas Boilers (1413 MBH)	30	0	2.00	EA	\$66,111.09	OP - Maintenance	Priority 1	\$132,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,222	\$0									
D3022.1	Heating Water Distribution Pump 3 HP	D3022.1 Heating Water Distribution Pump 3 HP	Rooftop	Replace D3022.1 Heating Water Distribution Pump 3 HP	15	2	2.00	EA	\$13,421.76	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$26,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,844									
D3032	Roof-Mounted Condenser 1-Ton	D3032 Roof-Mounted Condenser 1 tons	Rooftop	Replace D3032 Roof-Mounted Condenser 1 tons	15	0	1.00	EA	\$5,122.44	IN - Beyond Rated Life	Priority 1	\$5,122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,122	\$0									
D3032	Roof-Mounted Condenser 2.5-Ton	D3032 Roof-Mounted Condenser 1.5-Ton	Rooftop	Replace D3032 Roof-Mounted Condenser 1.5-Ton	15	0	5.00	EA	\$6,432.77	IN - Beyond Rated Life	Priority 1	\$32,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,164	\$0									
D3032	Roof-Mounted Condenser 4-Ton	D3032 Roof-Mounted Condenser 4-Ton	Rooftop	Replace D3032 Roof-Mounted Condenser 4-Ton	15	0	2.00	EA	\$10,464.96	IN - Beyond Rated Life	Priority 1	\$20,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,930	\$0									
D3032	Roof-Mounted Condenser 2.5-Ton	D3032 Roof-Mounted Condenser 2.5-Ton	Rooftop	Replace D3032 Roof-Mounted Condenser 2.5-Ton	15	0	4.00	EA	\$6,432.77	IN - Beyond Rated Life	Priority 1	\$25,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,731	\$0									
D3032	Roof-Mounted Condenser 3-Ton	D3032 Roof-Mounted Condenser 3 tons	Rooftop	Replace D3032 Roof-Mounted Condenser 3 tons	15	0	1.00	EA	\$7,657.10	IN - Beyond Rated Life	Priority 1	\$7,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,657	\$0									
D3041.1	Central Ahu Fan Motor,	D3041.1 Packaged unit supply fan motor 30 hp	Rooftop	Replace D3041.1 Packaged unit supply fan motor 30 hp	20	4	12.00	EA	\$7,851.68	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$94,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,220									
D3042	Exhaust Fan 2000 CFM	D3042 Power exhaust fan motor 25 hp	Rooftop	Replace D3042 Power exhaust fan motor 25 hp	10	0	6.00	EA	\$3,450.37	IN - Beyond Rated Life	Priority 1	\$20,702	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,702	\$0									
D3042	Exhaust Fan 2000 CFM	D3042 Exhaust Fan 1300 CFM	Rooftop	Replace D3042 Exhaust Fan 1300 CFM	10	0	1.00	EA	\$3,450.37	IN - Beyond Rated Life	Priority 1	\$3,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,450	\$0									
D3042	Exhaust Fan 8500 CFM	D3042 Exhaust Fan upto 6775 CFM	Rooftop	Replace D3042 Exhaust Fan upto 6775 CFM	10	0	2.00	EA	\$7,679.87	IN - Beyond Rated Life	Priority 1	\$15,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,360	\$0									
