Stockton State Building (901)

31 East Channel Street, Stockton, CA 95202

Facility Condition Assessment

September 2015

Prepared for the State of California Department of General Services

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EXECUTIVE SUMMARY

BACKGROUND

This Facility Condition Assessment (FCA), prepared by EMG Corporation (EMG) in collaboration with the Department of General Services (DGS) Real Estate Services Division (RESD) 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 Stockton State Building (901).

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 Stockton State Building (901) 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 Stockton State Building (901) on 03/04/2014. 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	$26,209,281
Immediate Repair Costs (12 months)	$3,372,402
1-5 Year Capital Needs	$6,857,307
6-10 Year Capital Needs	$216,108
Total 10-Year Capital Reserve Needs	$10,445,817

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

Current Year FCI

$$\text{Current FCI} = \frac{\$3,372,402}{\$26,209,281}$$

Ten-Year FCI

$$\text{Ten-Year FCI} = \frac{\$10,445,817}{\$26,209,281}$$

Current Year FCI	Ten-Year FCI
12.87 %= *Poor Condition*	**39.86 %= *Poor Condition***

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

- Based on asbestos report dated February 2015, it is recommended to remove all asbestos containing materials.
- The entire facility lacks a fire sprinkler system. EMG recommends installation of a complete wet pipe fire sprinkler system as a life safety improvement.
- Replacement of the interior lighting is recommended.
- Brick pavers on the south side near the main entrance are cracked, heaved, uneven, and possible trip hazards.

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

Located at 31 East Channel Street, the Stockton Building (901) was designed by The State Department of Public Works and opened in 1964. The five story building is steel framed with pre-cast concrete panels.

Ten agencies occupy the building, including Industrial Relations and Corrections and Rehabilitation. There is an on-site cafeteria and a 148 person auditorium. The adjacent surface parking offers a160 spaces.

The gross area is 62,850 square feet with 43,269 net usable square feet. The ratio of net usable to gross building area is 68.8%. The occupancy is 122 persons

BUILDING DESCRIPTION

The structural system is steel framed columns and beams with concrete topped metal floor decks. The roof structure is flat with single-ply membrane finish and concrete parapet walls.

The exterior walls are finished with precast concrete panels, painted concrete, and aluminum framed curtain walls.

Interior walls are painted drywall, marble panels, concrete, and ceramic tiles. Floor finishes include carpet, terrazzo, vinyl composition tiles, and ceramic tiles. Ceilings are suspended acoustical tiles, glue on acoustic tiles, and painted drywall.

The facility is served by one traction passenger elevator and one traction freight elevator that serve five floors.

Domestic hot water is provided to the restrooms and break room areas by a single gas-fired domestic water heater located in the boiler room.

Heating and cooling are provided by a central system of boilers, chillers, and cooling tower. Two penthouse air handlers supply the east and west sections of the building with constant air volumes. A third air handler unit is located in the auditorium for its use.

Life safety systems include fire extinguishers, limited fire alarm system, and hydrants.

Landscaping consists of trees, shrubs, and lawn areas. Flower beds are spread around the building perimeter and bordered with concrete. Landscaped areas are irrigated by an in-ground spray sprinkler system. The parking lot is paved with asphalt.

Project Statistics

Item	Description
Project Name	Stockton State Building
Building ID	901
Property Type	Administration
Year Built	1964
Number of Stories	5
Occupied	Yes
Land Area (acres)	2.46
Gross Square Feet (GSF)	62,850

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 E2018-08[1] 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 Stockton State Building (901) on 03/04/2014. The survey included analysis and observation of the building's interior and exterior, including the roofs.

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

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

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

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

PRIORITY RANKING

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

PRIORITY RANKING CATEGORIES

Building Mission Ranking

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

Remaining Useful Life Ranking

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

Asset Component Category

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

Functional Asset Categories

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

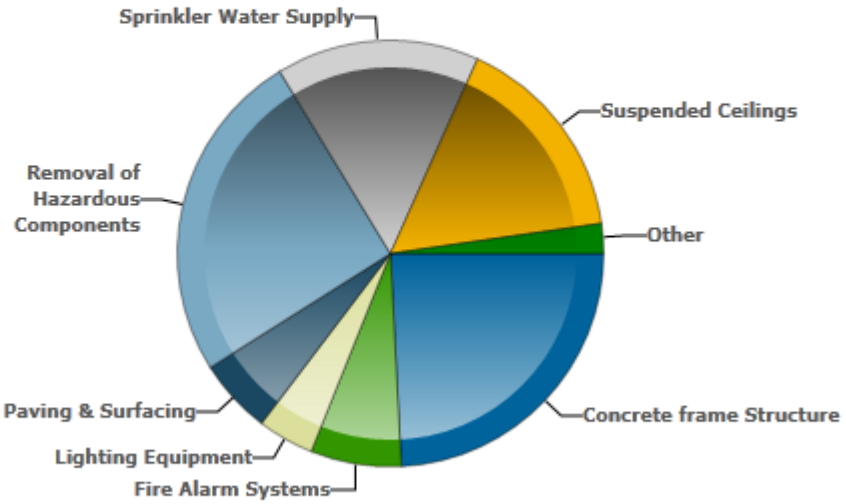
PRIORITY RATIO

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

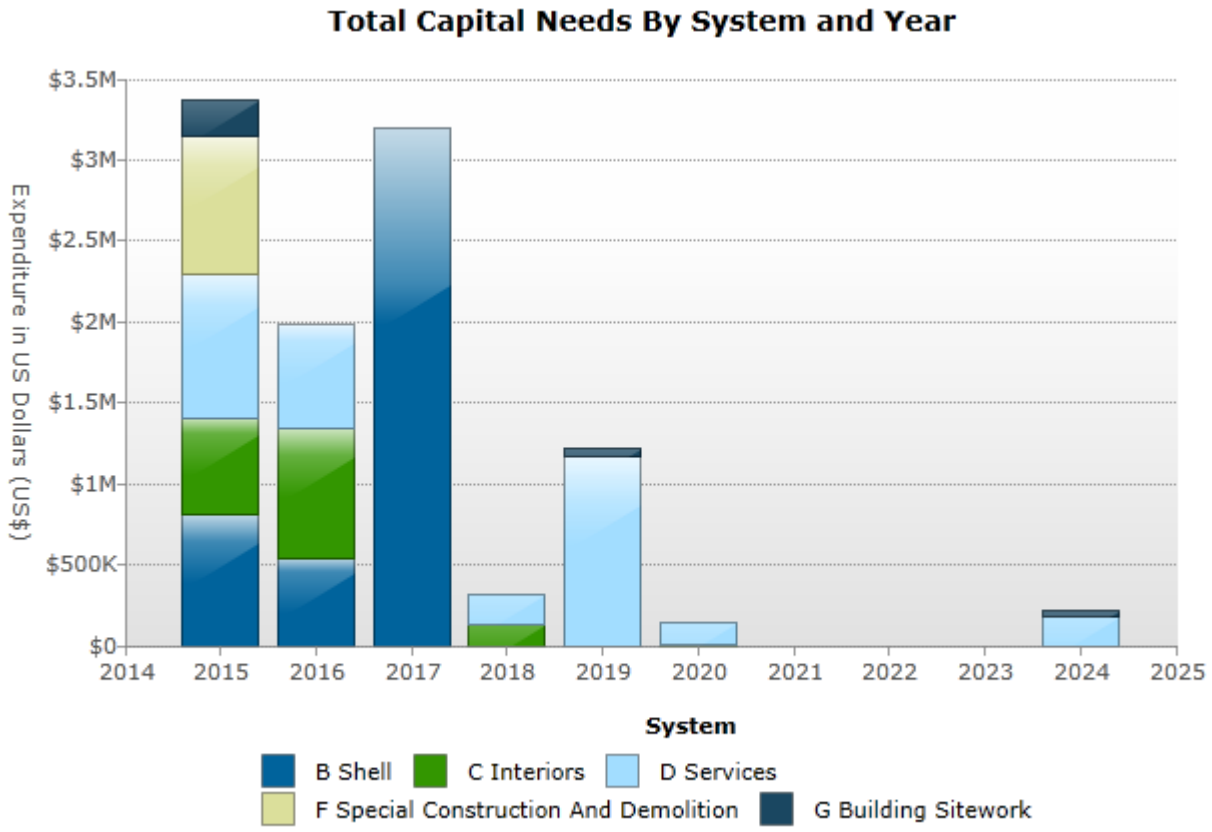
The physical condition of building systems and related components are typically defined as being in one of four conditions: Good, Fair, Poor, or Very Poor, or a combination thereof. For the purposes of this report, the following definitions are used:

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

Distribution of Immediate Needs by Building System



Level	Building System	Estimated Cost
B1032	Concrete frame Structure	$815,817
C2011	Regular Stairs	$18,267
C3024	Flooring	$26,414
C3032	Suspended Ceilings	$540,702
D4011	Sprinkler Water Supply	$519,141
D5022	Lighting Equipment	$144,432
D5037	Fire Alarm Systems	$231,892
F2021	Removal of Hazardous Components	$852,706
G2031	Paving & Surfacing	$191,425
G2053	Top Soil and Planting Beds	$31,606
	Total	**$3,372,402**



	Building System							
Year	A Sub-Structure	B Shell	C Interiors	D Services	E Equip. & Furnishings	F Spec. Const. & Demolition	G Bldg. Site Work	Total
2015	$0	$815,817	$585,383	$895,465	$0	$852,706	$223,031	**$3,372,402**
2016	$0	$537,044	$799,207	$650,000	$0	$0	$0	**$1,986,251**
2017	$0	$3,197,538	$0	$0	$0	$0	$0	**$3,197,538**
2018	$0	$0	$124,000	$190,982	$0	$0	$0	**$314,982**
2019	$0	$0	$0	$1,171,088	$0	$0	$41,515	**$1,212,604**
2020	$0	$0	$11,383	$134,549	$0	$0	$0	**$145,933**
2024	$0	$0	$0	$174,593	$0	$0	$41,515	**$216,108**
Total	**$0**	**$4,550,400**	**$1,519,973**	**$3,216,677**	**$0**	**$852,706**	**$306,061**	**$10,445,817**

CURRENT REPLACEMENT VALUE

The Current Replacement Value has been determined as $26,209,281 for the Stockton State Building Building (901). 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
62,850 GSF	$417	$26,209,281

