



Leo J. Trombatore Building (153)

703 B Street, Marysville, CA 95901

Facility Condition Assessment

September 2015

Prepared for the State of California Department of General Services

EMG

ENGINEERING PEACE OF MIND

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EXECUTIVE SUMMARY

BACKGROUND

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

The DGS portfolio comprises nearly 17 million gross square feet (GSF) of state-owned office facilities statewide, contained within 54 general-purpose state-owned office building sites. The FCA inventories and evaluates each of the DGS general purpose office buildings to benchmark current condition and establish a replacement value. This FCA assesses the infrastructure conditions for the Leo J. Trombatore Building (153).

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 Leo J. Trombatore Building (153) 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 Leo J. Trombatore Building (153) on March 5, 2015. The evaluation team reviewed available engineering studies and construction documents to familiarize themselves with the physical conditions. The evaluation team conducted a walk-through of the building to observe building systems and components, identify physical deficiencies, and formulate recommendations to remedy any deficiencies.

SURVEY FINDINGS

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

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

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

Key Finding	Metric
Current Replacement Value	\$75,685,349
Immediate Repair Costs (12 months)	\$84,246
1-5 Year Capital Needs	\$1,837,768
6-10 Year Capital Needs	\$169,491
Total 10-Year Capital Reserve Needs	\$2,091,505

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

Current Year FCI

$$\text{Current FCI} = \frac{\$84,246}{\$75,685,349}$$

Ten-Year FCI

$$\text{Ten-Year FCI} = \frac{\$2,091,505}{\$75,685,349}$$

Current Year FCI	Ten-Year FCI
0.11 % = <i>Good Condition</i>	2.76 % = <i>Good Condition</i>

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

- The architectural siding on the west side near the main entrance shows significant cracking and breakage at several connection points. The material should be replaced.

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

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INTRODUCTION

BUILDING BACKGROUND

The Leo J. Trombatore Building Marysville Building (153) is located at 703 B Street, in Marysville. The design and construction was a joint venture between Turner Construction and AC Martin. Construction was completed in 2010. The five-story building is a post-tensioned precast hybrid moment frame (PHMF) system. The precast structure features integrated architectural finishes of multi-colors, forms, and thin brick.

An open atrium from the roof to the second floor allows for natural light in the majority of work spaces. The building's amenities include a 400 person conference room and cafeteria. A child care center is located in a separate building on the site. The primary tenant is the California Department of Transportation (Caltrans). Surface parking is available.

The gross floor area is 225,369 SF with a net usable SF of 168,456. The ratio of net usable to gross building area is 74.7 percent. The occupant capacity is 787. The land is owned by Caltrans.

BUILDING DESCRIPTION

The building structural system is concrete framed columns and post tension beams, and a concrete fill slab with spread footings and pile caps. The primary roof structure is flat with a white single-ply membrane. A small portion is gabled with standing seam metal over steel framing. The day care center building is wood-framed with sloped concrete tile roofing.

The exterior walls are finished with brick veneer, cementitious siding, precast concrete panels, and glazed curtain wall system.

Interior walls are painted drywall, ceramic tile, concrete, and assorted wood panels. Floor finishes include carpet, vinyl tiles, ceramic tiles, coated concrete, and exposed concrete. Ceilings are suspended acoustic tiles, painted drywall, and concrete.

The main facility is served by three belt-driven passenger elevators. There is also a freight elevator that serves all floors and the roof.

Domestic hot water is supplied to the restrooms and break room areas by various small electric water heaters located in the janitor's closet adjacent to the specific areas.

Heating and cooling are provided by a central system with three boilers, four 150 ton DX Petra package units and one 50 ton Petra DX package unit, and two cooling towers. The day care center has three split system condensers and fan coils.

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

The building covers nearly the entire site. The only landscaping is planters on the perimeter and parking area. Planters are irrigated by an in-ground overhead spray sprinkler system and drip irrigation system. The parking areas are paved with asphaltic concrete. The sidewalks throughout the property are constructed of cast-in-place concrete.