D3044	Expansion Tank	D3044 Expansion Tank 12.5 Gal	Rooftop	Replace D3044 Expansion Tank 12.5 Gal	25	9	1.00	EA	\$5,565.12	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,565	\$5,565									
D3052	Multi-Zone Variable Volume 90-Ton	D3052 Packaged Rooftop Unit 90 Tons	Rooftop	Replace D3052 Packaged Rooftop Unit 90 Tons	15	0	6.00	EA	\$644,800.00	IN - Beyond Rated Life	Priority 1	\$3,868,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,868,800	\$0									
D3052	Split System Unit, 3-Ton, Condenser and Fan Coil	D3052 Computer Room A/C Split Units, 3 Ton	Computer and Data Server Room	Replace D3052 Computer Room A/C Split Units, 3 Ton	15	2	2.00	EA	\$18,972.00	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$37,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,944									
D3063	Variable Frequency Drive, 25 HP Fan Motor,	D3063 Variable Frequency Drive, 25-30 HP Fan Motor - Old	Rooftop	Replace D3063 Variable Frequency Drive, 25-30 HP Fan Motor - Old	20	4	9.00	EA	\$18,592.56	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$167,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,333									
D3068	Direct Digital Controls (DDC) Extensive	D3068 DDC Controls	All Facilities	Replace D3068 DDC Controls	20	4	250,000.00	SF	\$0.82	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$204,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$204,600									
D40 FIRE PROTECTION SYSTEMS																																	
D4011	Sprinkler Head	D4011 Wet-Pipe Sprinkler System	Throughout Interiors	Replace D4011 Wet-Pipe Sprinkler System	25	9	250,000.00	SF	\$2.22	CC - Life Safety	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$554,600	\$0	\$554,600									
D4031	Fire Extinguishers 5 Lb, Install	D4031 Fire Extinguishers 5 Lb, Install	Throughout Interiors	Replace D4031 Fire Extinguishers 5 Lb, Install	5	4	118.00	EA	\$300.90	CC - Life Safety	Priority 2	\$0	\$0	\$0	\$35,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,506	\$71,012									
D50 ELECTRICAL SYSTEMS																																	
D5021	Motion Sensor Lighting Control Installation	D5021 Lighting control unit	Electrical Rooms	Replace D5021 Lighting control unit	20	4	250,000.00	SF	\$0.35	OP - Energy	Priority 3	\$0	\$0	\$0	\$88,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,500	\$0									
D5022	Wall Pack 70 Watt High Pressure Sodium	D5022 Wall Pack 70 W HPS	Site Lighting	Replace D5022 Wall Pack 70 W HPS	10	0	16.00	EA	\$1,206.03	OP - Security	Priority 1	\$19,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,296	\$0									
D5037	Fire Alarm Panel	D5037 Fire Alarm Panel	Property Management Office	Replace D5037 Fire Alarm Panel	15	2	1.00	EA	\$9,402.52	CC - Life Safety	Priority 1	\$0	\$0	\$9,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,403									
Services Subtotal												\$4,201,942	\$0	\$259,769	\$0	\$598,278	\$11,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$647,464	\$4,201,942	\$1,517,296