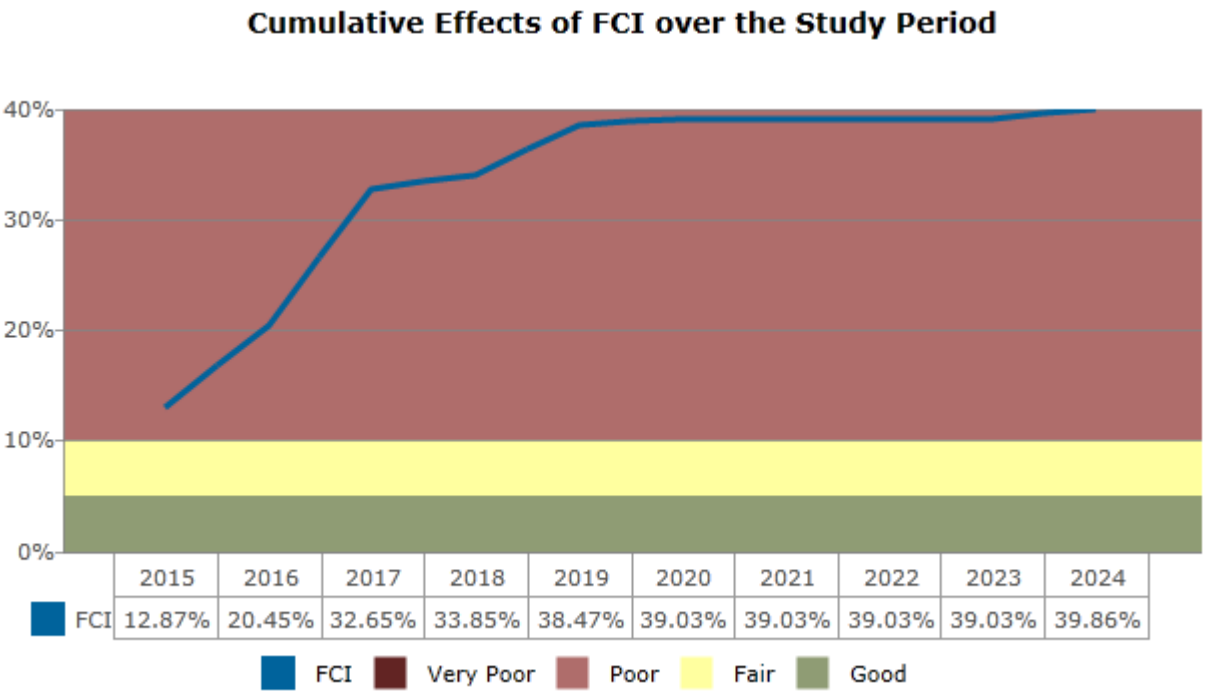
FACILITY CONDITION INDEX

The FCI[1] is an indication of a building's current and future overall condition. According to industry standards an FCI ratio of 65 percent, or the "rule of two-thirds," is the threshold for identifying potential candidates for replacement or divestment.[2] Once the FCI ratio reaches 65 percent, or roughly two-thirds of the Current Replacement Value of the estimated cost to replace a building, it may not be prudent to continue to fund repairs. In cases where aggressive facilities planning is expected to be necessary, this threshold may be adjusted to address more pressing needs.

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

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

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



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APPENDICES

APPENDIX A: ACCESSIBILITY ISSUES

Item	Description
C3005 ADA Renovations	C3005 ADA Restrooms
Condition	Fair
Qty / UOM	10 / EA
RUL (years)	3
Location	All Floors

Recommendations:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
C3005	Replace C3005 ADA Restrooms	10.0 - EA	12400.0	CC - Accessibility	Priority 3	2018	124,000

Cost Summary:

Year	Total Expenditures
2018	$124,000

APPENDIX B: GENERAL ASSESSMENT INFORMATION

A Substructure Systems

A10 FOUNDATIONS

Item	Description
A1012 Column Foundations & Pile Caps	A1012 Structural concrete, in place, pile cap over 10 CY
Condition	Fair - Good
Qty / UOM	150 / CY
RUL (years)	19
Location	Foundation

OBSERVATIONS/COMMENTS:

No further action is required.

B Shell Systems

B10 SUPERSTRUCTURE

Item	Description
B1012 Upper Floors Construction	B1010 Cast-in-place Concrete Beams and Floor Slabs
Condition	Good
Qty / UOM	62,850 / SF
RUL (years)	19
Location	Entire Facility

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
B1032 Concrete frame Structure	B1032 Seismic Bracing
Condition	Fair
Qty / UOM	1 / Lump sum
RUL (years)	0
Location	Interior Shear Walls

OBSERVATIONS/COMMENTS:

Previously, a seismic analysis was completed on the building. The analysis determined that the interior shear walls in the east-west direction are under-reinforced. The report recommends adding two new shear walls, either concrete or steel framed, from the ground to the roof level. For the purposes of this report, EMG has included the recommendations from the prior report with cost adjustments for inflation.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
B1032	Replace B1032 Seismic Bracing	1.0 - Lump sum	815817.4	CC - Building Code	Priority 1	2015	815,817

COST SUMMARY:

Type	Year	Total Expenditures
B10 Superstructure	2015	$815,817

B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	B2011 Exterior Walls, Pressure Wash
Condition	Fair
Qty / UOM	27,590 / SF
RUL (years)	2
Location	Exterior facade
Exterior Wall Construction	Exposed Aggregate Precast Concrete Panels
Parapets	Yes
Balcony Walls and Handrails	Concrete
Exterior Soffits	Concealed
Lintels and Sills	Concrete

OBSERVATIONS/COMMENTS:

The exterior walls are exposed aggregate precast concrete panels. Periodic power washing will be required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
B2011	B2011 Pressure Wash Exterior Walls	27,590.0 - SF	4.3	OP - Maintenance	Priority 2	2017	119,056

Item	Description
B2011 Exterior Wall Construction	B2011 Finished Concrete, Painted
Condition	Fair
Qty / UOM	17,400 / SF
RUL (years)	2
Location	Exterior Wall Painted Surfaces

OBSERVATIONS/COMMENTS:

Prepare and paint previously painted exterior wall surfaces and associated trim.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
B2011	B2011 Paint Exterior Walls and Trim	17,400.0 - SF	4.6	IN - Appearance	Priority 2	2017	79,400

Item	Description
B2021 Windows	B2021 Curtain Wall Windows
Condition	Fair
Qty / UOM	9,752 / SF
RUL (years)	2
Location	All Floors
Window Type	Fixed
Windows Material	Aluminum
Windows Glazing	Single Glazed
Window Operation	Manual

OBSERVATIONS/COMMENTS:

The curtain wall system includes aluminum framed panels and fixed glazing. The system appears to be original and has exceeded EUL. Gasket failure is noted. Replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
B2021	Replace B2021 Curtain Wall Windows	9,752.0 - SF	304.8	IN - Beyond Rated Life	Priority 2	2017	2,972,332

Item	Description
B2031 Glazed Doors & Entrances	B2031 Glazed Doors & Entrances, 6' X 7'
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	1
Location	East Entrance and Auditorium

OBSERVATIONS/COMMENTS:

The aluminum framed glazed double doors appear to be original and have exceeded their expected serviceable life. Replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
B2031	Replace B2031 Glazed Doors & Entrances, 6' X 7'	2.0 - EA	12400.0	IN - Beyond Rated Life	Priority 1	2016	24,800

Item	Description
B2031 Glazed Doors & Entrances	B2031 Sliding Double Doors
Condition	Good
Qty / UOM	2 / EA
RUL (years)	28
Location	First Floor Lobby Entrance
Door Operation	Automatic
Glass Type	Tempered Glass
Door Frame	Metal Framed
Door Use	Entrance

OBSERVATIONS/COMMENTS:

There are two sets of double sliding doors with automatic openers at the main entrance. These are black anodized storefronts with air space between. No further action is required.

Item	Description
B2032 Solid Exterior Doors	B2032 Exterior Steel Doors, Painted
Condition	Poor
Qty / UOM	8 / EA
RUL (years)	2
Location	First Floor and Roof

OBSERVATIONS/COMMENTS:

Exterior steel louvered and solid core doors are located along the first floor perimeter at mechanical and electrical rooms, auditorium, and loading dock. Similar doors are located in the upper roof level mechanical rooms. Some corrosion is noted, especially along the base of doors. Based on estimated RUL and condition, replacements will be required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
B2032	Replace B2032 Exterior Steel Doors, Painted	8.0 - EA	2723.0	IN - Beyond Rated Life	Priority 2	2017	21,784

Item	Description
B2034 Overhead Doors	B2039 Steel Rolling Overhead Door
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	North side of building

OBSERVATIONS/COMMENTS:

The coiling steel cargo door on the north side appears to be original and shows mild corrosion and physical damage. Based on estimated RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
B2034	Replace B2039 Steel Rolling Overhead Door	1.0 - EA	4966.5	IN - Beyond Rated Life	Priority 2	2017	4,966

COST SUMMARY:

Type	Year	Total Expenditures
B20 Exterior Enclosure	2016	$24,800
B20 Exterior Enclosure	2017	$3,197,538

B30 ROOFING

Item	Description
B3011 Roof Finishes	B3011 Single Ply Membrane Roof
Condition	Fair
Qty / UOM	180 / SQ
RUL (years)	1
Location	Roof
Insulation	None
Flashings and Trim	Metal
Roof Eaves and Soffits	Yes
Roof Drainage	Internal Building Piping
Roof Warranty	No

OBSERVATIONS/COMMENTS:

According to management staff, there are several water leaks on the southwest roof. The roofs are nearing the end of their expected useful life (EUL) and will require replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
B3011	Replace B3011 Single Ply Membrane Roof	180.0 - SQ	2845.8	OP - Maintenance	Priority 2	2016	512,244

COST SUMMARY:

Type	Year	Total Expenditures
B30 Roofing	2016	$512,244

C Interiors Systems

C10 Interior Construction

Item	Description
C1021 Interior Doors	C1021 Wood Double Doors
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	5
Location	Auditorium

OBSERVATIONS/COMMENTS:

The emergency exit wood double doors appear to be original. Based on estimated RUL and condition, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
C1021	Replace C1021 Wood Double Doors	1.0 - EA	11383.2	IN - Beyond Rated Life	Priority 4	2020	11,383

Item	Description
C1021 Interior Doors	C1021 Interior Doors
Condition	Fair
Qty / UOM	68 / EA
RUL (years)	1
Location	All Floors

OBSERVATIONS/COMMENTS:

Many of the doors appear to be original. Based on the estimated RUL and condition, painting and repair are recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
C1021	C1021 Repair and Paint Interior Doors	68.0 - EA	2403.1	OP - Maintenance	Priority 3	2016	163,412

COST SUMMARY:

Type	Year	Total Expenditures
C10 Interior Construction	2016	$163,412
C10 Interior Construction	2020	$11,383

C20 STAIRS

Item	Description
C2011 Regular Stairs	C2011 Fire Exit Stairs
Condition	Fair
Qty / UOM	2,680 / SF
RUL (years)	16
Location	Stairs
Stairs Frame	Steel
Stair Riser	Closed
Stair Treads	Concrete
Stair Railings	Metal
Stair Soffit Finishes	Plaster
Stair Handrail Finishes	Painted

OBSERVATIONS/COMMENTS:

There are two fire exit stairs. Based on the remaining useful life (RUL), painting is anticipated during the assessment period.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
C2011	Painting of stairwell walls	8,576.0 - SF	2.1	OP - Maintenance	Priority 3	2015	18,267

COST SUMMARY:

Type	Year	Total Expenditures
C20 Stairs	2015	$18,267

C30 INTERIOR FINISHES

Item	Description
C3005 ADA Renovations	C3005 ADA Restrooms
Condition	Fair
Qty / UOM	10 / EA
RUL (years)	3
Location	All Floors

OBSERVATIONS/COMMENTS:

All restrooms and drinking fountains were renovated in 1998. Based on the estimated RUL, painting and repair are anticipated during the assessment period.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
C3005	Replace C3005 ADA Restrooms	10.0 - EA	12400.0	CC - Accessibility	Priority 3	2018	124,000

Item	Description
C3012 Wall Finishes to Interior Walls	C3012 Paint Interior Walls
Condition	Fair
Qty / UOM	94,275 / SF
RUL (years)	1
Location	All Floors

OBSERVATIONS/COMMENTS:

Based on condition and normal deterioration, interior painting of walls and some ceilings will be required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
C3012	C3012 Paint Interior Walls	94,275.0 - SF	2.1	IN - Appearance	Priority 3	2016	201,070

Item	Description
C3012 Wall Finishes to Interior Walls	C3012 Marble Wall Finishes
Condition	Good
Qty / UOM	2,170 / SF
RUL (years)	15
Location	First floor elevator lobby

OBSERVATIONS/COMMENTS:

Marble wall finishes require no further action.

