



Franchise Tax Board San Diego Building (084)

9645 Butterfield Way, Rancho Cordova, CA 95827

Facility Condition Assessment

June 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 Franchise Tax Board San Diego Building (084).

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 Franchise Tax Board San Diego Building (084) 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 Franchise Tax Board San Diego Building (084) on Jan 9, 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	\$152,938,518
Immediate Repair Costs (12 months)	\$4,634,615
1-5 Year Capital Needs	\$7,025,600
6-10 Year Capital Needs	\$2,177,160
Total 10-Year Capital Reserve Needs	\$13,837,374

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

Current Year FCI

$$\text{Current FCI} = \frac{\$4,634,615}{\$152,938,518}$$

Ten-Year FCI

$$\text{Ten-Year FCI} = \frac{\$13,837,374}{\$152,938,518}$$

Current Year FCI	Ten-Year FCI
3.03 % = <i>Good Condition</i>	9.05 % = <i>Fair Condition</i>

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

- There is a mixture of old and new carpet in the building. Replacement of the older carpet is recommended.
- The domestic water system booster pumps are original to the building construction. Replacement of the pumps is recommended.
- The computer room/data room has a separate rooftop mounted cooling system. The units are old and in poor condition. Replacement with a system connected to the on-site central plant is recommended.
- The building is using a mixture of the original pneumatic and newer digital controls as part of the energy management system. Pneumatic systems are prone to leakage issues and they are antiquated. Replacement with digital controls is recommended.

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

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INTRODUCTION

BUILDING BACKGROUND

The Franchise Tax Board Complex (084) was constructed in three separate phases. The complex consists of seven buildings totaling approximately 1,853,576 SF on approximately 51 acres. The complex is located in the suburban “50 Corridor” area near Folsom Boulevard at 9645 Butterfield Way, Sacramento. The site is adjacent to US Highway 50 and a light rail stop on the Regional Transit Gold Line. Residential neighborhoods extend north from Folsom Boulevard. Low-rise office and retail are located between Folsom Boulevard and US Highway 50.

Five of the buildings comprise integrally connected office space and are supported by a central plant and a warehouse facility. The complex provides space primarily for the California State Franchise Tax Board, who administers the tax code and collects and distributes state tax revenues. The complex supports the functions of the Franchise Tax Board and includes spaces for data centers, auditors, legal department, and administrative and support personnel. As such, the complex requires a high level of security and infrastructure reliability. The complex houses a tenant population of approximately 7,500 staff during peak tax season and approximately 5,000 during non-peak season. The site includes nearly 4,000 surface parking spaces.

The Franchise Tax Board San Diego Building was designed by Nacht and Lewis Architects of Sacramento. Construction was completed in 1993. The Building was formerly used for large file storage. With the shift to electronic documentation and records, significant additional vacant space exists in the building. The building is primarily occupied by the Franchise Tax Board, with the Department of Managed Health Care (DMHC) occupying 36,670 SF. The Franchise Tax Board San Diego Building is 419,002 GSF with a net usable area of 371,880 SF. The ratio of net usable to gross building area is 88.7 percent. The occupant capacity is 498.

BUILDING DESCRIPTION

The main building structural system is a steel superstructure with concrete topped metal floor decks. The warehouse roof structure utilizes glue-laminated beams supported by steel columns. The roof structures are flat with a single-ply membrane.

The exterior walls are finished with stucco.

The building has painted drywall walls. The floor finishes consist of ceramic tiles, commercial carpet tiles, vinyl composition tiles, and ceramic tile in the restrooms. The interior ceiling is finished with acoustic ceiling tiles.

Heating is provided by boilers in the on-site central plant. The hot water is then supplied to the air handling units through distribution pumps with variable frequency drives. Cooling is provided by centrifugal water-cooled chillers in the central plant that supply the air handling units.

Life safety systems include fire sprinklers, hydrants, smoke detectors, alarms, extinguishers, and dry standpipes.

The landscaping consists of trees, shrubs, and lawn areas. Landscaped areas are irrigated by an in-ground overhead spray sprinkler system.

The parking areas are paved with asphalt. Based on information provided by the staff, parking is provided for 4,355 cars for the seven building Franchise Tax Board campus. All of the parking stalls are located in open lots.

The sidewalks throughout the property are constructed of cast-in-place concrete.

Project Statistics

Item	Description
Project Name	Franchise Tax Board San Diego Building
Building ID	084
Property Type	Administration
Year Built	1993
Number of Stories	2
Occupied	Yes
Land Area (acres)	51.18
Gross Square Feet (GSF)	419,002

FACILITY CONDITION ASSESSMENT

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

COMPONENTS OF THE FCA

Current conditions analysis

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

Anticipated building reserve analysis

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

Funding needs analysis

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

CALCULATION OF FUNDING NEEDS

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

Immediate Repair Costs

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

Capital Reserve Needs

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

Current Replacement Value

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

Remaining Useful Life

Remaining Useful Life (RUL) estimate is based upon site observations, research, and judgment, along with reference to Expected Useful Life (EUL) tables from various industry sources. A sample copy of the EUL table is included in the appendices. EMG estimates when a system or component will likely need replacement based on a visual review of the current condition and the RUL estimate. Exposure to the elements, quality of installation, extent of use, and quality and amount of preventive maintenance exercised are factors that impact the effective age of a system or component. As a result, a system or component might have an effective age that is greater or less than its actual chronological age. The RUL of a system or component equals the EUL less its effective age.

Opinions of Probable Cost

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

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

Facility Condition Index

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

SCOPE OF ASSESSMENT

The evaluation team conducted a walk-through survey of Franchise Tax Board San Diego Building (084) on Jan 9, 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.

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

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

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

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

PRIORITY RANKING

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

PRIORITY RANKING CATEGORIES

Building Mission Ranking

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

Remaining Useful Life Ranking

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

Asset Component Category

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

Functional Asset Categories

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

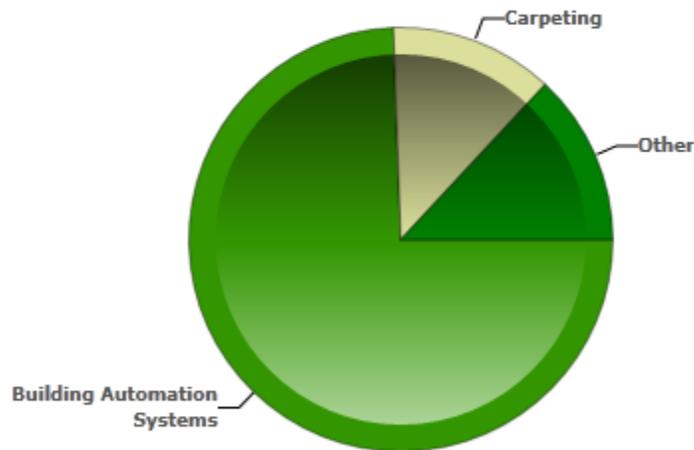
PRIORITY RATIO

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

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

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

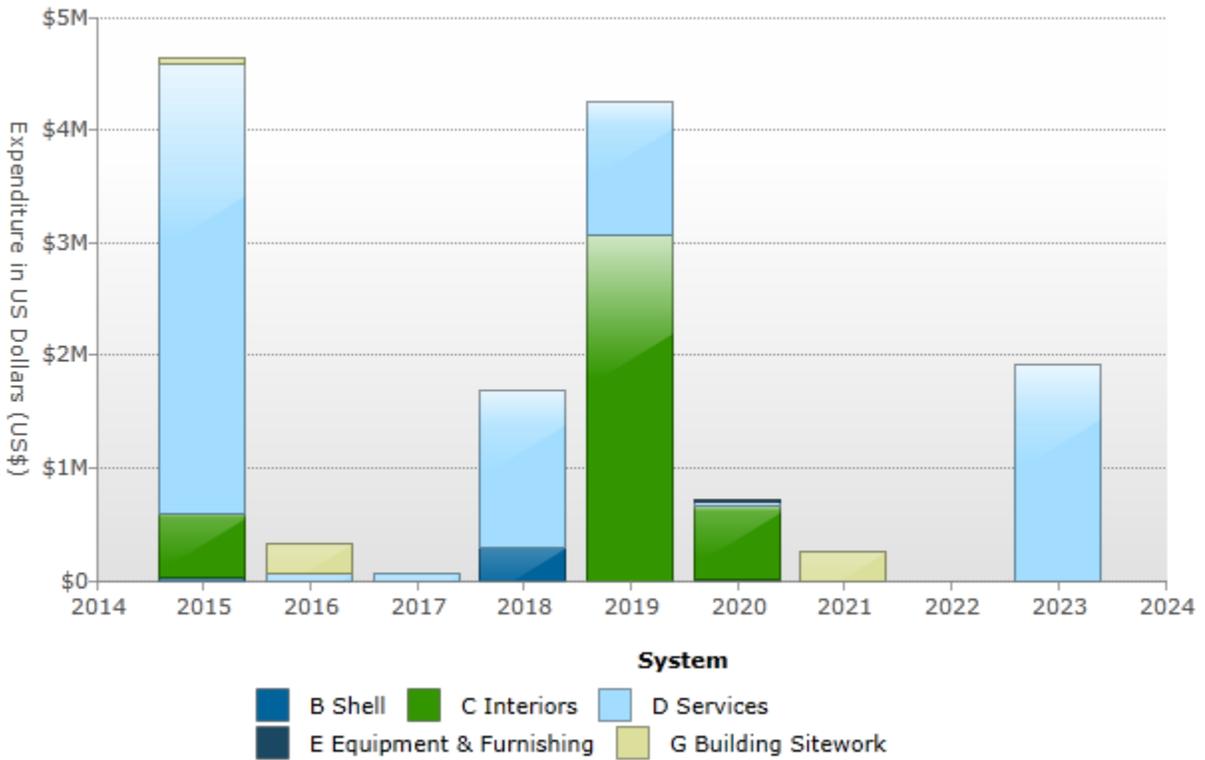
Distribution of Immediate Needs by Building System



Level	Building System	Estimated Cost
B2032	Solid Exterior Doors	\$18,448
C3025	Carpeting	\$579,634
D1011	Passenger Elevators	\$22,200
D2012	Urinals	\$51,254
D2023	Domestic Water Supply Equipment	\$134,803
D3022	Circulating Pumps	\$49,588
D3023	Auxiliary Equipment	\$87,437
D3042	Exhaust Ventilation Systems	\$22,568
D3053	Split-Systems	\$151,776
D3068	Building Automation Systems	\$3,449,895
D5022	Lighting Equipment	\$9,181
D5034	Call Systems	\$7,080
D5092	Emergency Light & Power Systems	\$3,500
G4022	Poles	\$47,250

Level	Building System	Estimated Cost
	Total	\$4,634,615

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	\$18,448	\$579,634	\$3,989,283	\$0	\$0	\$47,250	\$4,634,615
2016	\$0	\$0	\$0	\$63,416	\$0	\$0	\$257,548	\$320,964
2017	\$0	\$0	\$0	\$55,706	\$0	\$0	\$0	\$55,706
2018	\$0	\$299,946	\$0	\$1,389,022	\$0	\$0	\$0	\$1,688,968
2019	\$0	\$0	\$3,064,826	\$1,176,333	\$0	\$0	\$0	\$4,241,160
2020	\$0	\$10,503	\$645,960	\$46,824	\$15,515	\$0	\$0	\$718,801
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$257,548	\$257,548
2023	\$0	\$0	\$0	\$1,919,612	\$0	\$0	\$0	\$1,919,612
Total	\$0	\$328,897	\$4,290,420	\$8,640,197	\$15,515	\$0	\$562,346	\$13,837,374

CURRENT REPLACEMENT VALUE

The Current Replacement Value has been determined as \$152,938,518 for the Franchise Tax Board San Diego Building Building (084). 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
419,002 GSF	\$365	\$152,938,518

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

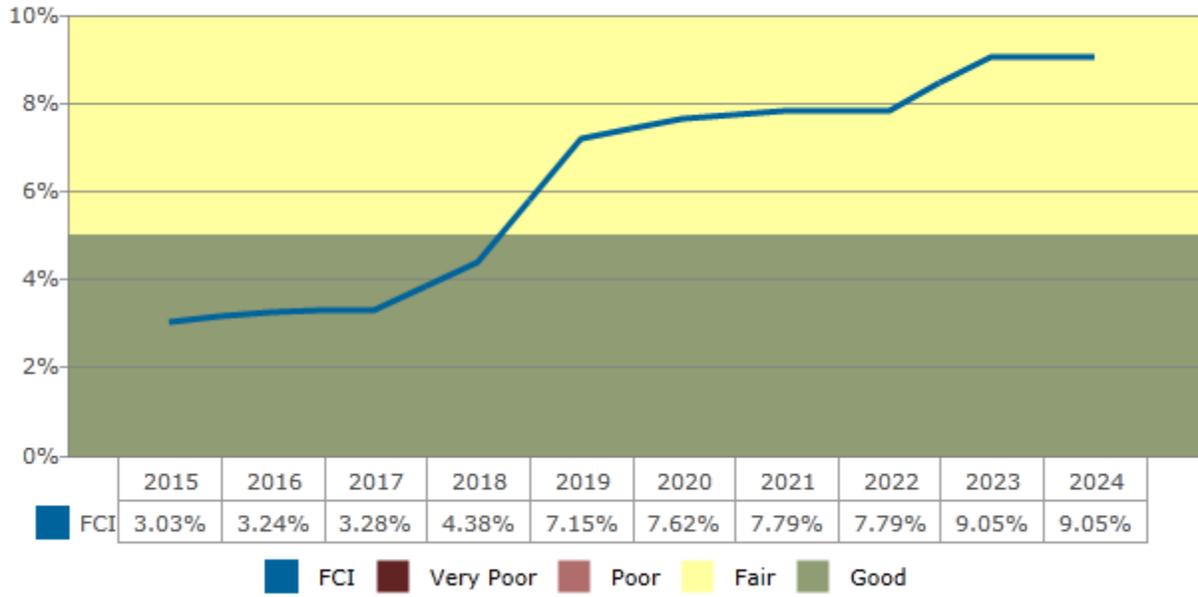
² Sean C. Rush (1991). Managing the Facilities Portfolio: a Practical Approach to Institutional Facility Renewal and Deferred Maintenance. National Association of College and University Business Officers. pp. 26–66. ISBN 978-0-915164-59-2.