Project Statistics

Item	Description
Project Name	Leo J. Trombatore Building
Building ID	153
Property Type	Administration
Year Built	2010
Number of Stories	5
Occupied	Yes
Land Area (acres)	2.35
Gross Square Feet (GSF)	225,368

FACILITY CONDITION ASSESSMENT

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

COMPONENTS OF THE FCA

Current conditions analysis

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

Anticipated building reserve analysis

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

Funding needs analysis

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

CALCULATION OF FUNDING NEEDS

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

Immediate Repair Costs

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

Capital Reserve Needs

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

Current Replacement Value

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

Remaining Useful Life

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

Opinions of Probable Cost

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

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

Facility Condition Index

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

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

SCOPE OF ASSESSMENT

The evaluation team conducted a walk-through survey of Leo J. Trombatore Building (153) on March 5, 2015. The survey included analysis and observation of the building's interior and exterior, including the roofs. The evaluation team interviewed the building maintenance staff to inquire about the subject property's previous repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements. Opinions were developed based on the site evaluation, interviews with relevant maintenance providers and facilities managers, and previous experience with comparable properties. The evaluation team questioned those knowledgeable of the subject property's physical condition and operation (or knowledgeable of similar systems) to gain comparative information to use in evaluation of the subject property. In addition, the building staff provided documents and information to the evaluation team that were relevant to the subject property's physical improvements, extent, and type of use and assisted the team in identifying potential discrepancies between reported information and observed conditions.

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

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

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

PRIORITY RANKING

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

PRIORITY RANKING CATEGORIES

Building Mission Ranking

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

Remaining Useful Life Ranking

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

Asset Component Category

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

Functional Asset Categories

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

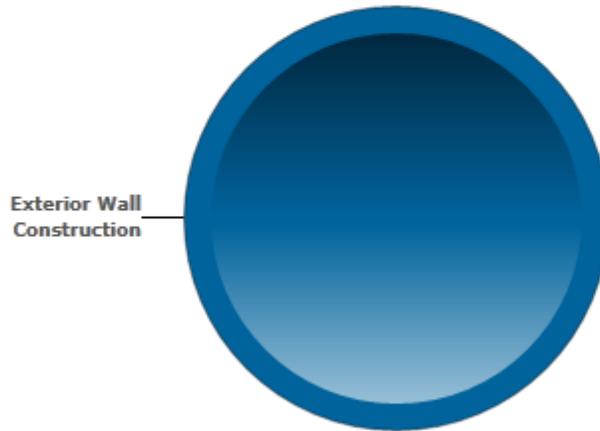
PRIORITY RATIO

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

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

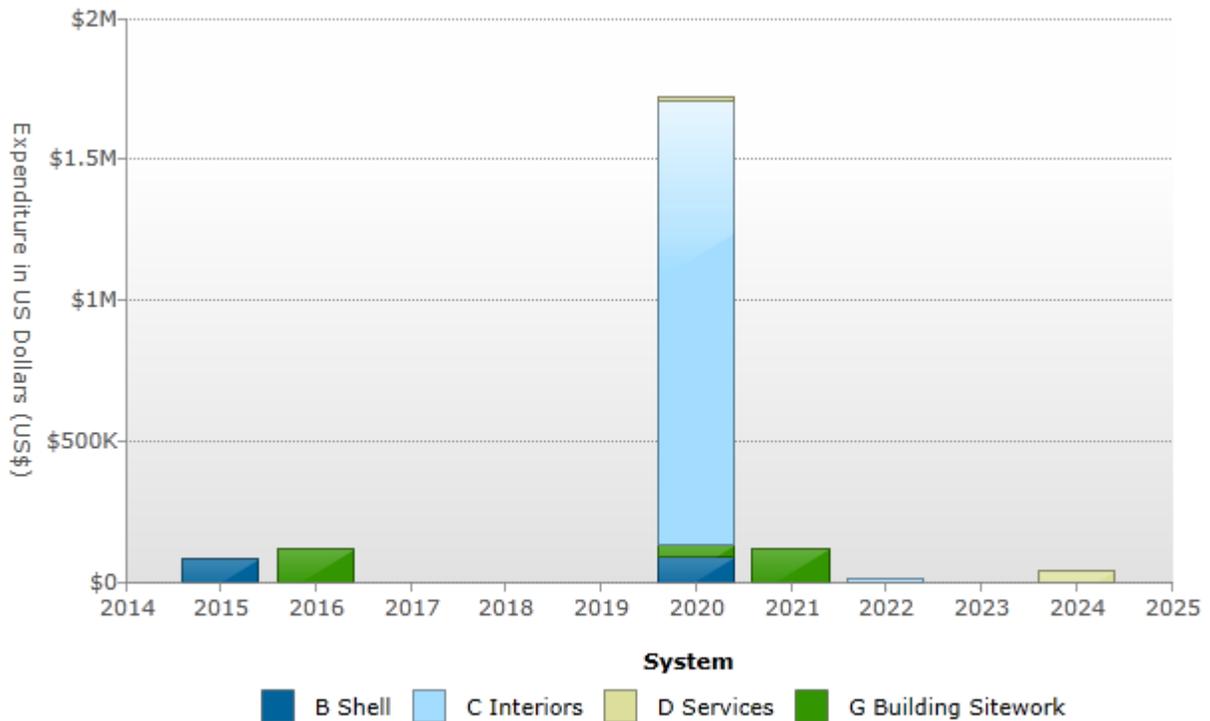
Condition	Definition
Good	In new or well-maintained condition, with no visual evidence of wear, soiling, or other deficiencies.
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