Item	Description
C3024 Flooring	C3024 Vinyl Tile
Condition	Poor
Qty / UOM	210 / SY
RUL (years)	0
Location	All Floors
Floor Toppings	Light Weight Concrete

OBSERVATIONS/COMMENTS:

Based on RUL and condition, vinyl floor tile replacement is required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
C3024	Replace C3024 Vinyl Tile	210.0 - SY	125.8	IN - Appearance	Priority 2	2015	26,414

Item	Description
C3024 Flooring	C3024 Terrazzo Floor
Condition	Good
Qty / UOM	900 / SF
RUL (years)	34
Location	Entrance Lobby
Floor Toppings	Light Weight Concrete
Traffic Membranes	Epoxy / Urethane Coated
Hardeners and Seals	Paste Wax

OBSERVATIONS/COMMENTS:

The lobby floor is terrazzo, which was diamond-polished in 1999. No further action is required.

Item	Description
C3025 Carpeting	C3025 Carpet Tiles - Standard
Condition	Fair
Qty / UOM	4,500 / SY
RUL (years)	1
Location	All Floors
Floor Toppings	Light Weight Concrete

OBSERVATIONS/COMMENTS:

Office and corridor floors are covered with carpet tiles. Normal wear and staining are noted. Based on RUL and condition, carpet replacement is required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
C3025	Replace C3025 Carpet Tiles - Standard	4,500.0 - SY	96.6	IN - Appearance	Priority 3	2016	434,725

Item	Description
C3032 Suspended Ceilings	C3032 Suspended Acoustical Tile Ceilings
Condition	Fair
Qty / UOM	450 / CSF
RUL (years)	0
Location	All Floors

OBSERVATIONS/COMMENTS:

All office and corridor ceilings are suspended acoustic tiles. Water stains and soiling are noted in various locations, particularly the fourth floor. Fire sprinkler system upgrade also necessitates total ceiling replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
C3032	Replace C3032 Suspended Acoustical Tile Ceilings	450.0 - CSF	1201.6	IN - Appearance	Priority 2	2015	540,702

COST SUMMARY:

Type	Year	Total Expenditures
C30 Interior Finishes	2015	$567,116
C30 Interior Finishes	2016	$635,795
C30 Interior Finishes	2018	$124,000

D Services Systems

D10 CONVEYING SYSTEMS

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

OBSERVATIONS/COMMENTS:

A 2015 assessment report by Elevator Consulting Associates is included in the appendices and details the anticipated modernization cost included in the report. This includes the consultant's suggested additional costs for cab finishes, associated trades, and consulting fees.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D1011	Replace D1011 Traction Elevator Machinery and Controls	2.0 - EA	325000.0	IN - Beyond Rated Life	Priority 1	2016	650,000

COST SUMMARY:

Type	Year	Total Expenditures
D10 Conveying Systems	2016	$650,000

D20 PLUMBING

Item	Description
D2011 Water Closets	D2011 Commercial Grade Water Closet, 1.6 GPF Unit
Condition	Good
Qty / UOM	24 / EA
RUL (years)	17
Location	Throughout Facility
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

Automatic flush valves were observed on the majority of the water closet fixtures. No further action is required.

Item	Description
D2012 Urinals	D2012 Urinal
Condition	Fair
Qty / UOM	8 / EA
RUL (years)	19
Location	Throughout Facility
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

Automatic flush valves were observed on the majority of the urinal fixtures. No further action is required.

Item	Description
D2013 Lavatories	D2013 Counter Top Sink and Faucet
Condition	Good
Qty / UOM	8 / EA
RUL (years)	19
Location	Restrooms

OBSERVATIONS/COMMENTS:

The sink faucets have been fitted with automatic sensors to conserve water. No further action is required.

Item	Description
D2022 Hot Water Service	D2022 Water Heater, Gas-fired, 100 Gal
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	3
Location	Boiler Room

OBSERVATIONS/COMMENTS:

The 100-gallon gas fired water heater was manufactured in late 1997 and assumed to have been installed in 1998. Based on estimated RUL, replacement is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D2022	Replace D2022 Water Heater, Gas-fired, 100 Gal	1.0 - EA	29745.3	IN - Beyond Rated Life	Priority 3	2018	29,745

Item	Description
D2023 Domestic Water Supply Equipment	D2023 Domestic Water Booster Pump Station
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	4
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

The pump station consists of two 1-hp booster pumps. Based on estimated RUL, replacement is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D2023	Replace D2023 Domestic Water Booster Pump Station	1.0 - EA	33700.8	IN - Beyond Rated Life	Priority 3	2019	33,701

COST SUMMARY:

Type	Year	Total Expenditures
D20 Plumbing	2018	$29,745
D20 Plumbing	2019	$33,701

D30 HVAC

Energy Supply	
Item	**Description**
Fuel Oil Type	N/A
Fuel Gas Type	Natural Gas
Solid Fuel Type	N/A
District Heat Type	Site Physical Plant Hot Water
District Cooling Type	Site Physical Plant Chilled Water
Solar Thermal	No
Fuel Tank Type	N/A
Fuel Tank Size (gallons)	N/A
Fuel Tank Location	N/A
Gas Meter Location	North Elevation Wall of Mechanical Room
Electrical Meter Location	Electrical Room
Water Meter Location	Street Vault

Item	Description
D3021 Boilers	D3020 Water Boiler, Gas 1.8 MBH
Condition	Good
Qty / UOM	2 / EA
RUL (years)	35
Location	Boiler Room

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Heating Water Circulation Pumps 10 HP
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	Boiler Room

OBSERVATIONS/COMMENTS:

The 10-hp heating water distribution pumps and associated motors are nearing the end of their expected service life. Based on estimated RUL, replacement is anticipated. VFDs should be installed for increased performance, control, and efficiency.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D3022	Replace D3022 HVAC Heating Water Circulation Pumps 10 HP	2.0 - EA	19835.0	IN - Beyond Rated Life	Priority 3	2019	39,670

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Chilled Water Circulation Pumps 10 HP
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	4
Location	Boiler Room

OBSERVATIONS/COMMENTS:

The 10-hp chilled water distribution pumps and associated motors are nearing the end of their expected service life. Based on estimated RUL, replacement is anticipated. Variable frequency drives (VFDs) should be installed for increased performance, control, and efficiency.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D3022	Replace D3022 HVAC Chilled Water Circulation Pumps 10 HP	4.0 - EA	19837.2	IN - Beyond Rated Life	Priority 3	2019	79,349

Item	Description
D3031.1 Chillers	D3031 Chiller, Water Cooled
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	14
Location	Rooftop

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D3031.2 Cooling Towers	D3031 Cooling Tower, Galvanized Steel
Condition	Fair - Good
Qty / UOM	1 / EA
RUL (years)	9
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on the RUL and current conditions, replacement is anticipated toward the end of the reserve term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D3031	Replace D3031 Cooling Tower, Galvanized Steel	1.0 - EA	174593.0	IN - Beyond Rated Life	Priority 4	2024	174,593

Item	Description
D3041.1 Air Handling Units	D3041 AHU Fan Motor
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	4
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on estimated RUL, the air handling unit fan motors will require replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D3041	Replace D3041 AHU Fan Motor	6.0 - EA	6696.0	IN - Beyond Rated Life	Priority 3	2019	40,176

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	Rooftop

OBSERVATIONS/COMMENTS:

The miscellaneous rooftop exhaust fans are estimated to be of 1999 vintage. Based on estimated RUL, replacement will be required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D3042	Replace D3042 Exhaust Fan	2.0 - EA	3450.4	IN - Beyond Rated Life	Priority 3	2019	6,901

Item	Description
D3063 Heating/Cooling Air Handling Units	D3063 Variable Frequency Drives
Condition	Poor
Qty / UOM	23 / EA
RUL (years)	4
Location	Boiler Room

OBSERVATIONS/COMMENTS:

EMG recommends adding VFDs to the pumps and air handler motors for improved efficiency, performance, and control.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D3063	Add VFD's to motors	23.0 - EA	19730.9	IN - Beyond Rated Life	Priority 3	2019	453,810

Item	Description
D3068 Building Automation Systems	D3068 Pneumatic HVAC Controls
Condition	Fair
Qty / UOM	62,850 / SF
RUL (years)	4
Location	Boiler Room

OBSERVATIONS/COMMENTS:

The heating, ventilation, and air conditioning (HVAC) control system is an antiquated pneumatic system relying on simple two-input controllers. A full pneumatic conversion over to a web-based electronic direct digital control (DDC) platform is highly recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D3068	Replace D3068 Pneumatic HVAC Controls	62,850.0 - SF	8.2	IN - Beyond Rated Life	Priority 3	2019	517,482

COST SUMMARY:

Type	Year	Total Expenditures
D30 HVAC	2019	$1,137,388
D30 HVAC	2024	$174,593

D40 Fire Protection Systems

Fire and Life Safety System	
Item	**Description**
Fire Alarm System Components Present	
Smoke detectors	Yes
Pull stations	Yes
Audible alarms	Yes
Strobe lights	Yes
Central fire alarm panel	Yes
Annunciator panel	Yes
Smoke Detectors Power Supply	Hardwired Electric
Carbon Monoxide Detectors	No
Heat Detector	No
Central Fire Alarm Panel Location	Main Lobby Entrance
Annunciator Panel Location	Communications Room
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	N/A
Distance to Nearest Fire Hydrant (ft)	N/A
Illuminated Exit Signs	Yes
Kitchen Suppression Systems	No
Halon Gas Systems	N/A
Smoke Evacuation Systems	N/A
Fire-rated Stairwells	Yes
Fire-rated Stairwell Finish	Drywall
Stairwell Discharge	Corridors
Stairwell Pressurized	No
Fire-Rated Doors Observed	Yes
Location of Fire-Rated Doors	Stairwells
Fire Alarm Service Company	Pacific Alarm Company
Date of Last Fire Alarm Service	N/A
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 Wet-Pipe Sprinkler System
Condition	Poor
Qty / UOM	62,850 / SF
RUL (years)	0
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