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%

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

Cumulative Effects of FCI over the Study Period



APPENDICES

APPENDIX A: ACCESSIBILITY ISSUES

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APPENDIX B: GENERAL ASSESSMENT INFORMATION

A Substructure Systems

A10 FOUNDATIONS

Item	Description
A1010 Standard Foundations	A1010 Standard Foundations
Condition	Good
Qty / UOM	209501 /
RUL (years)	38
Location	Ground floor

OBSERVATIONS/COMMENTS:

No significant cracks were observed. Routine maintenance is required.

B Shell Systems

B10 SUPERSTRUCTURE

Item	Description
B1021 Flat Roof Construction	B1021 Roof Structure
Condition	Good
Qty / UOM	209501 / SF
RUL (years)	28
Location	San Diego Warehouse
Roofing Type	Flat
Parapet Wall Edge Flashing	Fully Adhered Roof Membrane
Attic	No
Roof Access	Exterior Ladder

OBSERVATIONS/COMMENTS:

The roof framing is in good condition.

Item	Description
B1031 Steel Frame Structure	B1030 Structural Steel main building
Condition	Good
Qty / UOM	209501 / SF
RUL (years)	48
Location	Throughout facility

OBSERVATIONS/COMMENTS:

The building framing is comprised of structural steel. It is in good condition. No further action is required.

B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	B2011 Stucco Exterior Walls
Condition	Fair - Good
Qty / UOM	56500 / SF
RUL (years)	3
Location	Building exterior
Exterior Wall Construction	Stucco
Exterior Soffits	Concealed

OBSERVATIONS/COMMENTS:

The exterior paint finish is approximately seven years old. Periodic painting will be required

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Repaint	56,500.0 - SF	3.5	IN - Appearance	Priority 3	2018	198,970

Item	Description
B2021 Windows	B2011 Window caulking
Condition	Fair
Qty / UOM	5500 / LF
RUL (years)	5
Location	Building exterior
Window Type	Fixed
Windows Material	Aluminum
Windows Glazing	Double Glazed
Window Operation	Fixed

OBSERVATIONS/COMMENTS:

Periodic caulking replacement will be required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2021	Replace B2011 Window caulking	5,500.0 - LF	1.9	IN - Beyond Rated Life	Priority 3	2020	10,503

Item	Description
B2032 Solid Exterior Doors	B2032 Solid Exterior Doors, Metal
Condition	Poor - Fair
Qty / UOM	3 / EA
RUL (years)	0
Location	Building exterior
Door Hardware	Lever
Door Operation	Manual
Core Type	Hollow Core
Door Frame	Metal Framed

OBSERVATIONS/COMMENTS:

Some of the exterior doors are showing visible signs of wear and corrosion, with loss of metal. Replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2032	Replace B2032 Solid Exterior Doors, Metal	3.0 - EA	6149.4	IN - Beyond Rated Life	Priority 1	2015	18,448

Item	Description
B2034 Overhead Doors	B2034 Steel Coiling Overhead Doors
Condition	Good
Qty / UOM	1 / EA
RUL (years)	13
Location	Building exterior

OBSERVATIONS/COMMENTS:

The steel coiling door is in good condition.

Item	Description
B2034 Overhead Doors	B2034 Steel Coiling Overhead Doors
Condition	Good
Qty / UOM	1 / EA
RUL (years)	13
Location	Building exterior

OBSERVATIONS/COMMENTS:

The steel coiling door is in good condition.

Item	Description
B2039 Other Doors & Entrances	B2039 Aluminum Storefront Entrance Doors
Condition	Good
Qty / UOM	1 / EA
RUL (years)	20
Location	Building exterior
Door Hardware	Push Plate
Door Operation	Manual
Glass Type	Standard Glass
Door Frame	Metal Framed

Item	Description
Door Use	Entrance

OBSERVATIONS/COMMENTS:

The aluminum storefront entrance doors are in good condition.

COST SUMMARY:

Type	Year	Total Expenditures
B20 Exterior Enclosure	2015	\$18,448
B20 Exterior Enclosure	2018	\$198,970
B20 Exterior Enclosure	2020	\$10,503

B30 ROOFING

Item	Description
B3011 Roof Finishes	B3011 TPO Single Ply Membrane
Condition	Fair - Good
Qty / UOM	1 / SQ
RUL (years)	18
Location	Roof
Insulation	Rigid
Flashings and Trim	Metal
Roof Eaves and Soffits	No
Roof Drainage	Internal Building Piping

OBSERVATIONS/COMMENTS:

The roof is reportedly only one year old. Cleaning of debris and roof drains is recommended as normal operation and maintenance . The roof is in good condition. Lifecycle will be required in the long term. No further costs have been included.

Item	Description
B3021 Glazed Roof Openings	B3021 Glass Skylight
Condition	Poor
Qty / UOM	900 / SF
RUL (years)	3
Location	Roof
Roof Opening Operation	Fixed

OBSERVATIONS/COMMENTS:

The glazing on the skylights was painted. The paint has since flaked off, is unaesthetic, and allows uneven sunlight to enter the interior.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3021	Replace	900.0 - SF	112.2	IN - Appearance	Priority 3	2018	100,976

COST SUMMARY:

Type	Year	Total Expenditures
B30 Roofing	2018	\$100,976

C Interiors Systems

C10 INTERIOR CONSTRUCTION

Item	Description
C1021 Interior Doors	C1021 Interior Doors
Condition	Fair
Qty / UOM	24 / EA
RUL (years)	15
Location	Building interior

OBSERVATIONS/COMMENTS:

Interior fire rated doors are in fair condition.

C30 INTERIOR FINISHES

Item	Description
C3012 Wall Finishes to Interior Walls	C3012 Paint Interior Walls
Condition	Good
Qty / UOM	57000 / SF
RUL (years)	4
Location	Throughout interior

OBSERVATIONS/COMMENTS:

Periodic interior painting will be required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3012	Replace C3012 Paint Interior Walls	57,000.0 - SF	2.1	IN - Appearance	Priority 3	2019	121,570

Item	Description
C3024 Flooring	C3024 Vinyl Floor Tile
Condition	Fair - Good
Qty / UOM	23400 / SY
RUL (years)	4
Location	Throughout interior

OBSERVATIONS/COMMENTS:

Based on its estimated RUL, vinyl floor tile replacement is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3024	Replace C3024 Vinyl Floor Tile	23,400.0 - SY	125.8	IN - Appearance	Priority 3	2019	2,943,257

Item	Description
C3025 Carpeting	C3025 Carpet Tiles - older
Condition	Fair - Good
Qty / UOM	6000 / SY
RUL (years)	0
Location	Throughout interior

OBSERVATIONS/COMMENTS:

The older carpet is worn and faded. Replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3025	Replace C3025 Carpet Tiles - older	6,000.0 - SY	96.6	IN - Appearance	Priority 2	2015	579,634

Item	Description
C3025 Carpeting	C3026 Carpet Tiles, Standard
Condition	Good
Qty / UOM	6500 / SY
RUL (years)	5
Location	Throughout interior

OBSERVATIONS/COMMENTS:

Based on its RUL, carpet tile replacement is anticipated during the assessment period.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3025	Replace C3026 Carpet Tiles, Standard	6,500.0 - SY	96.6	IN - Appearance	Priority 4	2020	627,936

Item	Description
C3032 Suspended Ceilings	C3032 Acoustical Ceiling Tile
Condition	Fair - Good
Qty / UOM	15 / CSF
RUL (years)	5
Location	Throughout interior

OBSERVATIONS/COMMENTS:

The ceiling tiles are of varying ages in the building. Replacement of older tiles is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3032	Replace C3032 Acoustical Ceiling Tile	15.0 - CSF	1201.6	IN - Appearance	Priority 4	2020	18,023

COST SUMMARY:

Type	Year	Total Expenditures
C30 Interior Finishes	2015	\$579,634
C30 Interior Finishes	2019	\$3,064,826
C30 Interior Finishes	2020	\$645,960

D Services Systems

D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	D1011 Hydraulic Freight Elevator, 5000 LB
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	3
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

The freight elevator requires a security badge to operate. It is original to the building. The elevator consultant's report is contained in the appendices.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1011	Replace D1011 Hydraulic Freight Elevator, 5000 LB	1.0 - EA	200200.0	FN - Modernization	Priority 3	2018	200,200

Item	Description
D1011 Passenger Elevators	D1011 Hydraulic Passenger Elevator, 4000 LB
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	3
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

The Braille signage is missing. A security badge is required for entry. The elevator consultant's report is contained in the appendices.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1011	Clean oil jack head an monitor packing at elevators 2, 5, and 7	3.0 - EA	800.0	OP - Maintenance	Priority 2	2015	2,400
D1011	Clean elevator pit at elevator units 2, 4, and 6	3.0 - EA	200.0	OP - Maintenance	Priority 2	2015	600
D1011	Remove manuals from elevator controllers and store for 2-7.	6.0 - EA	25.0	OP - Maintenance	Priority 2	2015	150
D1011	Organize and clean room due to carts and parts strewn around at elevator 1 machine room.	1.0 - LS	250.0	OP - Maintenance	Priority 2	2015	250
D1011	Install detector edge on passenger elevators	5.0 - EA	3500.0	CC - Life Safety	Priority 1	2015	17,500
D1011	Replace release rollers on both floors for elevators 4, 6, and 7	3.0 - EA	250.0	FN - Mission	Priority 2	2015	750
D1011	Replace phone box latch in elevator 1.	1.0 - EA	150.0	CC - Life Safety	Priority 1	2015	150
D1011	Clean door equipment for elevator 6.	1.0 - EA	150.0	OP - Maintenance	Priority 2	2015	150

D1011	Clean door chains on elevator 1	1.0 - EA	250.0	OP - Maintenance	Priority 2	2015	250
D1011	Replace D1011 Hydraulic Passenger Elevator, 4000 LB	6.0 - EA	182000.0	FN - Modernization	Priority 3	2018	1,092,000

COST SUMMARY:

Type	Year	Total Expenditures
D10 Conveying Systems	2015	\$22,200
D10 Conveying Systems	2018	\$1,292,200

D20 PLUMBING

Item	Description
D2011 Water Closets	D2011 Commercial Grade Water Closet, 1.6 GPF Unit
Condition	Fair
Qty / UOM	61 / EA
RUL (years)	2
Location	Restrooms
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

Manual flush valves were observed in the vast majority of water closets. Automatic flush valves are recommended to improve hygiene, and potentially save water. In addition, replacements will be necessary for the water closets.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2011	Install automatic flush valves on water closets	61.0 - EA	400.0	OP - Energy	Priority 2	2017	24,400

Item	Description
D2012 Urinals	D2012 Urinals
Condition	Fair
Qty / UOM	21 / EA
RUL (years)	0
Location	Restrooms
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

Manual flush valves were observed on the vast majority of plumbing fixtures. Automatic flush valves are recommended to improve hygiene, and potentially save water. In addition, replacements are recommended for the urinals.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2012	Replace D2012 Urinals	21.0 - EA	2440.7	OP - Energy	Priority 1	2015	51,254
D2012	Install automatic flush valves on urinals	21.0 - EA	400.0	OP - Energy	Priority 2	2017	8,400

Item	Description
D2013 Lavatories	D2013 Counter Top Sink and Faucet
Condition	Fair
Qty / UOM	67 / EA
RUL (years)	14
Location	Restrooms

OBSERVATIONS/COMMENTS:

The sink faucets have been fitted with automatic sensors to conserve water.