E. EQUIPMENT & FURNISHING																														
E10 EQUIPMENT																														
E1016	Commercial Washers 35 Lb	E1016 Commercial Washers 35 Lb	Property Management Office	Replace E1016 Commercial Washers 35 Lb	20	4	1.00	EA	\$32,214.46	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$32,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,214						
E1016	Gas Dryer 50 Lb.	E1016 Gas Dryer 50 Lb	Property Management Office	Replace E1016 Gas Dryer 50 Lb	15	3	1.00	EA	\$10,108.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$10,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,108						
E1033	Trash Compactor	E1033 Trash Compactor	Site Trash Compactor	Replace E1033 Trash Compactor	20	4	2.00	EA	\$23,658.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$47,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,317						
Equipment & Furnishing Subtotal												\$0	\$0	\$0	\$10,108	\$79,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,639

F. SPECIAL CONSTRUCTION AND DEMOLITION																																	
Special Construction And Demolition Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

G. BUILDING SITEWORK																						
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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			
G20 SITE IMPROVEMENTS																								
G2012	Asphalt- Seal Coat- Roadways	G2012 Asphalt Seal Coat	Asphalt Parking Lot	Replace G2012 Asphalt Seal Coat	5	3	314,000.00	SF	\$0.77	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$241,403	\$0	\$0	\$0	\$0	\$241,403	\$0	\$0	\$0	\$482,806
G2022	Install New Base Course and Asphalt	G2022 ADA Aisle Too Steep-Install New Base Course and Asphalt	ADA Parking Space	Replace G2022 ADA Aisle Too Steep-Install New Base Course and Asphalt	25	0	350.00	SF	\$39.43	CC - Accessibility	Priority 1	\$13,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,801	\$0
G2031	4' Wide Concrete Sidewalk	G2031 4' Wide Concrete Sidewalk	ADA Site Walkway	Replace G2031 4' Wide Concrete Sidewalk	25	0	36.00	LF	\$90.67	CC - Life Safety	Priority 1	\$3,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,264	\$0
G2031	4' Wide Concrete Sidewalk	G2035 - Install Accessible ramp at path of travel	ADA Site Walkway	Replace G2035 - Install Accessible ramp at path of travel	25	0	25.00	LF	\$1,240.00	CC - Accessibility	Priority 1	\$31,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,000	\$0
G2035	Curb Cuts to Serve Bus Stops	G2035 Curb Cuts to Serve Disabled Parking	ADA Site Access	Replace G2035 Curb Cuts to Serve Disabled Parking	25	0	11.00	EA	\$3,258.12	CC - Accessibility	Priority 1	\$35,839	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,839	\$0
G2044	G2044 Signage	G2044 ADA Signage	ADA Parking Spaces	Add signage and striping	20	0	2.00	EA	\$496.00	CC - Accessibility	Priority 1	\$992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$992	\$0
G2053	Landscaping Allowance, Large Area	G2053 Landscaping Allowance, Large Area	Site Landscaping	Replace G2053 Landscaping Allowance, Large Area	10	0	3,000.00	SF	\$7.09	IN - Appearance	Priority 2	\$21,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,278	\$0
G30 SITE CIVIL/MECHANICAL UTILITIES																								
G3063	Diesel Tank,Above Ground 150 Gallon	G3063 Diesel Tank, 100 Gallon	Emergency Generator	Replace G3063 Diesel Tank, 100 Gallon	20	4	1.00	EA	\$7,272.60	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$7,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,273
G40 SITE ELECTRICAL UTILITIES																								
G4021	Landscape Ground Mounted Uplight Fixture Only	G4021 Bollards 70W MH	Site Lighting	Replace G4021 Bollards 70W MH	15	3	31.00	EA	\$1,719.53	OP - Security	Priority 3	\$0	\$0	\$0	\$53,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,306
G4022	Pole-Mounted Light 400 W HPS Fixture Only	G4021 Pole Lamps 220 W	Site Lighting	Replace G4021 Pole Lamps 220 W	20	4	52.00	EA	\$3,537.89	OP - Security	Priority 3	\$0	\$0	\$0	\$0	\$183,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,970
Building Sitework Subtotal												\$106,175	\$0	\$0	\$294,709	\$191,243	\$0	\$0	\$0	\$241,403	\$0	\$106,175	\$727,355	

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

Expenditure Totals per Year	\$4,308,117	\$0	\$259,769	\$372,441	\$869,052	\$1,129,931	\$316,721	\$619,528	\$241,403	\$647,464	\$4,308,117	\$4,456,309
Total Cost (Inflated @ 5% per Yr-)	\$4,308,117	\$0	\$286,396	\$431,147	\$1,056,338	\$1,442,110	\$424,436	\$871,738	\$356,662	\$1,004,428	Total *	\$8,764,425