The entire facility lacks a fire suppression overhead sprinkler system. EMG recommends installation of a complete wet pipe fire sprinkler system as a life safety improvement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D4011	D4011 Install Wet Pipe Sprinkler System	62,850.0 - SF	8.3	CC - Life Safety	Priority 1	2015	519,141

COST SUMMARY:

Type	Year	Total Expenditures
D40 Fire Protection Systems	2015	$519,141

D50 ELECTRICAL SYSTEMS

Item	Description
D5012 Low Tension Service & Dist.	D5010 Switchgear, Mainframe, 1600 Amps
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	3
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

The main switchgear center panel is 1999 equipment. The outer panels are original. Based on estimated RUL, the entire panel assembly is recommended for replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D5012	Replace D5010 Switchgear, Mainframe, 1600 Amps	1.0 - EA	59000.0	IN - Beyond Rated Life	Priority 3	2018	59,000

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panel 225 Amps, 30 Circuits
Condition	Fair
Qty / UOM	13 / EA
RUL (years)	3
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

The majority of the electrical subpanels are original. Based on their estimated RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D5012	Replace D5012 Breaker Panel 225 Amps, 30 Circuits	13.0 - EA	7864.3	IN - Beyond Rated Life	Priority 3	2018	102,236

Item	Description
D5022 Lighting Equipment	D5022 Lighting Equipment
Condition	Fair
Qty / UOM	360 / EA
RUL (years)	0
Location	Suspended ceilings throughout interior

OBSERVATIONS/COMMENTS:

Replace interior lighting fixtures in suspended ceilings at the time of ceiling replacements, in conjunction with fire sprinkler system installation.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D5022	Replace D5022 Lighting Equipment	360.0 - EA	401.2	FN - Modernization	Priority 1	2015	144,432

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm Panel
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

The fire alarm panel will require replacement in conjunction with upgrading the fire alarm system and recommended addition of sprinkler system.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D5037	Replace D5037 Fire Alarm Panel	1.0 - EA	9402.5	CC - Life Safety	Priority 1	2015	9,403

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm System
Condition	Poor
Qty / UOM	62,850 / SF
RUL (years)	0
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

The fire alarm system requires upgrading in conjunction with the fire alarm panel replacement and recommended addition of sprinkler system.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D5037	Replace D5037 Fire Alarm System	62,850.0 - SF	3.5	CC - Life Safety	Priority 1	2015	222,489

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Generator 150 kW
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	5
Location	Generator Building

OBSERVATIONS/COMMENTS:

The emergency generator is located outside in a concrete block building on the north side of the building. The generator has exceeded its expected life and is recommended for replacement.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D5092	Replace D5092 Emergency Generator 150 kW	1.0 - EA	123936.4	CC - Life Safety	Priority 3	2020	123,936

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Transfer Switch
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	5
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

The transfer switch associated with the emergency generator is reported to be original equipment. A conjunctive replacement is recommended when the generator is replaced.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
D5092	Replace D5092 Emergency Transfer Switch	1.0 - EA	10613.1	CC - Life Safety	Priority 3	2020	10,613

COST SUMMARY:

Type	Year	Total Expenditures
D50 Electrical Systems	2015	$376,324
D50 Electrical Systems	2018	$161,236
D50 Electrical Systems	2020	$134,549

F Special Construction And Demolition Systems

F20 SELECTIVE DEMOLITION

Item	Description
F2021 Removal of Hazardous Components	F2021 ACM Removal
Condition	Poor
Qty / UOM	45,050 / SF
RUL (years)	0
Location	All Floors

OBSERVATIONS/COMMENTS:

Based on asbestos report dated February 2015, it is recommended to remove all asbestos containing materials (ACM).

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
F2021	F2021 ACM Removal	45,050.0 - SF	18.9	EN - Asbestos	Priority 2	2015	852,706

COST SUMMARY:

Type	Year	Total Expenditures
F20 Selective Demolition	2015	$852,706

G Building Sitework Systems

G20 Site Improvements

Site Information	
Item	**Description**
Main Ingress and Egress	Channel Street
Access from	S
Additional Entrances	Center Street
Access from	N
Parking Count: Open lot	160
Parking Count: Sheltered by carports	0
Parking Count: Private garages	0
Parking Count: Subterranean garage	0
Parking Count: Freestanding parking structure	0
Number of ADA Compliant Spaces	4
Number of ADA Compliant Spaces for Vans	1
Method of obtaining parking count	Physical count
Property Identification Sign-Primary	Structure mounted
Property Identification Sign- Secondary	Structure mounted
Illuminated Identification Signage	N/A
Building Identification Sign	Yes
Illuminated Sign	N/A
Location of Property ID Sign	Main entrance drive
Trees Present	Yes
Shrubs Present	Yes
Grasses Present	Yes
Flower beds Present	Yes
Decorative Rocks Present	No
Lava Rocks Present	No
Ponds Present	No
Fountains Present	No
Topography	Flat

Item	Description
G2022 Paving & Surfacing	G2012 Sealcoat and Restripe Parking Lot
Condition	Good
Qty / UOM	54,000 / SF
RUL (years)	4
Location	Site

OBSERVATIONS/COMMENTS:

According to management staff, the asphalt parking lot was resurfaced in 2014. Periodic sealcoating and restriping will be required.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
G2022	Replace G2012 Sealcoat and Restripe Parking Lot	54,000.0 - SF	0.8	OP - Maintenance	Priority 4	2019	41,515
G2022	Replace G2012 Sealcoat and Restripe Parking Lot	54,000.0 - SF	0.8	OP - Maintenance	Priority 4	2024	41,515

Item	Description
G2031 Paving & Surfacing	G2031 Brick Pavers Repair
Condition	Poor
Qty / UOM	2,250 / SF
RUL (years)	0
Location	Site

OBSERVATIONS/COMMENTS:

Brick pavers on the south side near the main entrance are cracked, heaved, uneven, and possible trip hazards. Paver replacement will be required to alleviate the hazards.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
G2031	Replace G2031 Brick Pavers Repair	2,250.0 - SF	37.2	CC - Life Safety	Priority 1	2015	83,756

Item	Description
G2031 Paving & Surfacing	G2031 Concrete Pavement
Condition	Poor
Qty / UOM	4,750 / SF
RUL (years)	0
Location	Site

OBSERVATIONS/COMMENTS:

The concrete pedestrian pavement is cracked and uneven in numerous locations around the building perimeter. Replacement is recommended due to trip hazard potential.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
G2031	Replace G2031 Concrete Pavement	4,750.0 - SF	22.7	CC - Life Safety	Priority 1	2015	107,669

Item	Description
G2053 Top Soil and Planting Beds	G2053 Landscaping
Condition	Poor
Qty / UOM	4,456 / SF
RUL (years)	0
Location	Site

OBSERVATIONS/COMMENTS:

Trees and shrubs are located in concrete planting beds along the perimeter of the building and within the parking lot. Maintenance and some replacements are required to maintain aesthetics.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost ($)	Plan Type	Priority	Year	Expenditures ($)
G2053	Replace G2053 Landscaping	4,456.0 - SF	7.1	OP - Maintenance	Priority 2	2015	31,606

COST SUMMARY:

Type	Year	Total Expenditures
G20 Site Improvements	2015	$223,031
G20 Site Improvements	2019	$41,515
G20 Site Improvements	2024	$41,515

The weather at the time of the assessment was:

Item	Description
Approximate Outdoor Temperature (degrees F)	64
Weather Conditions	Clear
Snow Covering Ground	No
Wind Conditions	Little to no wind

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

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

APPENDIX C: CERTIFICATION

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

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

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

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

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

Prepared By: Djahan Nabili, Field Observer

Reviewed By: 

Matt Anderson, Program Manager

APPENDIX D: PHOTOS

:- Southeast Elevation

:- Southwest Elevation

:- Northwest Elevation

:- North Elevation

B2011 Exterior Walls, Pressure Wash

B2011 Exterior Walls, Pressure Wash

B2021 Curtain Wall Windows

B2031 Sliding Double Doors

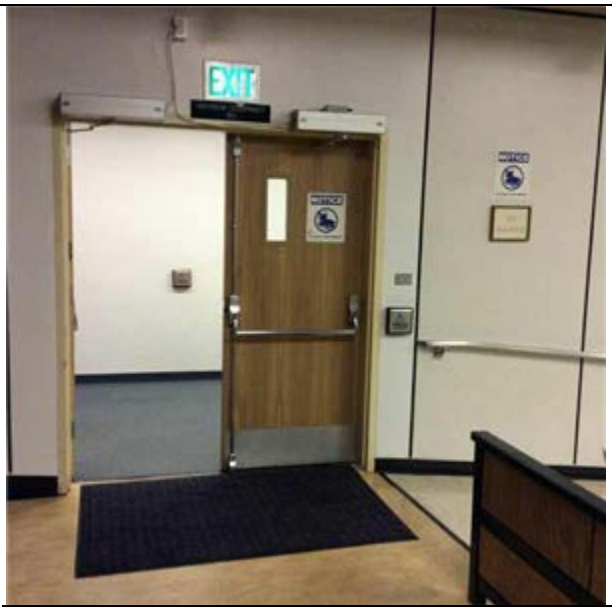
B2031 Glazed Doors & Entrances, 6' X 7'