Item	Description
D2018 Drinking Fountains and Coolers	D2018 Drinking Fountains
Condition	Fair - Good
Qty / UOM	9 / EA
RUL (years)	5
Location	Adjacent to restrooms

OBSERVATIONS/COMMENTS:

Drinking fountains were located near rest rooms. Based on the observed conditions and their estimated EUL, replacement is anticipated during the term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2018	Replace D2018 Drinking Fountains	9.0 - EA	2876.6	IN - Beyond Rated Life	Priority 3	2020	25,889

Item	Description
D2023 Domestic Water Supply Equipment	D2023 DHW Gas water heater 600 MBH
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	3
Location	Mechanical Room

OBSERVATIONS/COMMENTS:

There are two 600 MBH tank type gas water heaters with a capacity of 400 gallons each, which supply the kitchen, restrooms and cafeteria of the SD building. The heaters were functioning adequately. Based on the their estimated EUL, replacement is anticipated during the term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2023	Replace D2023 DHW Gas water heater 600 MBH	2.0 - EA	48411.1	IN - Beyond Rated Life	Priority 3	2018	96,822

Item	Description
D2023 Domestic Water Supply Equipment	D2023 Domestic Hot Water Booster Pumps 5 HP
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	0
Location	Mechanical Room

OBSERVATIONS/COMMENTS:

The domestic water heater distribution pumps distribute the domestic hot water to the San Diego building. The pumps are original to the building. Replacement with new higher efficiency pumps is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2023	Replace D2023 Domestic Hot Water Booster Pumps 5 HP	4.0 - EA	33700.8	FN - Modernization	Priority 1	2015	134,803

COST SUMMARY:

Type	Year	Total Expenditures
D20 Plumbing	2015	\$186,057
D20 Plumbing	2017	\$32,800
D20 Plumbing	2018	\$96,822
D20 Plumbing	2020	\$25,889

D30 HVAC

Energy Supply	
Item	Description
Fuel Oil Type	N/A
Fuel Gas Type	Natural Gas
Solid Fuel Type	N/A
District Heat Type	N/A
District Cooling Type	N/A
Solar Thermal	No
Fuel Tank Type	N/A
Fuel Tank Size (gallons)	N/A
Fuel Tank Location	N/A
Gas Meter Location	west of building
Electrical Meter Location	inside central plant
Water Meter Location	N/A

Item	Description
D3022.1 Circulating Pumps	D3022.1 Chilled Water Circulation Pumps 30 HP
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	0
Location	Mechanical Room

OBSERVATIONS/COMMENTS:

The 30-hp chilled water distribution pumps and associated motors appear to be the original equipment. Although they are in functional condition, they are nearing the end of their RUL. Replacements with new variable frequency drives (VFDs) is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022.1 Chilled Water Circulation Pumps 30 HP	2.0 - EA	24794.2	IN - Beyond Rated Life	Priority 1	2015	49,588

Item	Description
D3023 Auxiliary Equipment	D3023 Expansion Tank 300 GAL
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	0
Location	Mechanical Room

OBSERVATIONS/COMMENTS:

Expansion tanks in the domestic hot water system protect the water heater from excessive pressure. Although the units are reportedly still functioning properly, they have over 20 years of constant use. The interiors of the units are reportedly never serviced, and replacements are recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3023	Replace D3023 Expansion Tank 300 GAL	2.0 - EA	21327.7	IN - Beyond Rated Life	Priority 1	2015	42,655

Item	Description
D3023 Auxiliary Equipment	D3023 Expansion Tank 600 GAL
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	0
Location	Mechanical Room

OBSERVATIONS/COMMENTS:

Expansion tanks in the domestic hot water system protect the water heater from excessive pressure. Although the units are reportedly still functioning properly, they have over 20 years of constant use. The interiors of the units are reportedly never serviced, and replacements are recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3023	Replace D3023 Expansion Tank 600 GAL	2.0 - EA	22390.9	IN - Beyond Rated Life	Priority 1	2015	44,782

Item	Description
D3032 Direct Expansion Systems	D3032 Pad-Mounted Condenser 3-Ton
Condition	Good
Qty / UOM	1 / EA
RUL (years)	5
Location	Building exterior

OBSERVATIONS/COMMENTS:

A pad-mounted condenser unit, part of a split system, includes a ductless unit, which supplies HVAC to the child care center. It is working adequately. Based on the its estimated EUL, replacement is anticipated during the term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3032	Replace D3032 Pad-Mounted Condenser 3-Ton	1.0 - EA	6690.8	IN - Beyond Rated Life	Priority 3	2020	6,691

Item	Description
D3041.1 Air Handling Units	D3041 Rooftop AHU 18000-28000 CFM
Condition	Fair
Qty / UOM	11 / EA
RUL (years)	8
Location	Rooftop San Diego

OBSERVATIONS/COMMENTS:

Multiple air handlers supply the VAV boxes in the office areas with the desired air temperature, based on the call for heating or cooling from the zonal temperature sensors. All AHUs are equipped with a two-pipe system for hot or chilled water circulation. Dampers on the air handlers are pneumatic and are controlled by EMS. There are VFDs for all supply and return AHU motors, also controlled by the EMS system. Motors were replaced in 2005, and are nearing the end of their recommended life. Based on their estimated RUL, air handler replacement is anticipated later in the term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Air handler motor replacement	11.0 - EA	4483.6	IN - Beyond Rated Life	Priority 1	2016	49,320
D3041	Replace D3041 Rooftop AHU 18000-28000 CFM	11.0 - EA	174510.2	IN - Beyond Rated Life	Priority 4	2023	1,919,612

Item	Description
D3041.1 Air Handling Units	D3041 Rooftop AHU 2000-8000 CFM
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	18
Location	Rooftop San Diego

OBSERVATIONS/COMMENTS:

Multiple air handlers supply the VAV boxes located in the office areas with the desired air temperature based on the call for heating or cooling from the zonal temperature sensors. All AHUs are equipped with a two-pipe system for hot or chilled water circulation. Dampers on the air handlers are pneumatic, controlled by EMS. There are

VFDs for all supply and return AHU motors, also controlled by EMS. The equipment is working adequately, and only replacement of the motors is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Motor replacement	4.0 - EA	3561.0	IN - Beyond Rated Life	Priority 3	2020	14,244

Item	Description
D3041.1 Air Handling Units	D3041 Rooftop AHU 8000-12000CFM
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	10
Location	Rooftop San Diego

OBSERVATIONS/COMMENTS:

Multiple air handlers supply the VAV boxes in the office areas with the desired air temperature, based on the call for heating or cooling from the zonal temperature sensors. All AHUs are equipped with a two-pipe system for hot or chilled water circulation. Dampers on the air handlers are pneumatic, controlled by EMS. There are VFDs for all supply and return AHU motors, also controlled by EMS. The equipment is working adequately, and only replacement of the motors is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Air handler motor replacement	6.0 - EA	3817.7	IN - Beyond Rated Life	Priority 2	2017	22,906

Item	Description
D3041.1 Air Handling Units	D3041 Rooftop AHU 14000- 18000CFM
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	10
Location	Rooftop San Diego

OBSERVATIONS/COMMENTS:

Multiple air handlers supply the VAV boxes in the office areas with the desired air temperature, based on the call for heating or cooling from the zonal temperature sensors. All AHUs are equipped with a two-pipe system for hot or chilled water circulation. Dampers on the air handlers are pneumatic, controlled by the energy management system (EMS). There are VFDs for all supply and return AHU motors, also controlled by EMS. The equipment is working adequately, and only replacement of the motors is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Air handler motor replacement	4.0 - EA	3524.2	IN - Beyond Rated Life	Priority 1	2016	14,097

Item	Description
D3041.2 Terminal Units VAV	D3041 VAV Boxes
Condition	Fair
Qty / UOM	43 / EA
RUL (years)	11
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

The facility is heated and cooled by VAVs supplied with conditioned air from the central system air handlers. They supply the multiple diffusers in office spaces. The CFM range is from 400 to 2600 CFM for the boxes. The equipment was working properly with minor maintenance repairs done on as-needed basis.

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 2650 CFM
Condition	Poor
Qty / UOM	5 / EA
RUL (years)	0
Location	Rooftop San Diego

OBSERVATIONS/COMMENTS:

Exhaust fans on the roof are connected to the HVAC duct system, and keep the building in balance with the supply air. The majority of the fans are belt driven. Belts and motors are replaced by the maintenance staff on an as-needed basis.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 2650 CFM	5.0 - EA	3450.4	OP - Maintenance	Priority 1	2015	17,252

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 100-600 CFM
Condition	Poor
Qty / UOM	3 / EA
RUL (years)	0
Location	Rooftop San Diego

OBSERVATIONS/COMMENTS:

Exhaust fans on the roof are connected to the HVAC duct system, and keep the building in balance with supply air. The majority of the fans are belt driven. Belts and motors are replaced by the maintenance staff on an as-needed basis. Based on the their estimated EUL, replacement of the fans is anticipated during the term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 100-600 CFM	3.0 - EA	1772.0	OP - Maintenance	Priority 1	2015	5,316

Item	Description
D3053 Split-Systems	D3053 Split System units 2.5 tons - Newer
Condition	Fair - Good
Qty / UOM	83 / Ton
RUL (years)	12
Location	San Diego Building Roof

OBSERVATIONS/COMMENTS:

Split system units provide additional cooling to areas prone to overheating from electrical equipment, especially secondary transformers. According to maintenance staff, they were working adequately.

Item	Description
D3053 Split-Systems	D3053 Split system units 16 tons each- Older
Condition	Poor
Qty / UOM	32 / TON
RUL (years)	0
Location	Rooftop San Diego

OBSERVATIONS/COMMENTS:

Two 16 ton Liebert condensing units cool the computer/data room in the building. Replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3053	Replace D3053 Split system units 16 tons each- Older	32.0 - TON	3035.5	IN - Beyond Rated Life	Priority 1	2015	97,137

Item	Description
D3053 Split-Systems	D3053 Split system units 2.5 tons -Older
Condition	Poor
Qty / UOM	18 / TON
RUL (years)	0
Location	Rooftop of San Diego

OBSERVATIONS/COMMENTS:

The split system air conditioners have exceeded their expected life, and will require replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3053	Replace D3053 Split system units 2.5 tons - Older	18.0 - TON	3035.5	IN - Beyond Rated Life	Priority 1	2015	54,639

Item	Description
D3068 Building Automation Systems	D3068 Direct Digital Controls (DDC)
Condition	Fair
Qty / UOM	419002 / SF
RUL (years)	0
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

The building uses pneumatic and digital control system tied into EMS. There are dampers on AHUs and VAV boxes, controlled by the original pneumatic air compressor system. Pneumatic systems are prone to leakage issues. Maintenance is required to keep all systems in the building up to date. It is problematic trying to configure variable speed controls to work with the existing pneumatic system. As the control system is antiquated, a full pneumatic conversion to a web based electronic DDC platform is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3068	Replace D3068 Direct Digital Controls (DDC)	419,002.0 - SF	8.2	FN - Modernization	Priority 1	2015	3,449,895

COST SUMMARY:

Type	Year	Total Expenditures
D30 HVAC	2015	\$3,761,264
D30 HVAC	2016	\$63,416
D30 HVAC	2017	\$22,906
D30 HVAC	2020	\$20,935
D30 HVAC	2023	\$1,919,612

D40 FIRE PROTECTION SYSTEMS

Fire and Life Safety System	
Item	Description
Fire Alarm System Components Present	
Smoke detectors	Yes
Pull stations	N/A
Audible alarms	Yes
Strobe lights	Yes
Central fire alarm panel	Yes
Annunciator panel	N/A
Smoke Detectors Power Supply	N/A
Carbon Monoxide Detectors	N/A
Heat Detector	N/A
Central Fire Alarm Panel Location	N/A
Annunciator Panel Location	N/A
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	N/A
Distance to Nearest Fire Hydrant (ft)	N/A
Illuminated Exit Signs	Yes
Kitchen Suppression Systems	N/A
Halon Gas Systems	N/A
Smoke Evacuation Systems	N/A
Fire-rated Stairwells	N/A
Fire-rated Stairwell Finish	N/A
Stairwell Discharge	N/A
Stairwell Pressurized	N/A
Fire-Rated Doors Observed	N/A
Location of Fire-Rated Doors	N/A
Fire Alarm Service Company	N/A
Date of Last Fire Alarm Service	April 23, 2014
Are the individual office unit fire alarm systems monitored?	N/A
Are the common area fire alarm systems monitored?	N/A
Types of Common Areas Monitored	N/A
Fire Alarm Monitoring Company	N/A

Item	Description
D4011 Sprinkler Water Supply	D4011 Sprinkler Heads
Condition	Fair - Good
Qty / UOM	419002 / SF
RUL (years)	4
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

A wet pipe sprinkler system is located throughout the facility office spaces. The system is original to the building construction. Based on their estimated RUL, sprinkler head replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D4011	Install facility-wide sprinkler system	419,002.0 - SF	2.2	CC - Life Safety	Priority 2	2019	929,514

COST SUMMARY:

Type	Year	Total Expenditures
D40 Fire Protection Systems	2019	\$929,514

D50 ELECTRICAL SYSTEMS

Item	Description
D5011 High Tension Service & Dist.	D5011 Transformer for SD
Condition	Good
Qty / UOM	2 / EA
RUL (years)	18
Location	Building exterior

OBSERVATIONS/COMMENTS:

The main transformer for the buildings is located on the south side exterior of the building. The electrical service is reportedly adequate for the facility's needs, and the transformer is in working condition.

Item	Description
D5012 Low Tension Service & Dist.	D5012 Dry Transformer 112.5 kVA
Condition	Good
Qty / UOM	28 / EA
RUL (years)	18
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

The secondary transformers in all electrical rooms are original to the 1994 building construction. The electrical service is reportedly adequate for the facility's needs, and the panels are in working condition.

Item	Description
D5012 Low Tension Service & Dist.	D5012 Main Switchgear, Mainframe, 4000 Amps
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	20
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

The main switchgear is 1994 General Electric equipment, original to the building. The electrical service is reportedly adequate for the facility's needs, and the switchgear is in working condition.

Item	Description
D5012 Low Tension Service & Dist.	D5012 Switchgear, Mainframe < 600 Amps
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	20
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

The switchgear is 1994 General Electric equipment, original to the building. The electrical service is reportedly adequate for the facility's needs, and the switchgear is in working condition.

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panels
Condition	Good
Qty / UOM	24 / EA
RUL (years)	18
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

The breaker panels in all electrical rooms are 1994 General Electric equipment, original to the building. The electrical service is reportedly adequate for the facility's needs, and the panels are in working condition.

Item	Description
D5022 Lighting Equipment	D5022 Wall Pack and Canopies 150 Watt HPS
Condition	Fair
Qty / UOM	74 / EA
RUL (years)	10
Location	Building exterior

OBSERVATIONS/COMMENTS:

All light fixtures around the exterior of the facility are high pressure sodium. All were upgraded during the lighting retrofit in 2005. No further action is required.