Distribution of Immediate Needs by Building System



Level	Building System	Estimated Cost
B2011	Exterior Wall Construction	\$84,246
	Total	\$84,246

Total Capital Needs By System and Year



Year	Building System							Total
	A Sub-Structure	B Shell	C Interiors	D Services	E Equip. & Furnishings	F Spec. Const. & Demolition	G Bldg. Site Work	
2015	\$0	\$84,246	\$0	\$0	\$0	\$0	\$0	\$84,246
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$119,472	\$119,472
2020	\$0	\$89,460	\$1,570,063	\$14,443	\$0	\$0	\$44,330	\$1,718,296
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$119,472	\$119,472
2022	\$0	\$0	\$12,076	\$0	\$0	\$0	\$0	\$12,076
2024	\$0	\$0	\$0	\$37,944	\$0	\$0	\$0	\$37,944
Total	\$0	\$173,705	\$1,582,139	\$52,387	\$0	\$0	\$283,273	\$2,091,505

CURRENT REPLACEMENT VALUE

The Current Replacement Value has been determined as \$75,685,349 for the Leo J. Trombatore Building Building (153). 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
225,368 GSF	\$336	\$75,685,349

FACILITY CONDITION INDEX

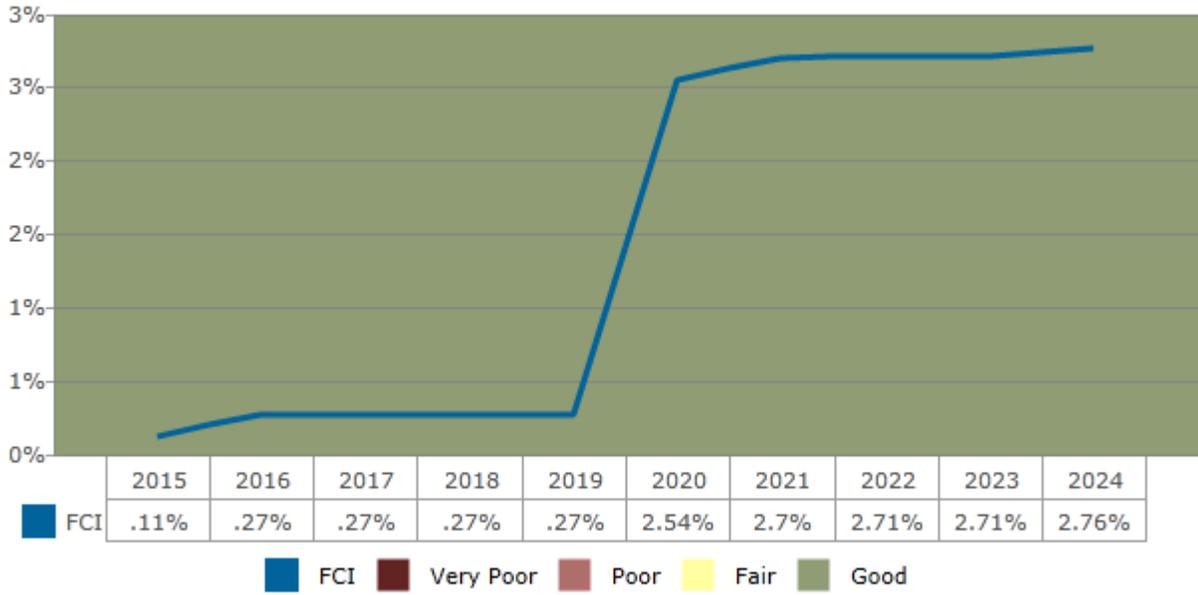
The FCI¹ is an indication of a building’s current and future overall condition. According to industry standards an FCI ratio of 65 percent, or the “rule of two-thirds,” is the threshold for identifying potential candidates for replacement or divestment.² Once the FCI ratio reaches 65 percent, or roughly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

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

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

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

Cumulative Effects of FCI over the Study Period



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APPENDICES

APPENDIX A: ACCESSIBILITY ISSUES

No accessibility issues were observed.