B2032 Exterior Steel Doors, Painted

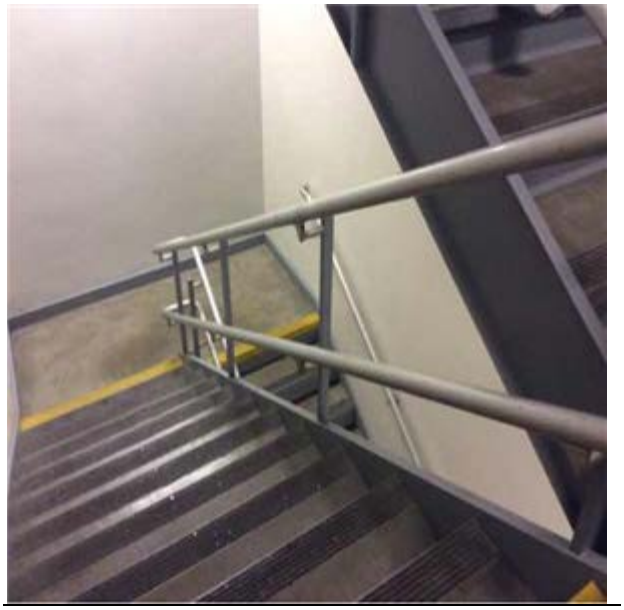
B2039 Steel Rolling Overhead Door

B3011 Single Ply Membrane Roof

C1021 Interior Doors

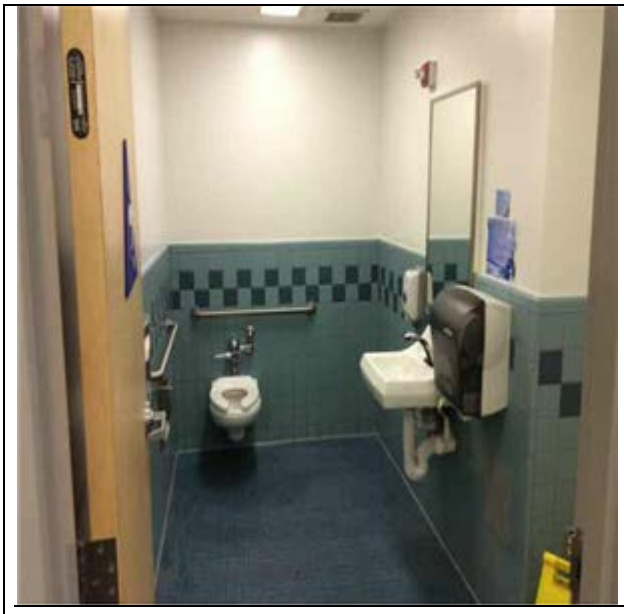


C1021 Wood Double Doors



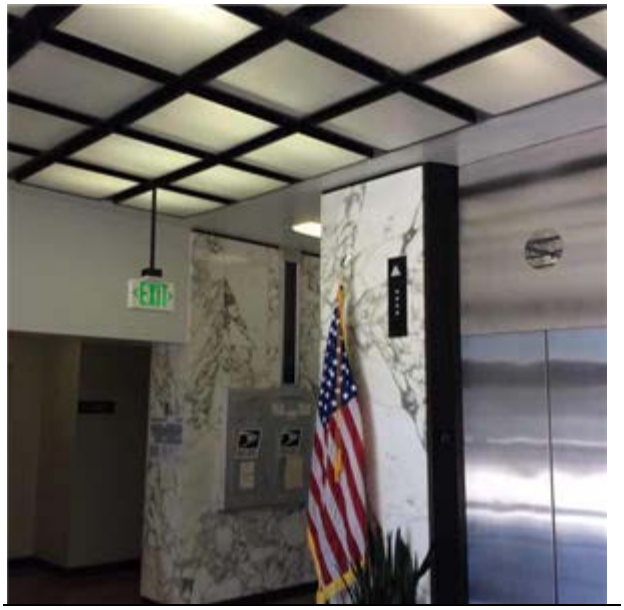
C2011 Fire Exit Stairs

C3005 ADA Restrooms

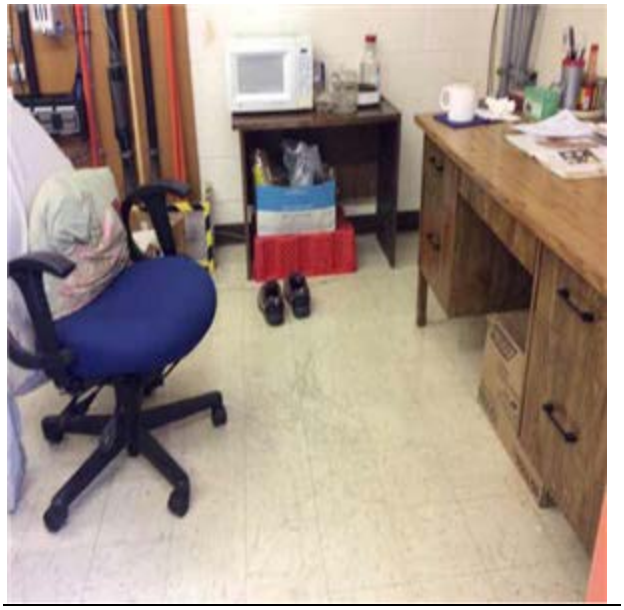


C3005 ADA Restrooms

C3012 Paint Interior Walls

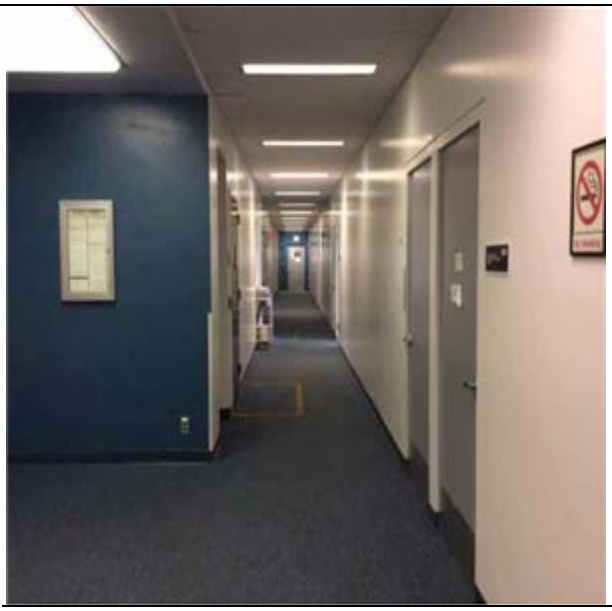


C3012 Marble Wall Finishes

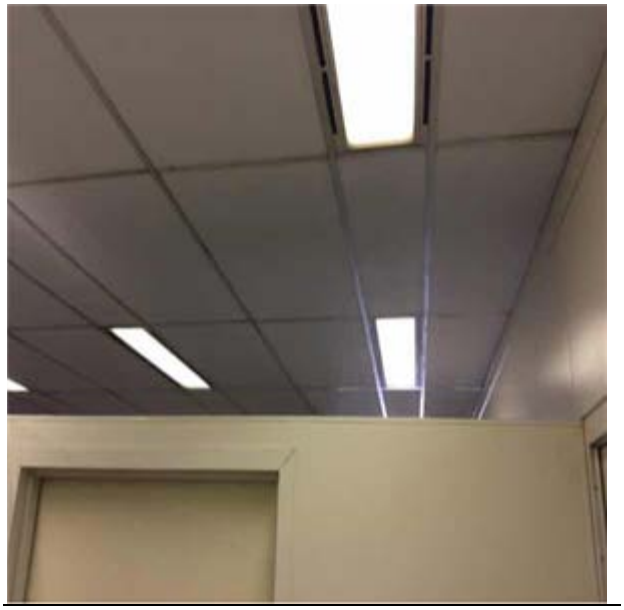


C3024 Vinyl Tile

C3024 Terrazzo Floor



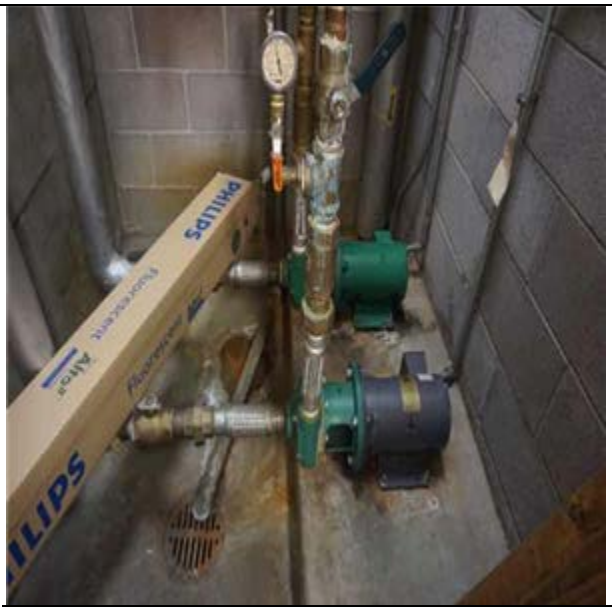
C3025 Carpet Tiles - Standard



C3032 Suspended Acoustical Tile Ceilings

D2012 Urinal

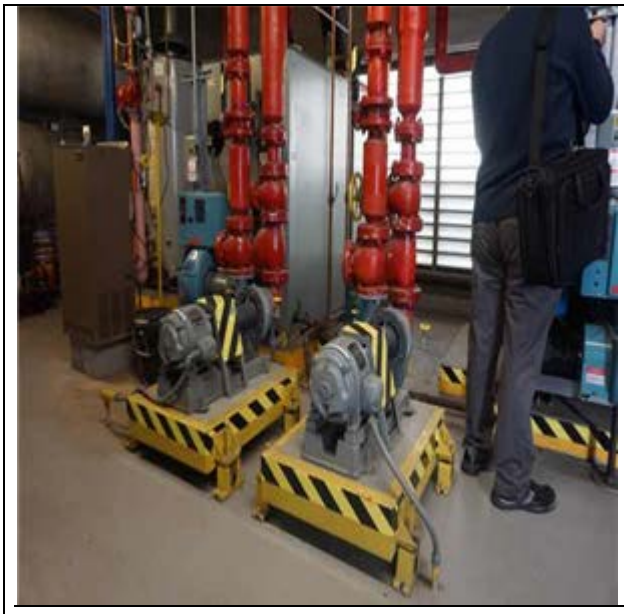
D2022 Water Heater, Gas-fired, 100 Gal



D2023 Domestic Water Booster Pump Station

D3020 Water Boiler, Gas 1.8 MBH

D3022 HVAC Chilled Water Circulation Pumps 10 HP



D3022 HVAC Heating Water Circulation Pumps 10 HP

D3031 Chiller, Water Cooled

D3031 Cooling Tower, Galvanized Steel

D3042 Exhaust Fan

D3068 Pneumatic HVAC Controls

D5012 Breaker Panel 225 Amps, 30 Circuits

D5010 Switchgear, Mainframe, 1600 Amps

D5037 Fire Alarm System

D5037 Fire Alarm Panel

D5092 Emergency Transfer Switch

D5092 Emergency Generator 150 kW

F2021 ACM Removal

F2021 ACM Removal

G2012 Sealcoat and Restripe Parking Lot

G2031 Brick Pavers Repair

G2031 Brick Pavers Repair

G2031 Concrete Pavement

G2053 Landscaping

APPENDIX E: TERMINOLOGY AND ABBREVIATIONS

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

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

TERMINOLOGY and ABBREVIATIONS	
Practically Reviewable	Information that is practically reviewable means that the information is provided by the source in a manner and form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.
Practice	A definitive procedure for performing one or more specific operations or functions that does not produce a test result.
Primary Improvements	The site and building improvements that are of fundamental importance with respect to the Property.
Project Manager	The individual Professional Engineer, Contractor, or Registered Architect having a general, well rounded knowledge of all pertinent site and building systems and components that conducts the on site visit and walk-through observation.
Property	The site and building improvements, which are specifically within the scope of the FCA to be prepared in accordance with the agreement between the Client and EMG.
Readily Accessible	Those areas of the Property that are promptly made available for observation by the Project Manager without the removal of materials or chattel, or the aid of any instrument, device, or equipment at the time of the Walk-through Survey.
Reasonably Ascertainable	Information that is publicly available, provided to EMG's offices from either its source or an information research/retrieval concern, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.
Recreational Facilities	Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
Remaining Useful Life (RUL)	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. 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.
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 *Means* and *Dodge*, 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 employee 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

STOCKTON BUILDING FACT SHEET

31 East Channel Street
Stockton
San Joaquin County
Category 3 - Low Priority, Special Repairs and Maintenance

BUILDING INFORMATION

- Age: 50 years (completed in 1964)
- Size:* 5-story
  62,850 GSF 43,269 NUSF 43,269 Assigned SF
  2.46 Acre Parcel
  160 adjacent surface parking lot spaces
  Capacity -122 occupants
- Financial: No Encumbrances
  BRA Rate - $1.64/month per SF, FY 2013-14 (DGS Price Book)
  $1.69/month per SF, FY 2014-15 (Proposed DGS Price Book)

SPI Structure #: 3235
Real Property #: 676
BPM #: 901

- LEED Status: Registered for LEED-EB February, 2008
- Tenants: 10 Agencies, larger tenants include Department of Industrial Relations (12,940 SF), Department of Corrections & Rehabilitation (4,122 SF billed but vacant), Board of Equalization (3,860 SF) and Alcohol Beverage Control (3,642 SF)

COMPLETED STUDIES AND SIGNIFICANT FINDINGS

A. 2005 Special Programs Study

This study resulted in a recommendation for a structural retrofit. The project was deferred for analysis to renovate or replace the building.