Item	Description
D5022 Lighting Equipment	D5022 Wall Pack 150 Watt HPS
Condition	Fair - Good
Qty / UOM	8 / EA
RUL (years)	10
Location	Exterior Warehouse San Diego Bldg

OBSERVATIONS/COMMENTS:

All light fixtures around the warehouse are high pressure sodium wall packs. The fixtures were upgraded during the lighting retrofit in 2005. No further action is required.

Item	Description
D5022 Lighting Equipment	D5022 Wall Pack 150 Watt HPS
Condition	Poor
Qty / UOM	7 / EA
RUL (years)	0
Location	Generator room second floor exterior

OBSERVATIONS/COMMENTS:

All light fixtures in the generator room are high pressure sodium. All are original to the building. Based on the estimated RUL, replacement is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5022	Replace D5022 Wall Pack 150 Watt HPS	7.0 - EA	1311.6	IN - Beyond Rated Life	Priority 1	2015	9,181

Item	Description
D5034 Call Systems	D5034 Emergency Communications
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	0
Location	Throughout interior

OBSERVATIONS/COMMENTS:

The doors to the emergency intercoms wer difficult to open and require repairs.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5034	Repair D5034 Emergency Communications Doors	6.0 - EA	1180.0	CC - Life Safety	Priority 1	2015	7,080

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Generator 500 kW
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	4
Location	Generator Room second floor exterior
Generator Fuel	Diesel

OBSERVATIONS/COMMENTS:

The 500kW generator is located on the exterior, and serves only the San Diego building. It was installed in 2002, and provides power to the emergency and essential life safety equipment during power outages. According to maintenance staff, it is service-unloaded every two weeks and load tested annually.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5092	Add/improve secondary containment for day tank	1.0 - EA	3500.0	EN - Air/ Water Quality	Priority 1	2015	3,500

D5092	Replace D5092 Emergency Generator 500 kW	1.0 - EA	246819.3	CC - Life Safety	Priority 3	2019	246,819
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COST SUMMARY:

Type	Year	Total Expenditures
D50 Electrical Systems	2015	\$19,761
D50 Electrical Systems	2019	\$246,819

E Equipment & Furnishing Systems

E10 EQUIPMENT

Item	Description
E1019 Other Commercial Equipment	E1019 Air Compressor 3 HP 60 Gal
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	5
Location	Mechanical Room

OBSERVATIONS/COMMENTS:

According to the maintenance staff, the air compressor is part of the pneumatic control system for the operation of all AHUs and VAV boxes. Based on the their estimated EUL, replacement is anticipated during the term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1019	Replace E1019 Air Compressor 3 HP 60 Gal	2.0 - EA	7757.3	IN - Beyond Rated Life	Priority 4	2020	15,515

Item	Description
E1091 Maintenance Equipment	E1091 Dust Collector Equipment
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	18
Location	Mechanical Room

OBSERVATIONS/COMMENTS:

The dust collector, with a 3-hp motor, is used to collect any dust particles in the shop area. The equipment is original, and is working adequately.

Item	Description
E1092 Solid Waste Handling Equipment	E1092 Paper shredders
Condition	Fair - Good
Qty / UOM	2 / EA
RUL (years)	19
Location	Document Destruction Room

OBSERVATIONS/COMMENTS:

Two large paper shredders are located in the document destruction room. The shredders are original to the building. No further action is required.

Item	Description
E1099 Other Equipment	E1091 Dust collector
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	18
Location	Document Destruction Room

OBSERVATIONS/COMMENTS:

The dust collector is attached to the shredders. The equipment is original, and is working adequately.

COST SUMMARY:

Type	Year	Total Expenditures
E10 Equipment	2020	\$15,515

G Building Sitework Systems

G20 SITE IMPROVEMENTS

Site Information	
Item	Description
Main Ingress and Egress	N/A
Access from	N/A
Additional Entrances	N/A
Access from	N/A
Parking Count: Open lot	N/A
Parking Count: Sheltered by carports	N/A
Parking Count: Private garages	N/A
Parking Count: Subterranean garage	N/A
Parking Count: Freestanding parking structure	N/A
Number of ADA Compliant Spaces	N/A
Number of ADA Compliant Spaces for Vans	N/A
Method of obtaining parking count	N/A
Property Identification Sign-Primary	N/A
Property Identification Sign- Secondary	N/A
Illuminated Identification Signage	N/A
Building Identification Sign	N/A
Illuminated Sign	N/A
Location of Property ID Sign	N/A
Trees Present	N/A
Shrubs Present	N/A
Grasses Present	N/A
Flower beds Present	N/A
Decorative Rocks Present	N/A
Lava Rocks Present	N/A
Ponds Present	N/A
Fountains Present	N/A
Topography	N/A

Item	Description
G2022 Paving & Surfacing	G2020 Asphalt- Seal Coat- Parking lots and Driveways
Condition	Fair - Good
Qty / UOM	335000 / SF
RUL (years)	1
Location	Parking areas and driveways

OBSERVATIONS/COMMENTS:

Asphalt sealing and isolated crack repair are recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2022	Replace G2020 Asphalt-Seal Coat- Parking lots and Driveways	335,000.0 - SF	0.8	IN - Beyond Rated Life	Priority 2	2016	257,548
G2022	Replace G2020 Asphalt-Seal Coat- Parking lots and Driveways	335,000.0 - SF	0.8	IN - Beyond Rated Life	Priority 2	2021	257,548

Item	Description
G2031 Paving & Surfacing	G2031 Concrete Sidewalks
Condition	Fair - Good
Qty / UOM	1 /
RUL (years)	28
Location	Throughout site

OBSERVATIONS/COMMENTS:

The concrete sidewalks throughout the site are in fair-to-good condition.

Item	Description
G2041 Fences & Gates	G2040 Chain Link Fence, 5-Foot
Condition	Good
Qty / UOM	1 / ASSY
RUL (years)	15
Location	Parking areas and driveways
Operation	Manual
Fence Location	Entire Property Perimeter

OBSERVATIONS/COMMENTS:

No further action is required.

COST SUMMARY:

Type	Year	Total Expenditures
G20 Site Improvements	2016	\$257,548
G20 Site Improvements	2021	\$257,548

G40 SITE ELECTRICAL UTILITIES

Item	Description
G4022 Poles	G4022 Bollard Lights 70W
Condition	Poor
Qty / UOM	19 / EA
RUL (years)	0
Location	Exterior

OBSERVATIONS/COMMENTS:

All the bollard style light fixtures around the property are high pressure sodium, original to the building. Energy efficient lower wattage fixtures with higher lumen output are recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G4022	Replace G4022 Bollard Lights 70W	19.0 - EA	2486.8	IN - Beyond Rated Life	Priority 1	2015	47,250

Item	Description
G4022 Poles	G4022 Parking Light 400 W HPS
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	10
Location	Exterior Warehouse San Diego

OBSERVATIONS/COMMENTS:

All the parking lot light fixtures, installed in 2005, are high pressure sodium. No further action is required.

Item	Description
G4022 Poles	G4022 Pole-Mounted Parking Light 400 W HPS
Condition	Fair
Qty / UOM	18 / EA
RUL (years)	10
Location	Parking areas and driveways

OBSERVATIONS/COMMENTS:

All the parking area light fixtures, installed in 2005, are high pressure sodium. No further action is required.

COST SUMMARY:

Type	Year	Total Expenditures
G40 Site Electrical Utilities	2015	\$47,250

The weather at the time of the assessment was:

Item	Description
Approximate Outdoor Temperature (degrees F)	60
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	Blueprints

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.

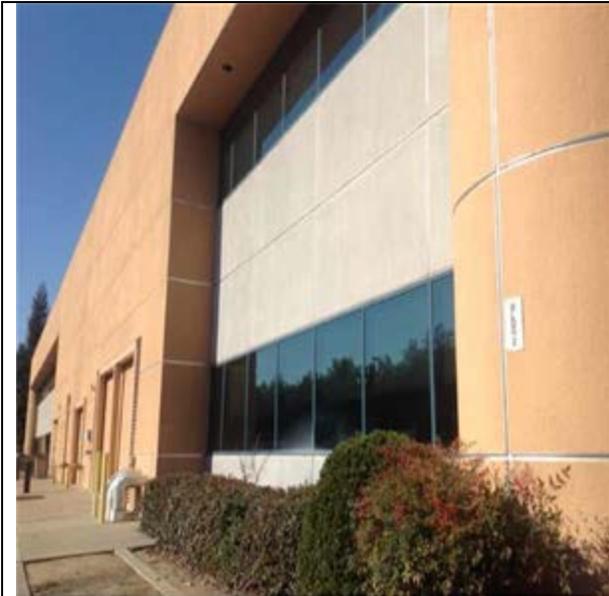
Prepared By: Timothy Harder, Field Observer

Reviewed By:



Matt Anderson, Program Manager

APPENDIX D: PHOTOS



:- Facade Detail



:- Loading Dock Entry



B1021 Roof Structure



B1021 Roof Structure:- first level



B1030 Structural Steel main building :- move to main bldg



B1030 Structural Steel main building



B1030 Structural Steel main building



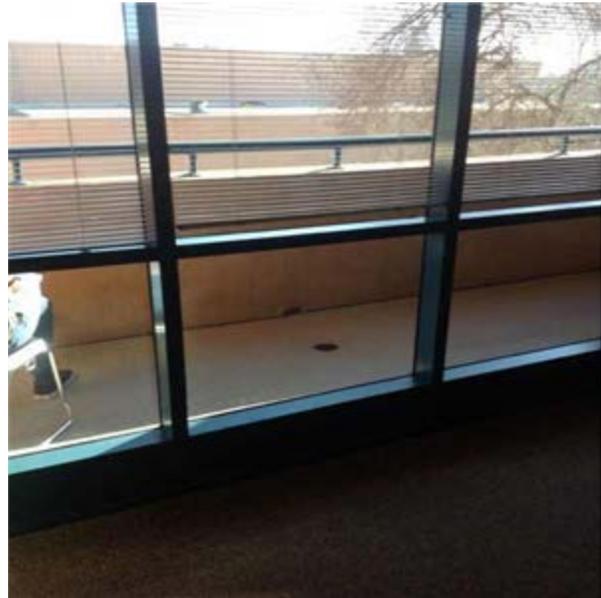
B2011 Stucco Exterior Walls



B2011 Stucco Exterior Walls



B2011 Stucco Exterior Walls:- warehse



B2011 Window caulking



B2032 Solid Exterior Doors, Metal:- B2032 Rust at Utility Room Door



B2034 Steel Coiling Overhead Doors



B2039 Aluminum Storefront Entrance Doors



B3011 TPO Single Ply Membrane



B3011 TPO Single Ply Membrane



B3011 TPO Single Ply Membrane



B3011 TPO Single Ply Membrane



B3011 TPO Single Ply Membrane :- ponding



B3011 TPO Single Ply Membrane



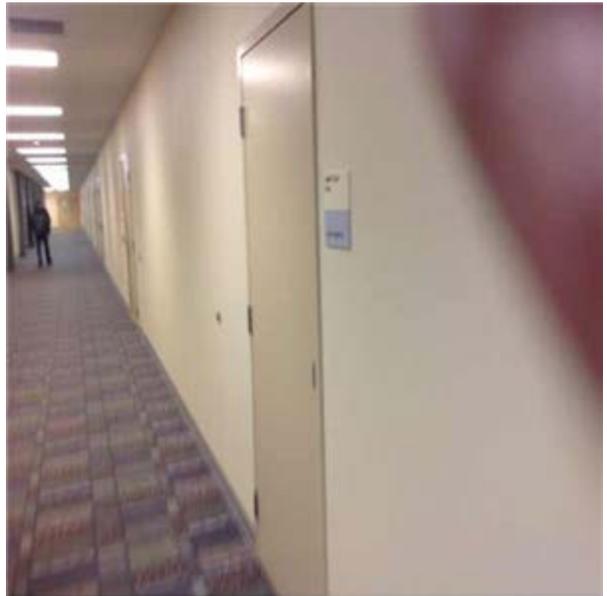
B3021 Glass Skylight



B3021 Glass Skylight



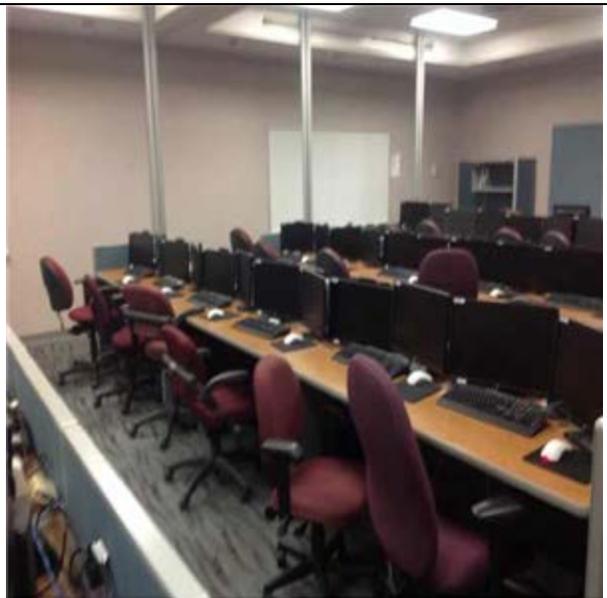
B3021 Glass Skylight



C1021 Interior Doors



C1021 Interior Doors



C3012 Paint Interior Walls



C3012 Paint Interior Walls



C3024 Vinyl Floor Tile



C3024 Vinyl Floor Tile



C3024 Vinyl Floor Tile



C3024 Vinyl Floor Tile



C3024 Vinyl Floor Tile



C3024 Vinyl Floor Tile



C3024 Vinyl Floor Tile



C3024 Vinyl Floor Tile



C3024 Vinyl Floor Tile



C3025 Carpet Tiles - older



C3026 Carpet Tiles, Standard



C3032 Acoustical Ceiling Tile



C3032 Acoustical Ceiling Tile



D1011 Hydraulic Freight Elevator, 5000 LB



D1011 Hydraulic Freight Elevator, 5000 LB



D1011 Hydraulic Passenger Elevator, 4000 LB



D1011 Hydraulic Passenger Elevator, 4000 LB



D2011 Commercial Grade Water Closet, 1.6 GPF Unit



D2012 Urinals



D2013 Counter Top Sink and Faucet



D2013 Counter Top Sink and Faucet



D2018 Drinking Fountains



D2023 Domestic Hot Water Booster Pumps 5 HP



D2023 DHW Gas water heater 600 MBH



D3022.1 Chilled Water Circulation Pumps 30 HP



D3022.1 Chilled Water Circulation Pumps 30 HP



D3023 Expansion Tank 300 GAL



D3023 Expansion Tank 600 GAL



D3032 Pad-Mounted Condenser 3-Ton



D3041 Rooftop AHU 14000- 18000CFM



D3041 Rooftop AHU 8000-12000CFM



D3041 Rooftop AHU 8000-12000CFM



D3041 Rooftop AHU 18000-28000 CFM



D3041 Rooftop AHU 2000-8000 CFM



D3041 Rooftop AHU 2000-8000 CFM



D3041 VAV Boxes



D3042 Exhaust Fan 2650 CFM



D3042 Exhaust Fan 100-600 CFM



D3053 Split System units 2.5 tons - Newer



D3053 Split system units 16 tons each- Older



D3068 Direct Digital Controls (DDC)