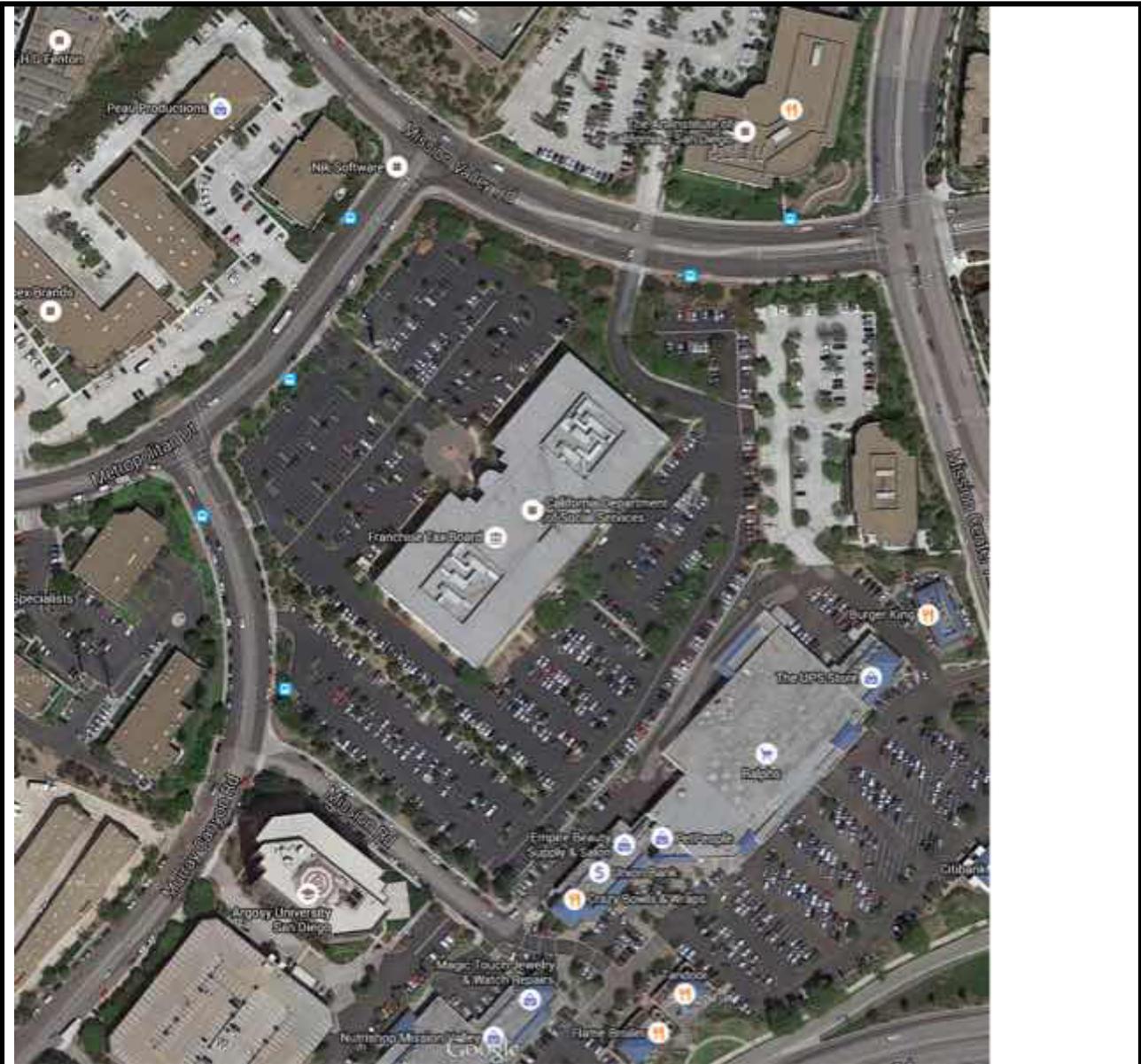
* - Present Value Currency

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 \$99,607,704

APPENDIX H: SUPPORTING DOCUMENTATION

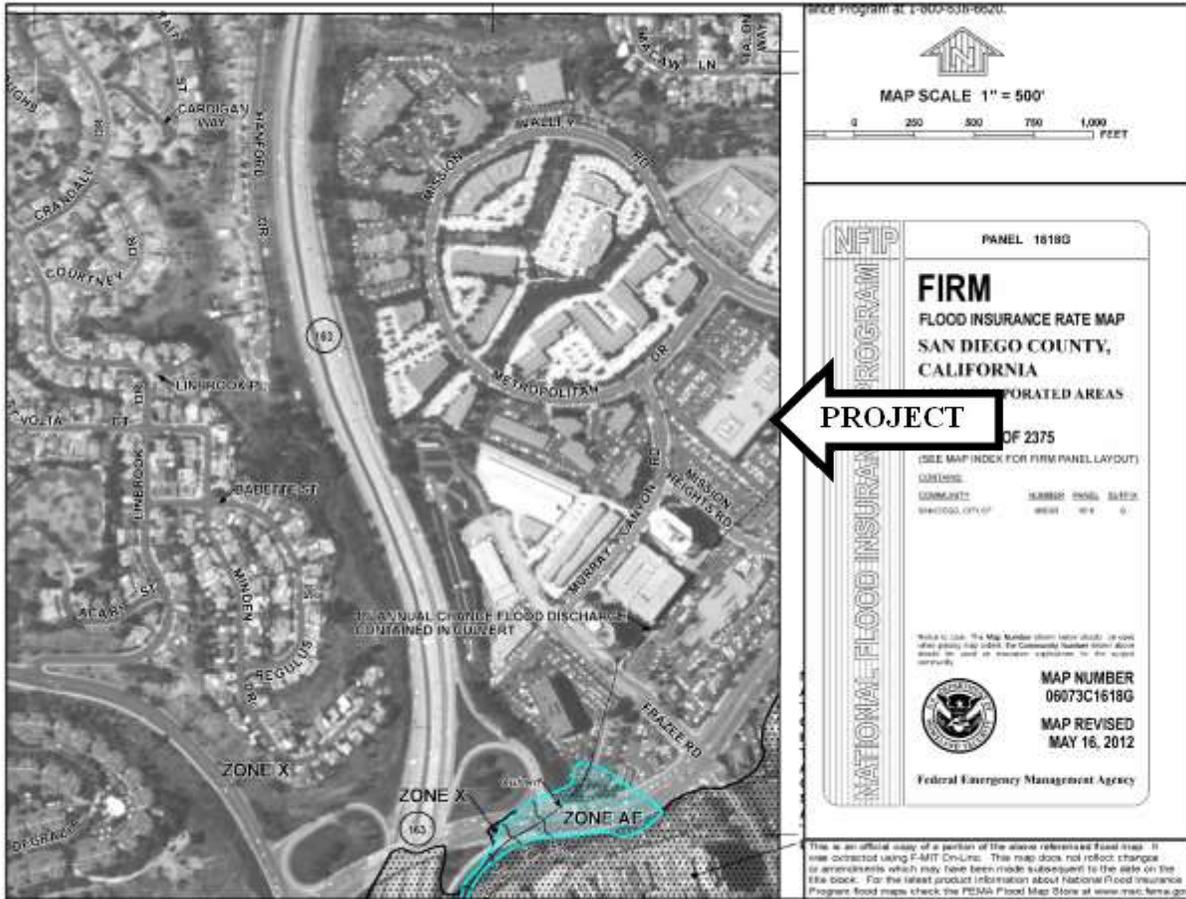


Source:
 The north arrow indicator is an approximation of 0° North.

Project Number:
 111326.14R-055.305
Project Name:
 Mission Valley State Building

On-Site Date:
 March 4, 2015

Floodplain Map



Source:

FEMA

Date: May 16, 2012



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

Project Number:

111326.14R-055.305

Project Name:

Mission Valley State Building

On-Site Date:

March 4, 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			
Mission Valley State Building			
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	\$328.85	242,315	\$79,686,163
	\$0.00	0	\$0
	\$0.00	0	\$0
	\$0.00	0	\$0
	\$0.00	0	\$0
Total		242,315	\$79,686,163
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	\$79,686,163	25.00%	\$99,607,704
	\$0	25.00%	\$0
	\$0	25.00%	\$0
	\$0	25.00%	\$0
	\$0	25.00%	\$0
Cost Per SF	\$411.07	Total Estimate	\$99,607,704