B. 2007 Infrastructure Study completed in October

Estimates for renovation cost was $19.0 million and replacement cost of $27.9 million. Safety and building code concerns could affect tenant safety.

C. 2010 American Disability Act Accessibility Compliance Survey

No deficiencies were found that require extensive corrective work with the exception of signage.

D. 2012 Access Compliance Conceptual Budget/Evaluation

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

ADDITIONAL BUILDING ISSUES

Asbestos containing materials and lead-based paint are present throughout the building leading to a reduced ability to maintain existing HVAC, plumbing, telecommunications, and other building infrastructure. This also makes tenant improvements cost prohibitive.

CURRENT UTILIZATION PROJECTS

None

RECENTLY COMPLETED PROJECTS — Cost

TBD

ACTIVE PROJECTS — Cost

TBD

PLANNED SPECIAL REPAIRS BY FISCAL YEAR — Estimated Cost

TBD

* Source: Statewide Property Inventory

DGS STRATEGY: DGS will continue to operate this building as part of the BPM Operations and Maintenance/Special Repairs Budget.

APPENDIX G: COST TABLES

10 YEAR EXPENDITURE FORECAST

4tell™

Stockton State Building
31 East Channel Street
Stockton

Useful Life[1]: Estimated Useful Life / Remaining Useful Life

Plan Type[2]: **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[3]	2015 Year 0	2016 Year 1	2017 Year 2	2018 Year 3	2019 Year 4	2020 Year 5	2021 Year 6	2022 Year 7	2023 Year 8	2024 Year 9	Total - Deferred	Total - Scheduled
A. SUBSTRUCTURE																							
Substructure Subtotal												$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B. SHELL																							
B10	**SUPERSTRUCTURE**																						
B1032	B1032 Concrete frame Structure	B1032 Seismic Bracing	Interior Shear Walls	Replace B1032 Seismic Bracing	50	0	1.00	Lump sum	$815,817.40	CC - Building Code	Priority 1	$815,817	$0	$0	$0	$0	$0	$0	$0	$0	$0	$815,817	$0
B20	**EXTERIOR ENCLOSURE**																						
B2011	Finished Concrete	B2011 Finished Concrete, Painted	Exterior Wall Painted Surfaces	B2011 Paint Exterior Walls and Trim	10	2	17,400.00	SF	$4.56	IN - Appearance	Priority 2	$0	$0	$79,400	$0	$0	$0	$0	$0	$0	$0	$0	$79,400
B2011	Exposed Aggregate Precast Concrete Panels	B2011 Exterior Walls, Pressure Wash	Exterior facade	B2011 Pressure Wash Exterior Walls	10	2	27,590.00	SF	$4.32	OP - Maintenance	Priority 2	$0	$0	$119,056	$0	$0	$0	$0	$0	$0	$0	$0	$119,056
B2021	Curtain Wall Glass - 15t Floor	B2021 Curtain Wall Windows	All Floors	Replace B2021 Curtain Wall Windows	50	2	9,752.00	SF	$304.79	IN - Beyond Rated Life	Priority 2	$0	$0	$2,972,332	$0	$0	$0	$0	$0	$0	$0	$0	$2,972,332
B2031	Aluminum 3'-0" X 7'-0"	B2031 Glazed Doors & Entrances, 6' X 7'	East Entrance and Auditorium	Replace B2031 Glazed Doors & Entrances, 6' X 7'	30	1	2.00	EA	$12,400.00	IN - Beyond Rated Life	Priority 1	$0	$24,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,800
B2032	3'-0" X 7'-0" Steel, Painted, Door	B2032 Exterior Steel Doors, Painted	First Floor and Roof	Replace B2032 Exterior Steel Doors, Painted	45	2	8.00	EA	$2,723.04	IN - Beyond Rated Life	Priority 2	$0	$0	$21,784	$0	$0	$0	$0	$0	$0	$0	$0	$21,784
B2034	Steel Rolling Overhead Door, Manual - 8' to 12'	B2039 Steel Rolling Overhead Door	North side of building	Replace B2039 Steel Rolling Overhead Door	30	2	1.00	EA	$4,966.47	IN - Beyond Rated Life	Priority 2	$0	$0	$4,966	$0	$0	$0	$0	$0	$0	$0	$0	$4,966
B30	**ROOFING**																						
B3011	Existing Membrane Roof with PVC Membrane Roofing	B3011 Single Ply Membrane Roof	Roof	Replace B3011 Single Ply Membrane Roof	20	1	180.00	SQ	$2,845.80	OP - Maintenance	Priority 2	$0	$512,244	$0	$0	$0	$0	$0	$0	$0	$0	$0	$512,244
Shell Subtotal												**$815,817**	**$537,044**	**$3,197,538**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$815,817**	**$3,734,582**
C. INTERIORS																							
C10	**INTERIOR CONSTRUCTION**																						
C1021	Fire Door, Wood, Flush, 60 Minute, Incl. Demo, with Hardware	C1021 Wood Double Doors	Auditorium	Replace C1021 Wood Double Doors	30	5	1.00	EA	$11,383.20	IN - Beyond Rated Life	Priority 4	$0	$0	$0	$0	$0	$11,383	$0	$0	$0	$0	$0	$11,383
C1021	Fire Door, Wood, Flush, 60 Minute, Incl. Demo, with Hardware	C1021 Interior Doors	All Floors	C1021 Repair and Paint Interior Doors	30	1	68.00	EA	$2,403.12	OP - Maintenance	Priority 3	$0	$163,412	$0	$0	$0	$0	$0	$0	$0	$0	$0	$163,412
C20	**STAIRS**																						
C2011	Concrete Stairs	C2011 Fire Exit Stairs	Stairs	Painting of stairwell walls	10	0	8,576.00	SF	$2.13	OP - Maintenance	Priority 3	$18,267	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,267	$0
C30	**INTERIOR FINISHES**																						
C3005	C3005 ADA Renovations	C3005 ADA Restrooms	All Floors	Replace C3005 ADA Restrooms	20	3	10.00	EA	$12,400.00	CC - Accessibility	Priority 3	$0	$0	$0	$124,000	$0	$0	$0	$0	$0	$0	$0	$124,000
C3012	Paint Interior Walls, Drywall	C3012 Paint Interior Walls	All Floors	C3012 Paint Interior Walls	10	1	94,275.00	SF	$2.13	IN - Appearance	Priority 3	$0	$201,070	$0	$0	$0	$0	$0	$0	$0	$0	$0	$201,070
C3024	Vinyl Tile	C3024 Vinyl Tile	All Floors	Replace C3024 Vinyl Tile	18	0	210.00	SY	$125.78	IN - Appearance	Priority 2	$26,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,414	$0
C3025	Carpet Tiles - Standard	C3025 Carpet Tiles - Standard	All Floors	Replace C3025 Carpet Tiles - Standard	10	1	4,500.00	SY	$96.61	IN - Appearance	Priority 3	$0	$434,725	$0	$0	$0	$0	$0	$0	$0	$0	$0	$434,725
C3032	Acoustical Tile With Exposed Grid System	C3032 Suspended Acoustical Tile Ceilings	All Floors	Replace C3032 Suspended Acoustical Tile Ceilings	20	0	450.00	CSF	$1,201.56	IN - Appearance	Priority 2	$540,702	$0	$0	$0	$0	$0	$0	$0	$0	$0	$540,702	$0
Interiors Subtotal												**$585,383**	**$799,207**	**$0**	**$124,000**	**$0**	**$11,383**	**$0**	**$0**	**$0**	**$0**	**$585,383**	**$934,590**
D. SERVICES																							
D10	**CONVEYING SYSTEMS**																						
D1011	Traction Elevator Machinery and Controls	D1011 Traction Elevator Machinery and Controls	Elevators	Replace D1011 Traction Elevator Machinery and Controls	25	1	2.00	EA	$325,000.00	IN - Beyond Rated Life	Priority 1	$0	$650,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$650,000
D20	**PLUMBING**																						
D2022	Domestic Hot Water Heater - Gas LARGE	D2022 Water Heater, Gas-fired, 100 Gal	Boiler Room	Replace D2022 Water Heater, Gas-fired, 100 Gal	20	3	1.00	EA	$29,745.32	IN - Beyond Rated Life	Priority 3	$0	$0	$0	$29,745	$0	$0	$0	$0	$0	$0	$0	$29,745
D2023	Hydronic Circulating Pump, 5 HP	D2023 Domestic Water Booster Pump Station	Utility Areas/Closets	Replace D2023 Domestic Water Booster Pump Station	20	4	1.00	EA	$33,700.80	IN - Beyond Rated Life	Priority 3	$0	$0	$0	$0	$33,701	$0	$0	$0	$0	$0	$0	$33,701
D30	**HVAC**																						
D3022.1	Heating Water Distribution Pump 10 HP	D3022 HVAC Heating Water Circulation Pumps 10 HP	Boiler Room	Replace D3022 HVAC Heating Water Circulation Pumps 10 HP	20	4	2.00	EA	$19,835.04	IN - Beyond Rated Life	Priority 3	$0	$0	$0	$0	$39,670	$0	$0	$0	$0	$0	$0	$39,670
D3022.1	Circulation Pump, 7 to 10 HP	D3022 HVAC Chilled Water Circulation Pumps 10 HP	Boiler Room	Replace D3022 HVAC Chilled Water Circulation Pumps 10 HP	20	4	4.00	EA	$19,837.20	IN - Beyond Rated Life	Priority 3	$0	$0	$0	$0	$79,349	$0	$0	$0	$0	$0	$0	$79,349
D3031.2	Cooling Tower, Galvanized Steel, 400 Ton	D3031 Cooling Tower, Galvanized Steel	Rooftop	Replace D3031 Cooling Tower, Galvanized Steel	25	9	1.00	EA	$174,592.99	IN - Beyond Rated Life	Priority 4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$174,593	$0	$174,593
D3041.1	Central Ahu Fan Motor,	D3041 AHU Fan Motor	Rooftop	Replace D3041 AHU Fan Motor	20	4	6.00	EA	$6,696.00	IN - Beyond Rated Life	Priority 3	$0	$0	$0	$0	$40,176	$0	$0	$0	$0	$0	$0	$40,176
D3042	Exhaust Fan 2000 CFM	D3042 Exhaust Fan	Rooftop	Replace D3042 Exhaust Fan	20	4	2.00	EA	$3,450.37	IN - Beyond Rated Life	Priority 3	$0	$0	$0	$0	$6,901	$0	$0	$0	$0	$0	$0	$6,901
D3063	Variable Frequency Drive, 20 HP Motor	D3063 Variable Frequency Drives	Boiler Room	Add VFD's to motors	20	4	23.00	EA	$19,730.88	IN - Beyond Rated Life	Priority 3	$0	$0	$0	$0	$453,810	$0	$0	$0	$0	$0	$0	$453,810
D3068	Direct Digital Controls (DDC) Extensive	D3068 Pneumatic HVAC Controls	Boiler Room	Replace D3068 Pneumatic HVAC Controls	20	4	62,850.00	SF	$8.23	IN - Beyond Rated Life	Priority 3	$0	$0	$0	$0	$517,482	$0	$0	$0	$0	$0	$0	$517,482
D40	**FIRE PROTECTION SYSTEMS**																						
D4011	Sprinkler Head	D4011 Wet-Pipe Sprinkler System	Throughout Facility	D4011 Install Wet Pipe Sprinkler System	25	0	62,850.00	SF	$8.26	CC - Life Safety	Priority 1	$519,141	$0	$0	$0	$0	$0	$0	$0	$0	$0	$519,141	$0
D50	**ELECTRICAL SYSTEMS**																						
D5012	Breaker Panel 400 Amps, 277/480 V, 42 Circuit	D5012 Breaker Panel 225 Amps, 30 Circuits	Utility Areas/Closets	Replace D5012 Breaker Panel 225 Amps, 30 Circuits	40	3	13.00	EA	$7,864.32	IN - Beyond Rated Life	Priority 3	$0	$0	$0	$102,236	$0	$0	$0	$0	$0	$0	$0	$102,236
D5012	Switchgear, Mainframe, 1600 Amps	D5010 Switchgear, Mainframe, 1600 Amps	Main Electrical Room	Replace D5010 Switchgear, Mainframe, 1600 Amps	40	3	1.00	EA	$59,000.00	IN - Beyond Rated Life	Priority 3	$0	$0	$0	$59,000	$0	$0	$0	$0	$0	$0	$0	$59,000
D5022	T12 Lamps, with T8 Lamps and Add Instant Start Electronic Ballasts	D5022 Lighting Equipment	Suspended ceilings throughout interior	Replace D5022 Lighting Equipment	20	0	360.00	EA	$401.20	FN - Modernization	Priority 1	$144,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$144,432	$0
D5037	Fire Alam System, Install New	D5037 Fire Alarm System	Throughout Facility	Replace D5037 Fire Alarm System	25	0	62,850.00	SF	$3.54	CC - Life Safety	Priority 1	$222,489	$0	$0	$0	$0	$0	$0	$0	$0	$0	$222,489	$0
D5037	Fire Alarm Panel	D5037 Fire Alarm Panel	Utility Areas/Closets	Replace D5037 Fire Alarm Panel	15	0	1.00	EA	$9,402.52	CC - Life Safety	Priority 1	$9,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,403	$0
D5092	Transfer Switch	D5092 Emergency Transfer Switch	Utility Areas/Closets	Replace D5092 Emergency Transfer Switch	25	5	1.00	EA	$10,613.06	CC - Life Safety	Priority 3	$0	$0	$0	$0	$0	$10,613	$0	$0	$0	$0	$0	$10,613
D5092	Diesel Generator 150 kW	D5092 Emergency Generator 150 kW	Generator Building	Replace D5092 Emergency Generator 150 kW	25	5	1.00	EA	$123,936.37	CC - Life Safety	Priority 3	$0	$0	$0	$0	$0	$123,936	$0	$0	$0	$0	$0	$123,936
Services Subtotal												**$895,465**	**$650,000**	**$0**	**$190,982**	**$1,171,088**	**$134,549**	**$0**	**$0**	**$0**	**$174,593**	**$895,465**	**$2,321,212**
E. EQUIPMENT & FURNISHING																							
Equipment & Furnishing Subtotal												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
F. SPECIAL CONSTRUCTION AND DEMOLITION																							
F20	**SELECTIVE DEMOLITION**																						
F2021	Asbestos Insultion Removal From Pipe 5 to 8-Inch Dia	F2021 ACM Removal	All Floors	F2021 ACM Removal	25	0	45,050.00	SF	$18.93	EN - Asbestos	Priority 2	$852,706	$0	$0	$0	$0	$0	$0	$0	$0	$0	$852,706	$0
Special Construction And Demolition Subtotal												**$852,706**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$852,706**	**$0**