D4011 Sprinkler Heads



D5011 Transformer for SD



D5012 Main Switchgear, Mainframe, 4000 Amps



D5012 Breaker Panels



D5012 Dry Transformer 112.5 kVA



D5012 Switchgear, Mainframe < 600 Amps



D5022 Wall Pack 150 Watt HPS



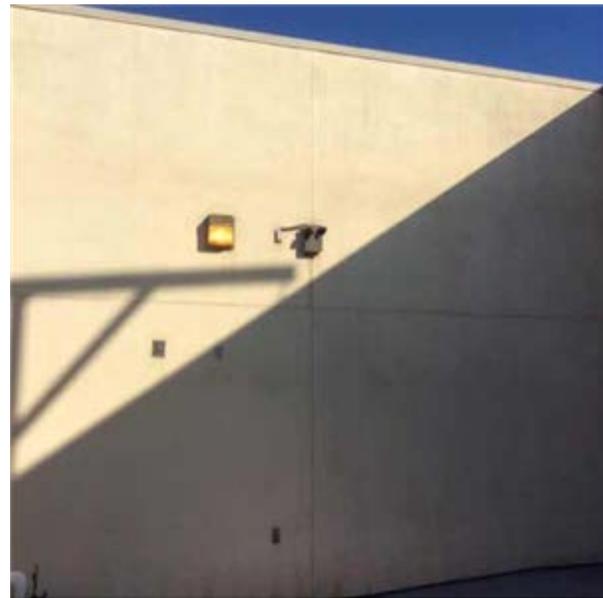
D5022 Wall Pack and Canopies 150 Watt HPS



D5022 Wall Pack and Canopies 150 Watt HPS



D5022 Wall Pack and Canopies 150 Watt HPS



D5022 Wall Pack 150 Watt HPS



D5034 Emergency Communications



D5034 Emergency Communications



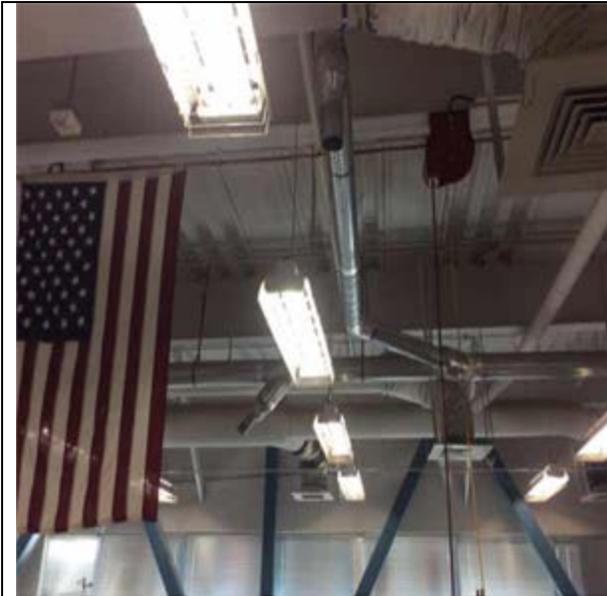
D5092 Emergency Generator 500 kW



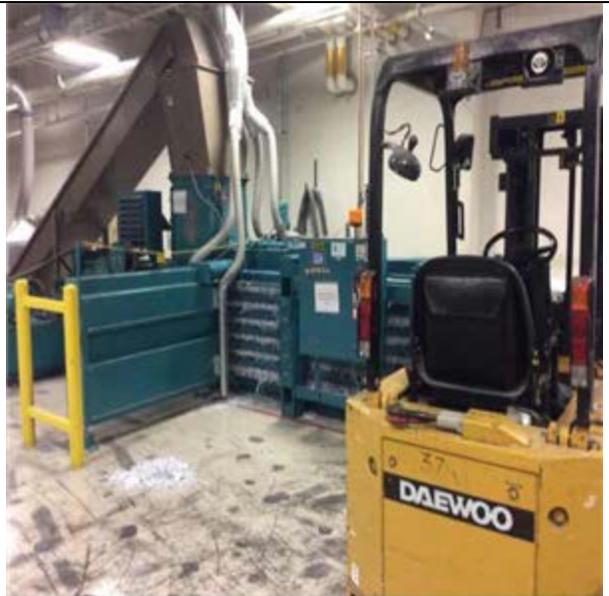
E1019 Air Compressor 3 HP 60 Gal



E1091 Dust Collector Equipment



E1091 Dust Collector Equipment



E1092 Paper shredders



E1092 Paper shredders



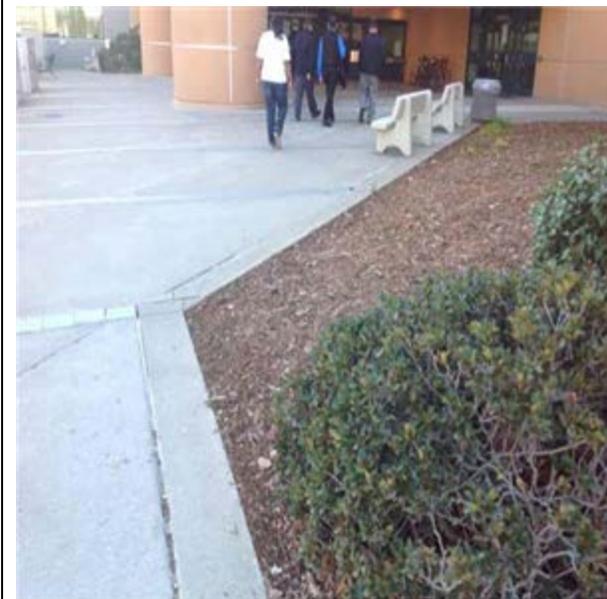
E1091 Dust collector



G2020 Asphalt- Seal Coat- Parking lots and Driveways
:- northwest



G2020 Asphalt- Seal Coat- Parking lots and Driveways



G2031 Concrete Sidewalks



G2031 Concrete Sidewalks



G2031 Concrete Sidewalks



G2040 Chain Link Fence, 5-Foot



G2040 Chain Link Fence, 5-Foot



G4022 Bollard Lights 70W



G4022 Parking Light 400 W HPS



G4022 Pole-Mounted Parking Light 400 W HPS

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	<p>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.</p> <p>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.</p> <p>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.</p>
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

FRANCHISE TAX BOARD BUILDING COMPLEX FACT SHEET

9645 Butterfield Way

Sacramento

Sacramento County

Category 3 - Low Priority - Special Repairs and Maintenance

BUILDING INFORMATION

- Age: 30 years (completed Phase I in 1984) 21 years (completed Phase II in 1993), and 9 years (completed Phase III in 2005)
- Size:* Seven 1-4 story buildings, including a central plant and warehouse
1,835,576 GSF combined
51.18 acre complex parcel
3,953 surface parking spaces
Capacity - 4,137 occupants
- Financial: State Public Works Board
Lease-Revenue Bonds; 2003 Series D, and 2005 Series A, mature June 2028 and June 2030
Original Bond \$252,840,000 - Balance as of 6/30/13 \$203,880,000
IRR Rate - \$1.92/month per SF, FY 2013-14 (DGS Price Book)
\$1.88/month per SF, FY 2014-15 (Proposed DGS Price Book)
- LEED Status: See each individual building
- Tenants:
 - Phase I - Los Angeles Bldg - LEED-EB Silver
Occupied by Franchise Tax Board, with child care facility and cafeteria
514,616 GSF 437,536 NSF 437,536 Assigned SF
 - Phase II - San Diego Bldg - LEED-EB Gold
Occupied by the Franchise Tax Board and Department of Managed Health Care (36,679 SF)
419,002 GSF 371,880 NSF 371,880 Assigned SF
 - Phase III - Sacramento Bldg - LEED-EB Gold
Occupied solely by the Franchise Tax Board
479,657 GSF 432,092 NSF 432,092 Assigned SF
 - Phase III - San Francisco Bldg - LEED-EB Gold
Occupied solely by the Franchise Tax Board
354,976 GSF 321,967 NSF 321,967 Assigned SF



Real Property #: 9627
BPM #: 084

SPI Structure #: 2361

SPI Structure #: 5777

SPI Structure #: 5772

SPI Structure #: 5773

COMPLETED STUDIES AND SIGNIFICANT FINDINGS

A. 2009 American Disability Act Accessibility Compliance Survey

The current building codes utilized for this survey are more restrictive than prior codes. As a result, these buildings have accessibility deficiencies. Three of the buildings require minor alterations to achieve compliance, two of the buildings need an accessible path of travel to be compliant.

B. 2010 Marx/Okubo Property Condition Assessment (For Sale-Leaseback)

This report did not identify any significant items requiring immediate attention. For the years 1 - 3 for the report, items pertaining to repairing and sealing parking surfaces, the replacement of the roofs on the Los Angeles and San Diego buildings, and ADA accessibility compliance were noted at an estimated total cost of \$2.8 million.

C Ongoing - Franchise Tax Board Master Plan Update

The Master Plan Update is studying the development of a Phase IV to include a 4-story office building of 350,000 SF, plus development of a structured parking garage. This study due to be completed in 2014.

ADDITIONAL BUILDING ISSUES

No known building issues.