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: John Filehne

Building name: Mission Valley State Building (850)

What is your association with this property? Office Building Manager

What is the length of your association with this property? 5 years

Phone number: 619-688-0209

Please provide information about inspections relating to the following items

Inspections	Date Last Inspected	List Name & Contact for Maintenance Contractor, if any.
1. Elevators		
2. HVAC, Mechanical, Electric, Plumbing		
3. Life-Safety/Fire		
4. Roofs		

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

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

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

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

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			
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			
23. Are there any problems with the landscape irrigation systems?		x			
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				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				In the electrical rooms.
34. Do any Commercial units have less than 200-Amp service?				x	
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				
38. Have any ADA or Title 24 improvements been made to the property?		x			
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?					I have recieved compliants that were need to add more disabled parking spaces in the parking lot.
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 850 – Mission Valley State Building
7575 Metropolitan Drive
San Diego, 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	Power Unit Manuf.	Motor Control	Control Manuf.	Door Size/ Style	Door Equip. Manuf.
Elevators 1-4 (Group – ID# 115297-115299)	1	100 fpm	3,500 pounds	1-3	2000	N/A	10-12 years	Inground Hydraulic	Allweiler	Solid State	Otis	42" x 84" Center Opening	Otis
	2	100 fpm	3,500 pounds	1-3	2000	N/A	10-12 years	Inground Hydraulic	Allweiler	Solid State	Otis	42" x 84" Center Opening	Otis
	3	100 fpm	3,500 pounds	1-3	2000	N/A	10-12 years	Inground Hydraulic	Allweiler	Solid State	Otis	42" x 84" Center Opening	Otis
	4	100 fpm	3,500 pounds	1-3	2000	N/A	10-12 years	Inground Hydraulic	Allweiler	Solid State	Otis	42" x 84" Center Opening	Otis
Elevator 5 (Simplex – ID# 118214)	5	100 fpm	4,500 pounds	1-3	2000	N/A	10-12 years	Inground Hydraulic	Allweiler	Solid State	Otis	48" x 96" Center Opening	Otis

Elevator Number	State Inspection Date	State Inspection Status	5-Year Test Date	5-Year Test Status	Annual Test Date	Annual Test Status	Fire Service Testing Logs	Machine Room Maintenance Logs	Overall Level of Maintenance	Modernization Priority
1	9/2013	Expired	Not Required	Not Required	5/2012	Past Due	Current	Current	Average	Low
2	9/2013	Expired	Not Required	Not Required	5/2012	Past Due	Current	Current	Average	Low
3	9/2013	Expired	Not Required	Not Required	5/2012	Past Due	Current	Current	Average	Low
4	9/2013	Expired	Not Required	Not Required	5/2012	Past Due	Current	Current	Average	Low
5	9/2013	Expired	Not Required	Not Required	5/2012	Past Due	Current	Current	Average	Low

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 850 – Mission Valley State Building				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	All annual tests 2 years past due – perform tests and properly tag equipment	1-5		
2	Battery lowering test past due – perform test and properly log – replace batteries as needed (car 5 batteries from 2004)	1-5		

Appendix C – Maintenance Corrections

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

Building 850 – Mission Valley State Building				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Paint machine room floor	1-4		
2	Clean fuzz from door relating cables	1-4		
3	Clean door hardware	1-4		
4	Clean top of car	1-4		
5	Adjust car ride to eliminate sway	2		
6	Sweep pits	1-5		
7	Adjust doors for smooth operation	5		