APPENDIX B: GENERAL ASSESSMENT INFORMATION

A Substructure Systems

A10 FOUNDATIONS

Item	Description
A1032 Structural Slab on Grade	A1032 Reinforced Concrete Slab on Grade
Condition	Good
Qty / UOM	45,075 / SF
RUL (years)	45
Location	Throughout foundation

OBSERVATIONS/COMMENTS:

No further action is required.

B Shell Systems

B10 SUPERSTRUCTURE

Item	Description
B1032 Concrete frame Structure	B1032 Concrete frame Structure
Condition	Good
Qty / UOM	225,368 / SF
RUL (years)	45
Location	Construction system

OBSERVATIONS/COMMENTS:

No further action is required.

B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	B2011 Custom Siding
Condition	Poor
Qty / UOM	2,150 / SF
RUL (years)	0
Location	West exterior
Parapets	No
Balcony Walls and Handrails	Metal

OBSERVATIONS/COMMENTS:

The architectural siding on the west side near the main entrance shows significant cracking and breakage at several connection points. This poses potential a safety hazard due to falling debris. Total replacement is recommended with a more suitable product.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Replace B2011 Custom Siding	2,150.0 - SF	39.2	CC - Life Safety	Priority 1	2015	84,246

Item	Description
B2011 Exterior Wall Construction	B2011 Brick Veneer
Condition	Good
Qty / UOM	11,100 / SF
RUL (years)	35
Location	East elevation walls and Day Care
Exterior Wall Construction	Finished Concrete
Parapets	Yes
Balcony Walls and Handrails	Concrete
Exterior Soffits	Concealed
Lintels and Sills	Brick

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
B2011 Exterior Wall Construction	B2010 Fiber-Cement Siding
Condition	Good
Qty / UOM	23,040 / SF
RUL (years)	25
Location	Perimeter Walls

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
B2011 Exterior Wall Construction	B2010 Finished Concrete
Condition	Good
Qty / UOM	5,760 / SF
RUL (years)	25
Location	Exterior perimeter walls

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
B2021 Windows	B2021 Windows
Condition	Good
Qty / UOM	128 / EA
RUL (years)	20
Location	All Floors
Window Type	Fixed
Windows Material	Aluminum
Windows Glazing	Double Glazed
Window Operation	Manual

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
B2021 Windows	B2020 Exterior Windows Re-Caulking
Condition	Good
Qty / UOM	2,350 / LF
RUL (years)	5
Location	All Floors

OBSERVATIONS/COMMENTS:

All aluminum widows will need re-caulking and re-sealing based on RUL.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2021	Replace B2020 Exterior Windows Re-Caulking	2,350.0 - LF	38.1	OP - Maintenance	Priority 3	2020	89,460

Item	Description
B2021 Windows	B2021 Windows Walls
Condition	Good
Qty / UOM	1,840 / SF
RUL (years)	20
Location	All upper floors
Window Type	Fixed
Windows Material	Aluminum
Windows Glazing	Double Glazed
Window Operation	Fixed

OBSERVATIONS/COMMENTS:
 No further action is required.

Item	Description
B2031 Glazed Doors & Entrances	B2021 Entrance Store Front Glass
Condition	Good
Qty / UOM	4 / EA
RUL (years)	25
Location	First Floor
Window Type	Fixed
Windows Material	Aluminum
Windows Glazing	Single Glazed

OBSERVATIONS/COMMENTS:
 No further action is required.

COST SUMMARY:

Type	Year	Total Expenditures
B20 Exterior Enclosure	2015	\$84,246
B20 Exterior Enclosure	2020	\$89,460

B30 ROOFING

Item	Description
B3011 Roof Finishes	B3011 Standing Seam Metal Roof
Condition	Good
Qty / UOM	48 / SQ
RUL (years)	35
Location	Light well on roof
Insulation	None
Flashings and Trim	Metal
Roof Eaves and Soffits	No
Roof Drainage	Internal Building Piping
Roof Warranty	Yes

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
B3011 Roof Finishes	B3011 Single Ply Membrane Roofing
Condition	Good
Qty / UOM	547 / SQ
RUL (years)	15
Location	Main Roof
Insulation	Rigid
Flashings and Trim	Concrete
Roof Eaves and Soffits	No
Roof Drainage	Internal Building Piping
Roof Warranty	Yes

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
B3011 Roof Finishes	B3011 Concrete Tile Roof
Condition	Good
Qty / UOM	36 / SQ
RUL (years)	25
Location	Day Care Center
Insulation	None
Flashings and Trim	Metal
Roof Eaves and Soffits	No
Roof Drainage	Metal Gutter And Down Spouts
Roof Warranty	Yes

OBSERVATIONS/COMMENTS:

No further action is required.