RECENTLY COMPLETED PROJECTS

Cost

TBD

* Source: Statewide Property Inventory

ACTIVE PROJECTS

Cost

TBD

PLANNED SPECIAL REPAIRS BY FISCAL YEAR

Estimated Cost

TBD

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

APPENDIX G: COST TABLES

10 YEAR EXPENDITURE FORECAST



Franchise Tax Board San Deigo Building

9645 Butterfield Way

Rancho Cordova

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	\$0	
B. SHELL																																		
B20 EXTERIOR ENCLOSURE																																		
B2011	Stucco and Lath	B2011 Stucco Exterior Walls	Building exterior	Repaint	10	3	56,500.00	SF	\$3.52	IN - Appearance	Priority 3	\$0	\$0	\$0	\$198,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198,970										
B2021	Caulking Frame Perimeter	B2021 Window caulking	Building exterior	Replace B2021 Window caulking	20	5	5,500.00	LF	\$1.91	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$10,503	\$0	\$0	\$0	\$0	\$0	\$10,503											
B2032	6'-0" X 7'-0" Steel Double Door with Frame and Hardware	B2032 Solid Exterior Doors, Metal	Building exterior	Replace B2032 Solid Exterior Doors, Metal	25	0	3.00	EA	\$6,149.43	IN - Beyond Rated Life	Priority 1	\$18,448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,448	\$0										
B30 ROOFING																																		
B3021	Glass Skylight	B3021 Glass Skylight	Roof	Replace	25	3	900.00	SF	\$112.20	IN - Appearance	Priority 3	\$0	\$0	\$0	\$100,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,976										
Shell Subtotal												\$18,448	\$0	\$0	\$299,946	\$0	\$10,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,448	\$310,449	
C. INTERIORS																																		
C30 INTERIOR FINISHES																																		
C3012	Paint Interior Walls, Drywall	C3012 Paint Interior Walls	Throughout interior	Replace C3012 Paint Interior Walls	10	4	\$7,000.00	SF	\$2.13	IN - Appearance	Priority 3	\$0	\$0	\$0	\$0	\$121,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,570										
C3024	Vinyl Tile	C3024 Vinyl Floor Tile	Throughout interior	Replace C3024 Vinyl Floor Tile	18	4	23,400.00	SY	\$125.78	IN - Appearance	Priority 3	\$0	\$0	\$0	\$0	\$2,943,257	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,943,257										
C3025	Carpet Tiles - Standard	C3025 Carpet Tiles - older	Throughout interior	Replace C3025 Carpet Tiles - older	10	0	6,000.00	SY	\$96.61	IN - Appearance	Priority 2	\$579,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$579,634	\$0										
C3025	Carpet Tiles - Standard	C3026 Carpet Tiles, Standard	Throughout interior	Replace C3026 Carpet Tiles, Standard	10	5	6,500.00	SY	\$96.61	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$627,936	\$0	\$0	\$0	\$0	\$0	\$0	\$627,936										
C3032	Acoustical Tile With Exposed Grid System	C3032 Acoustical Ceiling Tile	Throughout interior	Replace C3032 Acoustical Ceiling Tile	20	5	15.00	CSF	\$1,201.56	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$18,023	\$0	\$0	\$0	\$0	\$0	\$0	\$18,023										
Interiors Subtotal												\$579,634	\$0	\$0	\$0	\$0	\$3,064,826	\$645,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$579,634	\$3,710,786
D. SERVICES																																		
D10 CONVEYING SYSTEMS																																		
D1011	Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Freight Elevator, 5000 LB	Throughout Facility	Replace D1011 Hydraulic Freight Elevator, 5000 LB	30	3	1.00	EA	\$200,200.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$200,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,200										
D1011	Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Passenger Elevator, 4000 LB	Throughout Facility	Clean door chains on elevator 1	15	0	1.00	EA	\$250.00	OP - Maintenance	Priority 2	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0										
	Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Passenger Elevator, 4000 LB	Throughout Facility	Clean door equipment for elevator 6.	15	0	1.00	EA	\$150.00	OP - Maintenance	Priority 2	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$0										
	Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Passenger Elevator, 4000 LB	Throughout Facility	Clean elevator pit at elevator units 2, 4, and 6	15	0	3.00	EA	\$200.00	OP - Maintenance	Priority 2	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0										
	Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Passenger Elevator, 4000 LB	Throughout Facility	Clean oil jack head on monitor packing at elevators 2, 5, and 7	15	0	3.00	EA	\$800.00	OP - Maintenance	Priority 2	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0										
	Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Passenger Elevator, 4000 LB	Throughout Facility	Install detector edge on passenger elevators	15	0	5.00	EA	\$3,500.00	CC - Life Safety	Priority 1	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500	\$0										
	Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Passenger Elevator, 4000 LB	Throughout Facility	Organize and clean room due to carts and parts strewn around at elevator 1 machine room.	15	0	1.00	LS	\$250.00	OP - Maintenance	Priority 2	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0										
	Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Passenger Elevator, 4000 LB	Throughout Facility	Remove manuals from elevator controllers and store for 2-7.	15	0	6.00	EA	\$25.00	OP - Maintenance	Priority 2	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$0										
	Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Passenger Elevator, 4000 LB	Throughout Facility	Replace D1011 Hydraulic Passenger Elevator, 4000 LB	30	3	6.00	EA	\$182,000.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$1,092,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,092,000									
Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Passenger Elevator, 4000 LB	Throughout Facility	Replace phone box latch in elevator 1.	15	0	1.00	EA	\$150.00	CC - Life Safety	Priority 1	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$0											
Freight Elevator, Hydraulic Equipment, 4,000 Lb	D1011 Hydraulic Passenger Elevator, 4000 LB	Throughout Facility	Replace release rollers on both floors for elevators 4, 6, and 7	15	0	3.00	EA	\$250.00	FN - Mission	Priority 2	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750	\$0											
D20 PLUMBING																																		
D2011	Flush Valve	D2011 Commercial Grade Water Closet, 1.6 GPF Unit	Restrooms	Install automatic flush valves on water closets	20	2	61.00	EA	\$400.00	OP - Energy	Priority 2	\$0	\$0	\$24,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,400										
D2012	Urinal	D2012 Urinals	Restrooms	Install automatic flush valves on urinals	20	2	21.00	EA	\$400.00	OP - Energy	Priority 2	\$0	\$0	\$8,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,400										
	Urinal	D2012 Urinals	Restrooms	Replace D2012 Urinals	35	0	21.00	EA	\$2,440.66	OP - Energy	Priority 1	\$51,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,254	\$0										
D2018	Drinking Fountain	D2018 Drinking Fountains	Adjacent to restrooms	Replace D2018 Drinking Fountains	10	5	9.00	EA	\$2,876.60	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$25,889	\$0	\$0	\$0	\$0	\$0	\$25,889											
D2023	Commercial Gas-Fired Domestic Water Heater, 500 to 540 MBH Input	D2023 DHW Gas water heater 600 MBH	Mechanical Room	Replace D2023 DHW Gas water heater 600 MBH	20	3	2.00	EA	\$48,411.13	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$96,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,822											
D2023	Hydronic Circulating Pump, 5 HP	D2023 Domestic Hot Water Booster Pumps 5 HP	Mechanical Room	Replace D2023 Domestic Hot Water Booster Pumps 5 HP	20	0	4.00	EA	\$33,700.80	FN - Modernization	Priority 1	\$134,803	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,803	\$0										
D30 HVAC																																		
D3022.1	Circulation Pump 30 HP	D3022.1 Chilled Water Circulation Pumps 30 HP	Mechanical Room	Replace D3022.1 Chilled Water Circulation Pumps 30 HP	20	0	2.00	EA	\$24,794.16	IN - Beyond Rated Life	Priority 1	\$49,588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,588	\$0										
D3023	200 Gallon Expansion Tank	D3023 Expansion Tank 300 GAL	Mechanical Room	Replace D3023 Expansion Tank 300 GAL	20	0	2.00	EA	\$21,327.65	IN - Beyond Rated Life	Priority 1	\$42,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,655	\$0										
D3023	200 Gallon Expansion Tank	D3023 Expansion Tank 600 GAL	Mechanical Room	Replace D3023 Expansion Tank 600 GAL	20	0	2.00	EA	\$22,390.88	IN - Beyond Rated Life	Priority 1	\$44,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,782	\$0										
D3032	Pad-Mounted Condenser 3-Ton	D3032 Pad-Mounted Condenser 3-Ton	Building exterior	Replace D3032 Pad-Mounted Condenser 3-Ton	15	5	1.00	EA	\$6,690.79	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$6,691	\$0	\$0	\$0	\$0	\$0	\$6,691	\$0										
D3041.1	Air Handler 15,100-18,000 CFM	D3041 Rooftop AHU 14000-18000CFM	Rooftop San Diego	Air handler motor replacement	15	1	4.00	EA	\$3,524.20	IN - Beyond Rated Life	Priority 1	\$0	\$14,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,097	\$0										
D3041.1	Air Handler 8,000 to 12,000 CFM	D3041 Rooftop AHU 8000-12000CFM	Rooftop San Diego	Air handler motor replacement	15	2	6.00	EA	\$3,817.65	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$22,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,906	\$0										
D3041.1	Air Handler 18,000-20,000 CFM	D3041 Rooftop AHU 18000-28000 CFM	Rooftop San Diego	Air handler motor replacement	15	1	11.00	EA	\$4,483.60	IN - Beyond Rated Life	Priority 1	\$0	\$49,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,320	\$0										
D3041.1	Air Handler 18,000-20,000 CFM	D3041 Rooftop AHU 18000-28000 CFM	Rooftop San Diego	Replace D3041 Rooftop AHU 18000-28000 CFM	20	8	11.00	EA	\$174,510.16	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,919,612	\$0	\$0	\$1,919,612											
D3041.1	Air Handler 4,000 to 8,000 CFM	D3041 Rooftop AHU 2000-8000 CFM	Rooftop San Diego	Motor replacement	15	5	4.00	EA	\$3,561.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$14,244	\$0	\$0	\$0	\$0	\$0	\$0	\$14,244											
D3042	Exhaust Fan 375 CFM	D3042 Exhaust Fan 100-600 CFM	Rooftop San Diego	Replace D3042 Exhaust Fan 100-600 CFM	20	0	3.00	EA	\$1,771.98	OP - Maintenance	Priority 1	\$5,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,316	\$0										
D3042	Exhaust Fan 2000 CFM	D3042 Exhaust Fan 2650 CFM	Rooftop San Diego	Replace D3042 Exhaust Fan 2650 CFM	20	0	5.00	EA	\$3,450.37	OP - Maintenance	Priority 1	\$17,252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,252	\$0										
D3053	Packaged Outdoor - Cooling Only	D3053 Split system units 2.5 tons -Older	Rooftop of San Diego	Replace D3053 Split system units 2.5 tons -Older	15	0	18.00	TON	\$3,035.52	IN - Beyond Rated Life	Priority 1	\$54,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,639	\$0										
D3053	Packaged Outdoor - Cooling Only	D3053 Split system units 16 tons each -Older	Rooftop San Diego	Replace D3053 Split system units 16 tons each -Older	20	0	32.00	TON	\$3,035.52	IN - Beyond Rated Life	Priority 1	\$97,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,137	\$0										
D3068	Direct Digital Controls (DDC) Extensive	D3068 Direct Digital Controls (DDC)	Throughout Facility	Replace D3068 Direct Digital Controls (DDC)	20	0	419,002.00	SF	\$8.23	FN - Modernization	Priority 1	\$3,449,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,449,895	\$0										
D40 FIRE PROTECTION SYSTEMS																																		
D4011	Sprinkler Head	D4011 Sprinkler Heads	Throughout Facility	Install facility-wide sprinkler system	25	4	419,002.00	SF	\$2.22	CC - Life Safety	Priority 2	\$0	\$0	\$0	\$0	\$929,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$929,514										
D50 ELECTRICAL SYSTEMS																																		
D5022	Wall Pack 150 Watt High Pressure Sodium	D5022 Wall Pack 150 Watt HPS	Generator room second floor exterior	Replace D5022 Wall Pack 150 Watt HPS	15	0	7.00	EA	\$1,311.64	IN - Beyond Rated Life	Priority 1	\$9,181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,181	\$0										
D5034	Call Systems	D5034 Emergency Communications	Throughout interior	Repair D5034 Emergency Communications Doors	15	0	6.00	EA	\$1,180.00	CC - Life Safety	Priority 1	\$7,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,080	\$0										
D5092	Diesel Generator 400 kW	D5092 Emergency Generator 500 kW	Generator Room second floor exterior	Add/improve secondary containment for day tank																														

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				
E10 EQUIPMENT																									
E1019	Air Compressor 3 HP 60 Gal	E1019 Air Compressor 3 HP 60 Gal	Mechanical Room	Replace E1019 Air Compressor 3 HP 60 Gal	20	5	2.00	EA	\$7,757.27	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$15,515	\$0	\$0	\$0	\$0	\$0	\$0	\$15,515	
Equipment & Furnishing Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$15,515	\$0	\$0	\$0	\$0	\$0	\$0	\$15,515
F. SPECIAL CONSTRUCTION AND DEMOLITION																									
Special Construction And Demolition Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G. BUILDING SITEWORK																									
G20 SITE IMPROVEMENTS																									
G2022	G2022 Paving & Surfacing	G2020 Asphalt- Seal Coat- Parking lots and Driveways	Parking areas and driveways	Replace G2020 Asphalt- Seal Coat- Parking lots and Driveways	5	1	335,000.00	SF	\$0.77	IN - Beyond Rated Life	Priority 2	\$0	\$257,548	\$0	\$0	\$0	\$0	\$257,548	\$0	\$0	\$0	\$0	\$0	\$515,096	
G40 SITE ELECTRICAL UTILITIES												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
G4022	Bollard Light, 42" High 70 Watt HPS	G4022 Bollard Lights 70W	Exterior	Replace G4022 Bollard Lights 70W	20	0	19.00	EA	\$2,486.84	IN - Beyond Rated Life	Priority 1	\$47,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,250	\$0	
Building Sitework Subtotal												\$47,250	\$257,548	\$0	\$0	\$0	\$0	\$257,548	\$0	\$0	\$0	\$0	\$47,250	\$0	
Z. GENERAL																									
General Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Expenditure Totals per Year	\$4,634,615	\$320,964	\$55,706	\$1,688,968	\$4,241,160	\$718,801	\$257,548	\$0	\$1,919,612	\$0	\$4,634,615	\$9,202,759
Total Cost (Inflated @ 5% per Yr.)	\$4,634,615	\$337,012	\$61,416	\$1,955,192	\$5,155,156	\$917,393	\$345,139	\$0	\$2,836,141	\$0	Total *	\$13,837,374