Element #	Component Description	Asset	Location	Action	EUL (Yrs)	RUL (Yrs)	Qty.	Unit of Meas.	Unit Cost	Plan Type	Priority[2]	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total - Deferred	Total - Scheduled
												Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
G. BUILDING SITEWORK																							
G20	**SITE IMPROVEMENTS**																						
G2022	Driveway Asphalt Paving	G2012 Sealcoat and Restripe Parking Lot	Site	Replace G2012 Sealcoat and Restripe Parking Lot	5	4	54,000.00	SF	$0.77	OP - Maintenance	Priority 4	$0	$0	$0	$0	$41,515	$0	$0	$0	$0	$41,515	$0	$83,030
G2031	Brick Pavers, Grouted	G2031 Brick Pavers Repair	Site	Replace G2031 Brick Pavers Repair	20	0	2,250.00	SF	$37.22	CC - Life Safety	Priority 1	$83,756	$0	$0	$0	$0	$0	$0	$0	$0	$0	$83,756	$0
G2031	Concrete Sidewalk	G2031 Concrete Pavement	Site	Replace G2031 Concrete Pavement	25	0	4,750.00	SF	$22.67	CC - Life Safety	Priority 1	$107,669	$0	$0	$0	$0	$0	$0	$0	$0	$0	$107,669	$0
G2053	Landscaping Allowance, Large Area	G2053 Landscaping	Site	Replace G2053 Landscaping	25	0	4,456.00	SF	$7.09	OP - Maintenance	Priority 2	$31,606	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,606	$0
Building Sitework Subtotal												**$223,031**	**$0**	**$0**	**$0**	**$41,515**	**$0**	**$0**	**$0**	**$0**	**$41,515**	**$223,031**	**$83,030**
Z. GENERAL																							
General Subtotal												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
										Expenditure Totals per Year		$3,372,402	$1,986,251	$3,197,538	$314,982	$1,212,604	$145,933	$0	$0	$0	$216,108	$3,372,402	$7,073,415
										Total Cost (Inflated @ 5% per Yr.)		$3,372,402	$2,085,564	$3,525,286	$364,630	$1,473,927	$186,251	$0	$0	$0	$335,255	Total *	$10,445,817

* - Present Value Currency

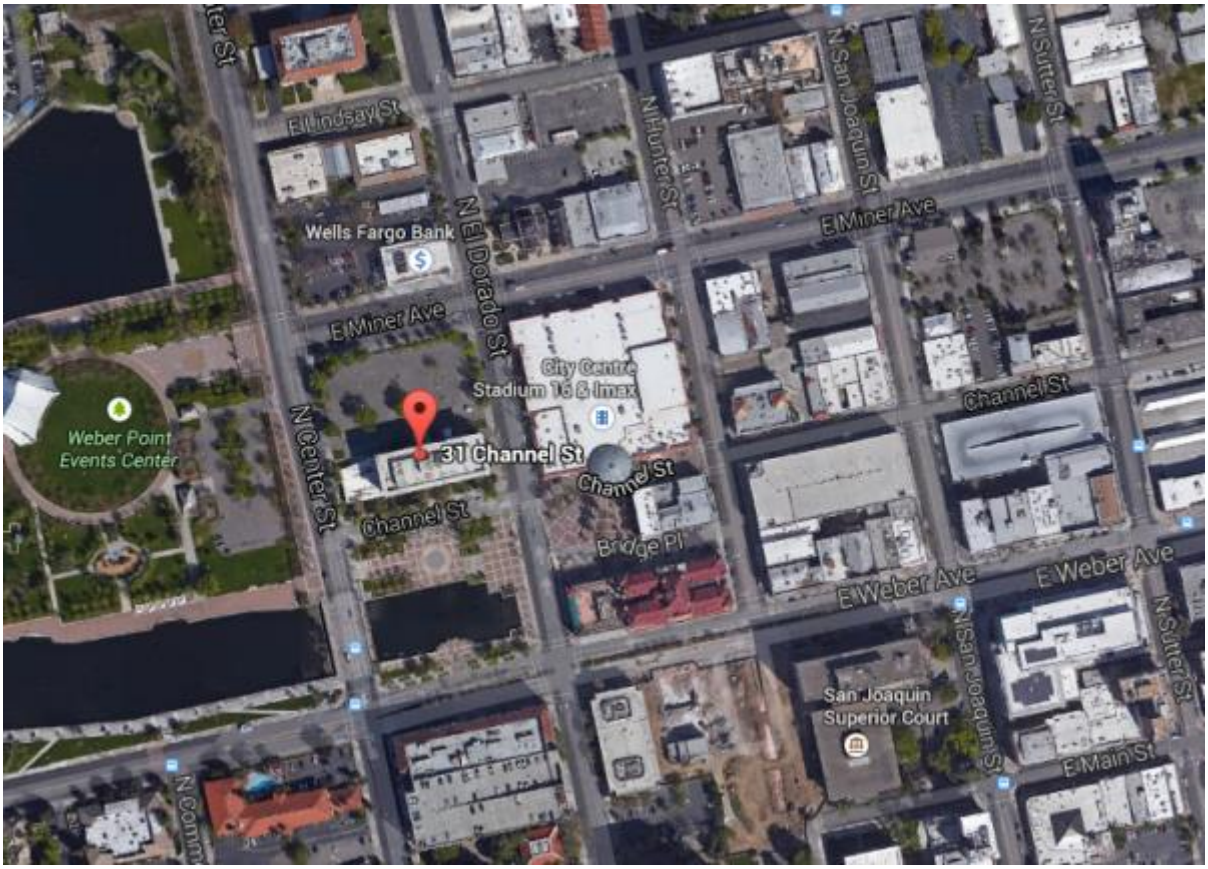
Footnotes

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 **$26,209,281**

APPENDIX H: SUPPORTING DOCUMENTATION



EMG	**Source:** **The north arrow indicator is an approximation of 0° North.**	**Project Number:** 111326.14R.040.305 **Project Name:** Stockton State Building
N		**On-Site Date:** 03/04/2014

Estimate of Structures Cost Using Marshall Cost Systems

Stockton State Building

Site Calculation

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

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

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

Estimate of Structure Cost :