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

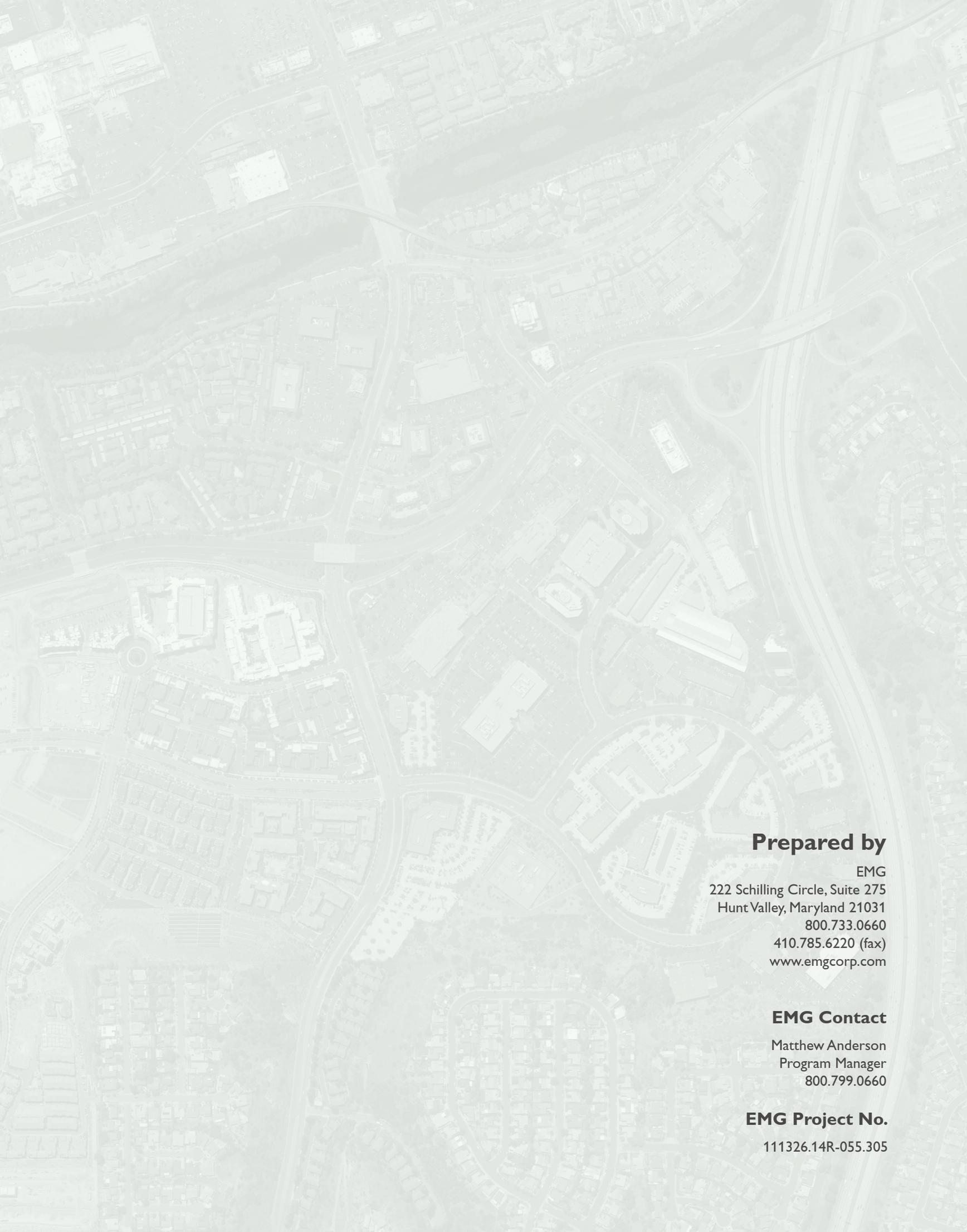
Matt Ensley: 213-247-8992 – matt.ensley@elevatorconsultingassociates.com

Building 850 – Mission Valley State Building				
Current Items			These Columns For Use by University and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	The annual inspection certificates in the elevators have expired. If new certificates have been received, post in elevators as soon as possible.	1-5		

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 installed in 2000 (15 years ago). The Otis equipment is quite maintainable, not only by Otis but by other companies as well. Assuming that the level of maintenance will be maintained at or above industry standard, these elevators should operate properly for another 10-12 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.

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-055.305



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