* - Present Value Currency

Footnotes

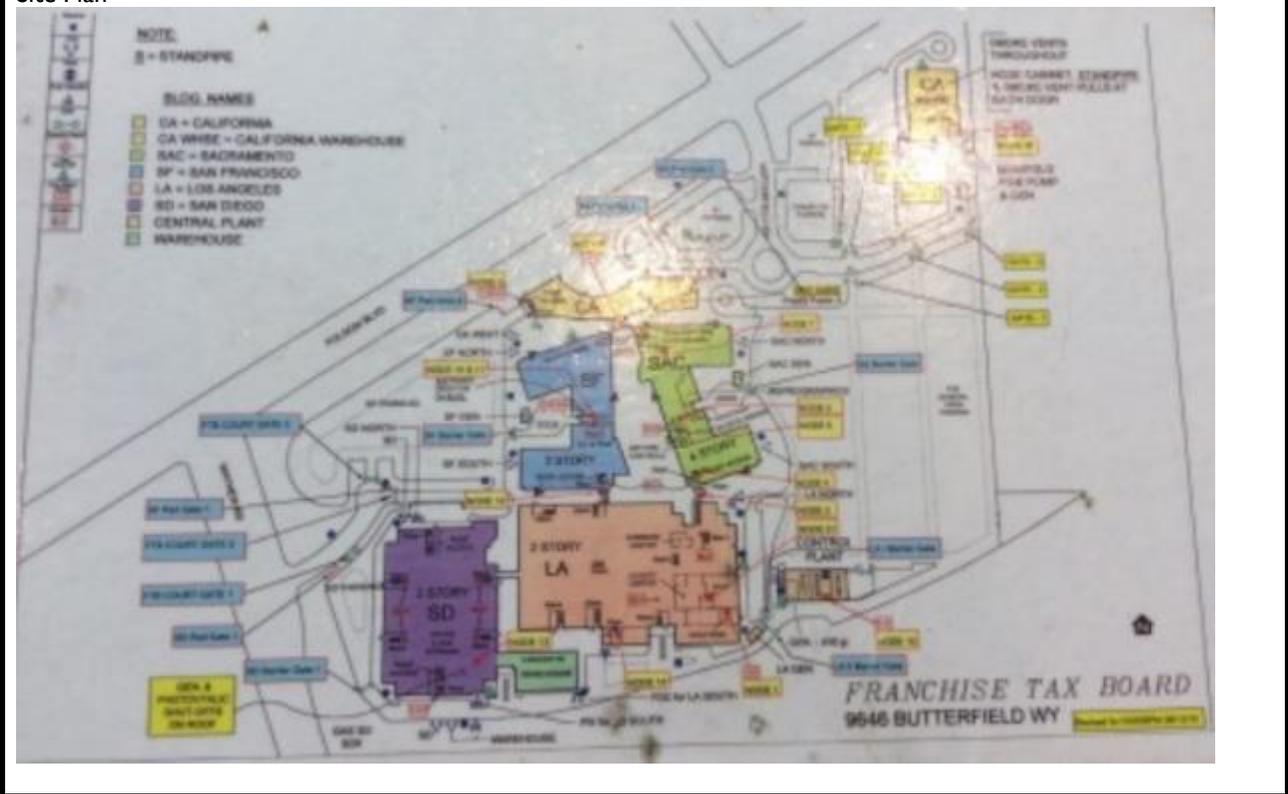
- 1 Detailed descriptions for Useful Life and Plan Type can be found in the Appendices of the Facility Condition
- 2 Detailed Descriptions of the Priorities can be found in the Appendices of the Facility Condition Assessment

Current Repl.Value \$152,938,518

APPENDIX H: SUPPORTING DOCUMENTATION

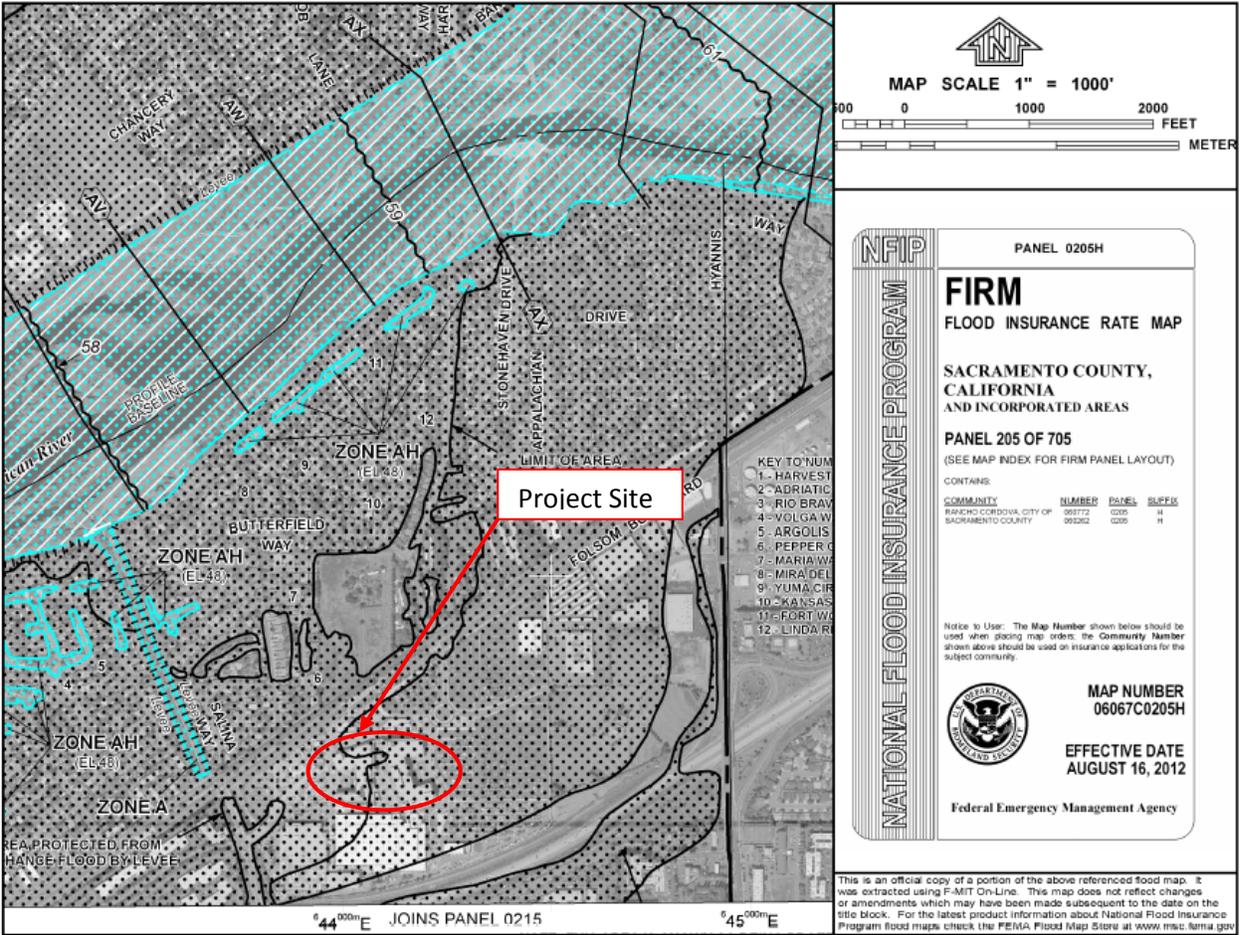


Site Plan



	<p>Source:</p> <p>The north arrow indicator is an approximation of 0° North.</p>	<p>Project Number:</p> <p>111326.14R-028.305</p> <p>Project Name:</p> <p>Franchise Tax Board San Diego Building</p>
		<p>On-Site Date:</p> <p>Jan 9, 2015</p>

Flood Map



Source:

FEMA

Project Number:

111326.14R-028.305



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

Project Name:

FTB San Diego Building

On-Site Date:

January 7, 2015

Estimate of Structures Cost Using Marshall Cost Systems

Franchise Tax Board San Diego Building (084)

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	\$292.01	419,002	\$122,350,814
	\$0.00	0	\$0
	\$0.00	0	\$0
	\$0.00	0	\$0
	\$0.00	0	\$0
Total		419,002	\$122,350,814

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	\$122,350,814	25.00%	\$152,938,518
	\$0	25.00%	\$0
	\$0	25.00%	\$0
	\$0	25.00%	\$0
	\$0	25.00%	\$0
Cost Per SF	\$365.01	Total Estimate	\$152,938,518

ADA Checklist

Date Completed: January 6, 2015

Property Name: FTB San Diego Building

EMG Project Number: 111326.14R-028.305

EMG Abbreviated Accessibility Checklist					
Building History		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	X			
2	Have any ADA improvements been made to the property?	X			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?	X			
5	Is any litigation pending related to ADA issues?		X		
Parking		Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?	X			

EMG Abbreviated Accessibility Checklist					
	Ramps	Yes	No	NA	Comments
1 *	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	X			
2	Are ramps that appear longer than 6 ft complete with railings on both sides?	X			
3	Does the width between railings appear at least 36 inches?	X			
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
	Paths of Travel	Yes	No	NA	Comments
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			
	Elevators	Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?		X		Hall lanterns not provided
2	Are there visual and audible signals inside cars indicating floor change?	X			

EMG Abbreviated Accessibility Checklist					
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	X			
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	X			
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	X			
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?		X		Door handle to cabinet requires pinching motion.
	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	X			
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	X			

EMG Abbreviated Accessibility Checklist					
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			
Guest Rooms		Yes	No	NA	Comments
1	How many total accessible sleeping rooms does the property management report to have? Provide specific number in comment field. Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	
2	How many of the accessible sleeping rooms per property management have roll-in showers? Provide specific number in comment field. Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	
3	How many assistive listening kits and/or rooms with communication features are available per property management? Provide specific number in comment field. Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
Pools		Yes	No	NA	Comments
1	Are public access pools provided? If the answer is no, please disregard this section.			x	
2	How many accessible access points are provided to each pool/spa? Provide number in comment field. Is at least one fixed lift or sloped entry to the pool provided?			x	
Play Area		Yes	No	NA	Comments

EMG Abbreviated Accessibility Checklist					
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
	Exercise Equipment	Yes	No	NA	Comments
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?			X	

**Based on visual observation only. The slope was not confirmed through measurements.*

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

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: Rob Fannin

Building name: Franchise Tax Board San Diego Building (084)

What is your association with this property? OBM III

What is the length of your association with this property? 6 years

Phone number: 916-845-7553

Please provide information about inspections relating to the following items

Inspections	Date Last Inspected	List Name & Contact for Maintenance Contractor, if any.
1. Elevators	3-2014	Thysenn Krupp
2. HVAC, Mechanical, Electric, Plumbing	2-2015	staff
3. Life-Safety/Fire	11-2014	Siemens
4. Roofs	2-2015	staff

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

Roof replacement

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

Water heater replacement

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

1 year

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

Fire Life Safety, elevators

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				Current contractor will not pass the risers
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				Slurry & reseat is identified in our repair plan

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				
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				
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?	x				
42. Have there been any complaints about the elevators or wait times?		x			
43. Are there any problems with exterior lighting?		x			
44. Are there any other significant issues/hazards with the property?		x			
45. Are there any unresolved construction defects at the property?				x	

APPENDIX J: ELEVATOR REPORT



Elevator Assessment

**Building 084 – Franchise Tax Board
9646 Butterfield
Sacramento, CA**

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Appendix A – Elevator Equipment Summary – Sacramento Building

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

Bank/Elevator Description	Elevator Number	Speed	Capacity	Floors Served	Date of Original Install	Date of Last Mod	Next Mod Due	Elevator Type	Machine / Power Unit Manuf.	Motor Control	Control Manuf.	Door Size/ Style	Door Equip. Manuf.
Elevators 1-3 (Group – State ID#140081, 140082, 140083)	1	200 fpm	3,500 pounds	G, 2-4	2004	N/A	12-15 years	Overhead Geared Traction	Thyssen Krupp	VVVF	Thyssen Krupp	42”x 96” Center Opening	Thyssen Krupp
	2	200 fpm	3,500 pounds	G, 2-4	2004	N/A	12-15 years	Overhead Geared Traction	Thyssen Krupp	VVVF	Thyssen Krupp	42”x 96” Center Opening	Thyssen Krupp
	3	200 fpm	3,500 pounds	G, 2-4	2004	N/A	12-15 years	Overhead Geared Traction	Thyssen Krupp	VVVF	Thyssen Krupp	42”x 96” Center Opening	Thyssen Krupp
Elevator 4 (Simplex – State ID# 140084)	4	150 fpm	4,500 pounds	G, 2-4, R	2004	N/A	12-15 years	Inground Hydraulic	Thyssen Krupp	Solid State	Thyssen Krupp	48”x 96” Side Opening	Thyssen Krupp
Elevators 5-7 (Group – State ID#136974, 135975, 136976)	5	200 fpm	3,500 pounds	G, 2-4	2004	N/A	12-15 years	Overhead Geared Traction	Thyssen Krupp	VVVF	Thyssen Krupp	42”x 96” Center Opening	Thyssen Krupp
	6	200 fpm	3,500 pounds	G, 2-4	2004	N/A	12-15 years	Overhead Geared Traction	Thyssen Krupp	VVVF	Thyssen Krupp	42”x 96” Center Opening	Thyssen Krupp
	7	200 fpm	3,500 pounds	G, 2-4	2004	N/A	12-15 years	Overhead Geared Traction	Thyssen Krupp	VVVF	Thyssen Krupp	42”x 96” Center Opening	Thyssen Krupp

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	1/17/14	Just Expired	No Tag	Unknown	6/2014	Current	Current	Logs only – no charts	Average	Low
2	1/17/14	Just Expired	No Tag	Unknown	6/2014	Current	Current	Logs only – no charts	Average	Low
3	1/17/14	Just Expired	No Tag	Unknown	6/2014	Current	Current	Logs only – no charts	Average	Low
4	1/3/14	Just Expired	Not Required	Not Required	6/2014	Current	Current	Logs only – no charts	Average	Low
5	1/27/14	Just Expired	No Tag	Unknown	6/2014	Current	Current	Logs only – no charts	Average	Low
6	1/27/14	Just Expired	No Tag	Unknown	6/2014	Current	Current	Logs only – no charts	Average	Low
7	1/27/14	Just Expired	No Tag	Unknown	6/2014	Current	Current	Logs only – no charts	Average	Low