Building Type	Cost per SF	Number of SF	Building TypeTotal
Main Building	$333.61	62,850	$20,967,424
0	$0.00	0	$0
0	$0.00	0	$0
0	$0.00	0	$0
0	$0.00	0	$0
	Total	62,850	$20,967,424

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	$20,967,424	25.00%	$26,209,281
0	$0	25.00%	$0
0	$0	25.00%	$0
0	$0	25.00%	$0
0	$0	25.00%	$0
Cost Per SF	**$417.01**	**Total Estimate**	**$26,209,281**

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

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

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

PLAN TYPE DEFINITION

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

Code Compliance (CC)

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

Operations (OP)

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

Environmental (EN)

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

Functionality (FN)

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

Integrity (IN)

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

ADA Checklist

Property Name: Stockton State Building
Date: 03/04/2015
Project Number: 111326.14R-040.305

EMG Abbreviated Accessibility Checklist					
	Building History	**Yes**	**No**	**N/A**	**Comments**
1.	Has the management previously completed an ADA review?	✓			October 1998
2.	Have any ADA improvements been made to the property?	✓			
3.	Does a Barrier Removal Plan exist for the property?		✓		
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?		✓		
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
6.	Is any litigation pending related to ADA issues?			✓	
	Parking	**Yes**	**No**	**N/A**	**Comments**
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	✓			There are 160 parking stalls at Northside including five ADA stalls
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?	✓			
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			

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

EMG Abbreviated Accessibility Checklist					
	Paths of Travel (cont.)	**Yes**	**No**	**N/A**	**Comments**
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?	✓			
	Elevators	**Yes**	**No**	**N/A**	**Comments**
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?	✓			
2.	Are there visual and audible signals inside cars indicating floor change?		✓		
3.	Are there standard raised and Braille marking on both jambs of each host way entrance?		✓		
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓			
5.	Do elevator lobbies have visual and audible indicators of car arrival?	✓			
6.	Does the elevator interior provide sufficient wheelchair turning area (51″ x 68″)?	✓			
7.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?	✓			
8.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?		✓		
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?		✓		
	Restrooms	**Yes**	**No**	**N/A**	**Comments**
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are there audible and visual fire alarm devices in the toilet rooms?	✓			
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	✓			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60″ turning diameter)?	✓			
6.	In unisex toilet rooms, are there safety alarms with pull cords?		✓		
7.	Are stall doors wheelchair accessible (at least 32″ wide)?	✓			
8.	Are grab bars provided in toilet stalls?	✓			

EMG Abbreviated Accessibility Checklist					
	Restrooms (cont.)	**Yes**	**No**	**N/A**	**Comments**
9.	Are sinks provided with clearance for a wheelchair to roll under (29″ clearance)?	✓			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
11.	Are exposed pipes under sink sufficiently insulated against contact?	✓			
12.	Are soap dispensers, towel, etc. reachable (48″ from floor for frontal approach, 54″ for side approach)?	✓			
13.	Is the base of the mirror no more than 40″ from the floor?	✓			

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: Ron Sudweeks

Building name: Stockton State Building (901)

What is your association with this property? Building Manager II

What is the length of your association with this property? SSOB started 1/30/15, about 3 weeks.

Phone number: 209-649-1974

Please provide information about inspections relating to the following items

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

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

Resurface parking lot. Re-upholstry of auditorium chairs.

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

Upgrading elevators. Upgrading EMS system HVAC. Resurfacing front entrance of building & walkways. Lighting upgrades inside buildings and interior and exterior painting.

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

15 years.

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

Not sure what you mean. We have stationary engineers to do minor repairs to HVAC. Major work is subcontracted out. Roof and paving would need to be subcontracted out.

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

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

Question	Y	N	N/A	Unk	Comments
12. Is the property served by a private water well?		x			
13. Is the property served by a private septic system or other waste treatment systems?		x			
14. Are there any problems with foundations or structures?		x			
15. Is there any water infiltration in basements or crawl spaces?		x			
16. Are there any wall, or window leaks?		x			
17. Are there any roof leaks?	x				The roof is not level and has ponding issues especially under the cooling tower when it rains.
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				The two parking lot lights don't give out very much light.
44. Are there any other significant issues/hazards with the property?	x				There is alot of uneven concrete around the building which needs to be fixed. I estimate it will cost over $20,000 to fix.
45. Are there any unresolved construction defects at the property?	x				Water ponds under the roof cooling tower when it rains and the roof is not properly level thus causing more ponding.

APPENDIX J: ELEVATOR REPORT

Elevator Assessment

Building 901 – Stockton State Building
31 East Channel St.
Stockton, CA

Table of Contents

Elevator Consulting Associates, Inc. – 103 Soukup Ct., Folsom, CA 95630
O: 916-983-1035 – C: 916-337-3572 – F: 916-983-1028
sean.colgan@elevatorconsultingassociates.com

Appendix A – Elevator Equipment Summary

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

Bank/Elevator Description	Elevator Number	Speed	Capacity	Floors Served	Date of Original Install	Date of Last Mod	Next Mod Due	Elevator Type	Machine Manuf.	Motor Control	Control Manuf.	Door Size/ Style	Door Equip. Manuf.
Elevators 1-2 (Duplex – State ID# 41848, 41849)	1	200 fpm	3,000 pounds	1-4	1965	1993	1-2 years	Overhead Geared Traction	Mont-gomery	Generator	Mont-gomery	44"x 84" Side Opening	MAC
	2	200 fpm	4,000 pounds	1, 1R, 2-4, P	1965	1993	1-2 years	Overhead Geared Traction	Mont-gomery	Generator	Mont-gomery	44"x 84" Side Opening	MAC

Elevator Number	State Inspection Date	State Inspection Status	5-Year Test Date	5-Year Test Status	Annual Test Date	Annual Test Status	Fire Service Testing Logs	Machine Room Maintenance Logs	Overall Level of Maintenance	Modernization Priority
1	2/3/14	Just Expired	Not Required	Not Required	Not Required	Not Required	Current	Current	Below Average	High
2	2/3/14	Just Expired	Not Required	Not Required	Not Required	Not Required	Current	Current	Below Average	High

Appendix B – Repair Items

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

Building 901 – Stockton State Building				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Seal machine leaks	1-2		
2	Hoist ropes very low in grooves – regroove hoist sheaves	1-2		

Appendix C – Maintenance Corrections

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

Building 901 – Stockton State Building				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	**Item Description**	**Units Affected**	**Item Complete**	**Comments**
1	Clean and service governors	1-2		
2	Repair governor – making clacking sound when it turns	1		
3	Clean inside of controllers	1-2		
4	Adjust to eliminate hard starts and stops	2		
5	Clean and service all car and hall door equipment	1-2		
6	Car door rollers rumbling in open and close – check and adjust like other car	1		
7	Adjust rear doors for smooth operation	2		
8	Clean top of car	1-2		
9	Clean fuzz from hoistway and hoistway equipment	1-2		
10	Monitor door operator belts – fraying	1-2		
11	Repair car riding lantern – not working	1		
12	Clean pits	1-2		
13	Clean out phone box in cab	1-2		

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 901 – Stockton State Building				
Current Items			These Columns For Use by University and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	The annual inspection certificates in the elevators have expired. If new certificates have been received, post in elevators as soon as possible.	1-2		
2	Properly label machine room door – "Elevator Equipment Room – Authorized Personnel Only"	1-2		
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.	1-2		
4	Relamp machine room lights	1-2		

Appendix E – Modernization Recommendation

It is commonly held in the industry that elevator equipment should be modernized every 20-25 years. While this is a valid generalization, the actual time for modernization can vary greatly from property to property, depending on the type of equipment installed, its age, the level of usage, etc. In this case, your equipment was installed in 1993 (22 years ago). Montgomery, the manufacturer of the elevator controls, was purchased by Kone long ago, and thus the support for the controls is limited, and we expect parts and support to become more scarce in the coming years. Further, the elevators run on motor-generators, which are antiquated technology. The generators produce carbon dust, which makes them difficult to maintain, they consume more power than modern solid-state controllers, and they generally are an additional maintenance/adjustment issue for the contractor. We would expect elevator service to become increasingly more of an issue in the coming years, affecting ride quality and reliability for the tenants, not to mention causing more shutdowns and entrapments than are typically acceptable in modern office buildings. With these issues in mind, we would recommend budgeting for modernization in the next 1-2 years.

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

Elevator Modernization Plan	
Item	**Action**
Elevator Control	New Solid State
Motor Control (Drive)	New
Dispatching	Duplex
Traction Machine	New
Secondary/Deflector Sheaves	New
Hoist Motor	New
Governor	New
Hoist Ropes	New
Car Safety	Retain
Load Weighing Operation	New
Car Button Station	New
Car Position Indicator	New
In-Car Communication (ADA Phone)	New
Car/Hall Lanterns	New
Hall Button Stations	New
Alarm Bells	New
Hoistway Limits	New
Wiring	New
Car Guides	New

Counterweight Guides	New
Counterweight	Retain
Guide Rails	Retain
Door Operation	New Closed Loop
Car and Hall Door Equipment	New/Refurbish as needed
Door Restrictor	New
Door Detector Edge	New
Pit Switch	New
Pit Springs/Buffers	Retain
Earthquake Operation	New
Protection Against Ascending Car Overspeed and Unintended Car Movement (Rope Gripper)	New
Compliance with then-current elevator code	Included
Compliance with ADA	Included
Cab Interiors	Optional

The total recommended budget for the elevator portion of this modernization without cab interiors is $575,000 ($275,000 for elevator 1, $300,000 for elevator 2). If you choose to refurbish the cab interiors (floors, side and back walls and ceiling), we would recommend a budget of $50,000 ($25,000 per elevator). This budget assumes fairly standard finishes for the cab interiors. If you feel that you may want custom or "better than average" cabs, you may wish to add a contingency of 20% to this budget.

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

Not included in the above is work by other trades. When an elevator modernization occurs, it often precipitates the requirement for work in other related areas, either due to code changes since installation, different requirements for the new control systems, desired changes in look of the systems, etc. The most common required work is electrical work (new or modified disconnects in the machine room, increase in lighting, etc.), fire and life safety work (addition of smoke detectors in elevator areas, addition or removal of sprinklers, etc.), general contracting (modifications for access to machine areas, cutting and patching for new fixtures, etc.) and potentially other areas. It is difficult for ECA to provide accurate budgets at this time, as our expertise is in the area of elevators and not necessarily in these other areas. However, we can estimate in this case that the required work by other trades will be roughly $60,000. We think this is a fairly conservative estimate and, combined with our other budgets should provide you a placeholder to allocate the proper funds (we don't want this work to be a surprise for you down the road).

Finally, as the State typically employs an elevator consultant for assistance with elevator modernization projects, we would recommend adding $25,000 to the budget for that purpose.

The total budget for the recommended modernization project is $660,000. This includes the elevator contractor's portion of the work, work by other trades, and elevator consulting. It does not include cab interior refurbishment, which would add $50,000 to the total project cost.

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

Prepared by

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