Appendix A – Elevator Equipment Summary – San Francisco Building

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

Bank/Elevator Description	Elevator Number	Speed	Capacity	Floors Served	Date of Original Install	Date of Last Mod	Next Mod Due	Elevator Type	Machine / Power Unit Manuf.	Motor Control	Control Manuf.	Door Size/ Style	Door Equip. Manuf.
Elevators 8-9 (Duplex – State ID#140092, 140093)	8	200 fpm	3,500 pounds	G, 2-3	2004	N/A	12-15 years	Overhead Geared Traction	Thyssen Krupp	VVVF	Thyssen Krupp	42”x 96” Center Opening	Thyssen Krupp
	9	200 fpm	3,500 pounds	G, 2-4	2004	N/A	12-15 years	Overhead Geared Traction	Thyssen Krupp	VVVF	Thyssen Krupp	42”x 96” Center Opening	Thyssen Krupp
Elevator 10 (Simplex – State ID# 140284)	10	150 fpm	4,500 pounds	G, 2-3, R	2004	N/A	12-15 years	Inground Hydraulic	Thyssen Krupp	Solid State	Thyssen Krupp	48”x 96” Side Opening	Thyssen Krupp
Elevators 11-12 (Duplex – State ID#140204, 140205)	11	200 fpm	3,500 pounds	G, 2-3	2004	N/A	12-15 years	Overhead Geared Traction	Thyssen Krupp	VVVF	Thyssen Krupp	42”x 96” Center Opening	Thyssen Krupp
	12	200 fpm	3,500 pounds	G, 2-4	2004	N/A	12-15 years	Overhead Geared Traction	Thyssen Krupp	VVVF	Thyssen Krupp	42”x 96” Center Opening	Thyssen Krupp

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
8	1/21/14	Just Expired	No Tag	Unknown	6/2014	Current	Current	Logs only – no charts	Average	Low
9	1/17/14	Just Expired	No Tag	Unknown	6/2014	Current	Current	Logs only – no charts	Average	Low
10	12/16/13	Just Expired	Not Required	Not Required	6/2014	Current	Current	Logs only – no charts	Average	Low
11	1/17/14	Just Expired	No Tag	Unknown	6/2014	Current	Current	Logs only – no charts	Average	Low
12	1/17/14	Just Expired	No Tag	Unknown	6/2014	Current	Current	Logs only – no charts	Average	Low

Appendix A – Elevator Equipment Summary – Los Angeles Building

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.
Elevator 1 – (Simplex – State ID# 80160)	1	120 fpm	2,500 pounds	1-2	1985	N/A	2-3 years	Above Ground Hydraulic	Dover	EM Starter	Dover	42”x 84” Side Opening	Dover
Elevator 2 – (Simplex – State ID# 80159)	2	85 fpm	4,000 pounds	1, 2F, 2R	1985	N/A	2-3 years	Inground Hydraulic	Dover	EM Starter	Dover	48”x 84” Side Opening	Dover
Elevator 3 – (Simplex – State ID# 146159)	3	150 fpm	3,500 pounds	1-2	2007	N/A	15-18 years	Inground Hydraulic	Thyssen Krupp	Solid State Starter	Thyssen Krupp	42”x 84” Side Opening	Thyssen Krupp

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	12/16/13	Just Expired	2/1/11	Current	Not Required	Not Required	N/A	Current	Average	High
2	12/16/13	Just Expired	2/1/11	Current	Not Required	Not Required	N/A	Current	Average	High
3	12/16/13	Just Expired	Not Required	Not Required	1/2015	Current	Current	Current	Average	High

Appendix A – Elevator Equipment Summary – San Diego Building

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.
Elevator 1 (Simplex – State ID#104533)	1	125 fpm	5,000 pounds	1F, 1R, 2F, 2R	1993	N/A	3-5 years	Inground Hydraulic	Dover	EM Starter	Dover	8' x 8' Vertical Bi-Parting	Peele
Elevator 2 (Simplex – State ID#104534)	2	125 fpm	5,000 pounds	1, 2, 2R	1993	N/A	3-5 years	Inground Hydraulic	Dover	EM Starter	Dover	48" x 84" Side Opening	Dover
Elevator 3 (Simplex – State ID#104535)	3	125 fpm	4,000 pounds	1, 2,	1993	N/A	3-5 years	Inground Hydraulic	Dover	EM Starter	Dover	48" x 84" Side Opening	Dover
Elevator 4 (Simplex – State ID#104536)	4	125 fpm	5,000 pounds	1, 2	1993	N/A	3-5 years	Inground Hydraulic	Dover	EM Starter	Dover	48" x 84" Side Opening	Dover
Elevator 5 (Simplex – State ID#104537)	5	125 fpm	4,000 pounds	1, 2,	1993	N/A	3-5 years	Inground Hydraulic	Dover	EM Starter	Dover	48" x 84" Side Opening	Dover
Elevator 6 (Simplex – State ID#104538)	6	125 fpm	4,000 pounds	1, 2,	1993	N/A	3-5 years	Inground Hydraulic	Dover	EM Starter	Dover	48" x 84" Side Opening	Dover
Elevator 7 (Simplex – State ID#104539)	7	125 fpm	5,000 pounds	1, 2	1993	N/A	3-5 years	Inground Hydraulic	Dover	EM Starter	Dover	48" x 84" Center Opening	Dover

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	1/3/14	Just Expired	2/22/13	Current	Not Required	Not Required	N/A	None	Above Average For Age	Medium-High
2	1/3/14	Just Expired	2/1/11	Current	Not Required	Not Required	Current	Current	"	Medium-High
3	12/16/13	Just Expired	2/1/11	Current	Not Required	Not Required	Current	Current	"	Medium-High
4	1/3/14	Just Expired	2/1/11	Current	Not Required	Not Required	Current	Current	"	Medium-High
5	12/16/13	Just Expired	1/31/11	Current	Not Required	Not Required	Current	Current	"	Medium-High
6	1/3/14	Just Expired	1/31/11	Current	Not Required	Not Required	Current	Current	"	Medium-High
7	9/7/13	Expired	1/31/11	Current	Not Required	Not Required	Current	Current	"	Medium-High

Appendix B – Repair Items

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

Building 084 – Franchise Tax Board				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	No 5-year test tags on governors – perform tests and properly tag equipment	Sac & SF: 1-3, 5-7, 8-9, 11-12		
2	Clean oil from under tank and seal leaks	LA: 2, 3		

Appendix C – Maintenance Corrections

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

Building 084 – Franchise Tax Board – Sacramento and San Francisco Bldgs.				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Clean oil from hoist machines and monitor leaks	2, 3, 4, 6		
2	Clean rope filings from machine room floor	7		
3	Adjust ride quality – vertical oscillation	2, 5-7		
4	Investigate and eliminate squealing noises from hoistway	6		
5	Clean fuzz from hoist ropes	1-3, 5-7, 8-9		
6	Check and service hall door equipment – noisy – creaks at some floors – for example, car 3, floor 3	1, 3, 11, 12		
7	Figure out a better storage arrangement for machine room – cart is in way of door and parts are piled all around	4		
8	Perform minor cleaning under tank	4		
9	Clean top of car	4, 11, 12		
10	Wipe dust from machine room equipment	8-9, 11-12		
11	Clean hall door equipment	8, 9, 11, 12		
12	Clean pits	8, 9, 10, 11, 12		
13	Door operator making strange noise – investigate and correct	8		
14	Remove paper from inside controller	10		
15	Clean oil from under tank	10		
16	Replace hall lantern lens – floor R	10		

Appendix C – Maintenance Corrections

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

Building 084 – Franchise Tax Board – Los Angeles Building				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Monitor leaks from muffler	1		
2	Clean oil from pit under rails	1, 3		
3	Remove cans and rags from top of car	1		
4	Clean pit	1		
5	Clean guide rails under car	1		
6	Car position indicator not working - repair	1, 2		
7	Investigate noise from front door operator	2		
8	Clean and service squeaky door equipment	2		
9	Clean oil from packing and monitor for re-pack	2		

Appendix C – Maintenance Corrections

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

Building 084 – Franchise Tax Board – San Diego Building				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Organize machine room – two carts in room and parts all over	1		
2	Clean door chains	1		
3	Replace phone box latch	1		
4	Clean pit	2, 4, 6		
5	Clean oil from jack head and monitor packing	2-5, 7		
6	Remove manuals from controllers	2-7		
7	Replace release rollers – both floors	4, 6, 7		
8	Clean car door equipment	6		
9	Explain/remove white coil of wire from top of controller	4		

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 084 – Franchise Tax Board				
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.	All		
2	Properly label machine room door – “Elevator Equipment Room – Authorized Personnel Only”	Sac: 1-3, 5-7; SF: 11-12		
3	Elevator machine room door has to be pulled/shoved closed to get it to latch. Make door close more freely so that it self-closes and self-locks.	Sac: 4, 5-7; SF: 10		
4	Monitor cab floor tiles - cracking	Sac: 4		
5	Relamp machine room lights	8-9, 11-12		
6	Relamp cab light	SF: 12		
7	Make machine room door self-close	LA: 1		
8	Consider changing elevator labeling convention so that they are labeled 1-22 instead of 1-12, 1-3, 1-7. This would make it easier for building and elevator personnel to be sure they are speaking about the correct elevator at all times.	All		

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. The elevators in the San Francisco and Sacramento buildings were installed in 2004/2005, and therefore are only 10 years old. Elevator 3 in the Los Angeles building was installed in 2007 and is only 8 years old. The Sac/SF Elevators should have 12-15 years' useful life remaining and LA#3 should have 15-18 years, assuming an ongoing program of proper maintenance. As such, we are not recommending any modernization budgets for these 13 elevators at this time.

Elevators 1-2 in the Los Angeles Building were installed in 1985, and are thus 30 years old. These elevators are past due for modernization. They do seem to get some use, especially elevator 1, so it would be in the building's best interest to modernize the elevators to keep them running properly for the tenants. We recommend budgeting for modernization of these elevators in the next 1-2 years.

The San Diego Building elevators were installed in 1993. These elevators are 22 years old. However, the equipment is still relatively serviceable, so we would recommend budgeting modernization of these elevators in 3-5 years. The building itself doesn't seem to be heavily populated at the moment, although we understand there may be more people moving in. So the 3-5 year timeframe should be about right to begin modernizing these elevators. With that said, there is a lot of redundancy to these elevators as they are spread evenly around the building. So failures should be easily masked with the other elevators. As such, if there are competing priorities for modernization dollars, these elevators could potentially be pushed back to around 7 years if needed.

The following table shows the scope of the modernization based on our current observations. As all noted elevators (the two in the Los Angeles Building and the seven in the San Diego Building) are hydraulic, the scope of work would be similar as noted below. Note that the scope may change slightly by the time the elevators are modernized based on the condition of the equipment at that time, changes in code or ADA, etc.

Elevator Modernization Plan	
Item	Action
Elevator Control	New Solid State
Solid State Starter	New
Dispatching	Simplex
Battery Lowering Operation	New
Power Unit	New
Car Button Station	New
Car Position Indicator	New
In-Car Communication (ADA Phone)	New
Car/Hall Lanterns	New
Hall Button Stations	New
Alarm Bells	New
Hoistway Limits	New

Wiring	New
Car Guides	Refurbish
Guide Rails	Retain
Door Operation	New Closed Loop (New freight operators for SD#1)
Car and Hall Door Equipment	New/Refurbish as needed
Door Restrictor	New
Door Detector Edge	New (unless previously upgraded)
Pit Switch	New
Pit Springs/Buffers	Retain
Piston and Casing	Retain
Compliance with then-current elevator code	Included
Compliance with ADA	Included
Cab Interiors	Optional

We would recommend the following budgets for modernization of these elevators:

Years 1-2:

LA1: \$90,000

LA2: \$110,000

Years 3-5:

SD1: \$110,000

SD2-7: \$100,000 each

The total recommended budget for the elevator portion of this modernization without cab interiors is \$200,000 in years 1-2, and \$710,000 in years 3-5. If you choose to refurbish the cab interiors (floors, side and back walls and ceiling), we would recommend a budget of \$20,000 per elevator. This budget assumes fairly standard finishes for the cab interiors. If you feel that you may want custom or “better than average” cabs, you may wish to add a contingency of 20% to this budget.

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

Not included in the above is work by other trades. When an elevator modernization occurs, it often precipitates the requirement for work in other related areas, either due to code changes since installation, different requirements for the new control systems, desired changes in look of the systems,

etc. The most common required work is electrical work (new or modified disconnects in the machine room, increase in lighting, etc.), fire and life safety work (addition of smoke detectors in elevator areas, addition or removal of sprinklers, etc.), general contracting (modifications for access to machine areas, cutting and patching for new fixtures, etc.) and potentially other areas. It is difficult for ECA to provide accurate budgets at this time, as our expertise is in the area of elevators and not necessarily in these other areas. However, we can estimate in this case that the required work by other trades will be roughly \$25,000 for the two Los Angeles Elevators and \$50,000 for the San Diego Elevators. We think this is a fairly conservative estimate and, combined with our other budgets should provide you a placeholder to allocate the proper funds (we don't want this work to be a surprise for you down the road).

Finally, as the State typically employs an elevator consultant for assistance with elevator modernization projects, we would recommend adding \$20,000 to the budget for that purpose for the Los Angeles Elevators, and \$40,000 for the San Diego Elevators.

The total budget for the recommended modernization project is \$245,000 in years 1-2 for the two Los Angeles Elevators, and \$800,000 in years 3-5 for the San Diego Elevators. This includes the elevator contractor's portion of the work, work by other trades, and elevator consulting. It does not include cab interior refurbishment, which would add \$20,000 per elevator to the total project cost.

As a final note, of the six passenger elevators in the San Diego Building, only one has an electronic detector edge. The other five have their original manual safety edges. We do recommend replacing the safety edges with detector edges, as has already been done for elevator 2. The budget cost for this would be \$3,500 per elevator, or \$17,500 for the five elevators. This could be done at any time to improve the overall riding experience in these elevators. Further, the detector edges could be retained during the modernization, removing a similar amount from the modernization budgets. Assuming the modernization of these elevators will not occur for at least 3-5 years, we would recommend replacing the safety edges with detector edges as soon as possible.

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.



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