C Interiors Systems

C10 INTERIOR CONSTRUCTION

Item	Description
C1021 Interior Doors	C1021 Interior Doors
Condition	Good
Qty / UOM	152 / EA
RUL (years)	25
Location	All Floors

OBSERVATIONS/COMMENTS:

No further action is required.

C20 STAIRS

Item	Description
C2011 Regular Stairs	C2011 Fire Exit Stairs
Condition	Good
Qty / UOM	4,250 / SF
RUL (years)	25
Location	Stairwells
Stairs Frame	Steel
Stair Riser	Closed
Stair Treads	Concrete
Stair Railings	Metal
Stair Soffit Finishes	Plaster
Stair Handrail Finishes	Painted

OBSERVATIONS/COMMENTS:

There are two fire exit stairways with concrete flooring, and one stairway at the lobby with carpet flooring serving two floors. No further action is required.

C30 INTERIOR FINISHES

Item	Description
C3012 Wall Finishes to Interior Walls	C3012 Paint Interior Walls, Drywall
Condition	Good
Qty / UOM	68,500 / SF
RUL (years)	5
Location	All Floors

OBSERVATIONS/COMMENTS:

Based on RUL, the interior walls will require repainting.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3012	C3012 Paint Interior Walls	68,500.0 - SF	2.1	IN - Appearance	Priority 4	2020	146,097

Item	Description
C3024 Flooring	C3024 Vinyl Tile
Condition	Good
Qty / UOM	335 / SY
RUL (years)	13
Location	All Floors
Floor Toppings	Light Weight Concrete

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
C3024 Flooring	C3024 Vinyl Tile
Condition	Good
Qty / UOM	235 / SY
RUL (years)	13
Location	Day Care Center
Floor Toppings	Light Weight Concrete

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
C3024 Flooring	C3024 Lobby Floor
Condition	Good
Qty / UOM	1,850 / SF
RUL (years)	45
Location	Entrance Lobby
Floor Toppings	Light Weight Concrete
Traffic Membranes	Epoxy / Urethane Coated
Hardeners and Seals	Paste Wax

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
C3025 Carpeting	C3025 Carpet Tiles
Condition	Good
Qty / UOM	14,740 / SY
RUL (years)	5
Location	All Floors
Floor Toppings	Light Weight Concrete

OBSERVATIONS/COMMENTS:

All open space office areas are covered with carpet. Based on RUL, carpet replacement is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3025	Replace C3025 Carpet Tiles	14,740.0 - SY	96.6	IN - Appearance	Priority 4	2020	1,423,967

Item	Description
C3025 Carpeting	C3025 Carpet - Day Care Center
Condition	Good
Qty / UOM	125 / SY
RUL (years)	7
Location	Day Care Center
Floor Toppings	Light Weight Concrete

OBSERVATIONS/COMMENTS:

The classrooms and offices are partially covered with carpet. Based on RUL, carpet replacement is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3025	Replace C3025 Carpet - Day Care Center	125.0 - SY	96.6	IN - Appearance	Priority 4	2022	12,076

Item	Description
C3032 Suspended Ceilings	C3032 Acoustical Ceiling Tile
Condition	Good
Qty / UOM	298 / CSF
RUL (years)	15
Location	All Floors

OBSERVATIONS/COMMENTS:

The majority of office and storage room areas have exposed ceilings; only the hallway areas have acoustic tile ceilings. No further action is required.

COST SUMMARY:

Type	Year	Total Expenditures
C30 Interior Finishes	2020	\$1,570,063
C30 Interior Finishes	2022	\$12,076

D Services Systems

D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	D1011 Traction Elevator Machinery and Controls
Condition	Good
Qty / UOM	4 / EA
RUL (years)	20
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

A 2015 assessment report by Elevator Consulting Associates is included in the appendices. The building is fairly new and no capital costs are anticipated for the elevators during the assessment period.

D20 PLUMBING

Item	Description
D2011 Water Closets	D2011 Commercial Grade Water Closet, 1.6 GPF Unit
Condition	Good
Qty / UOM	16 / EA
RUL (years)	19
Location	Throughout Facility
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

The toilets are fitted with automatic flush valves. No further action is required.

Item	Description
D2012 Urinals	D2012 Urinal
Condition	Good
Qty / UOM	16 / EA
RUL (years)	30
Location	Throughout Facility
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

The urinals are fitted with automatic flush valves. No further action is required.

Item	Description
D2013 Lavatories	D2013 Counter Top Sink and Faucet
Condition	Good
Qty / UOM	32 / EA
RUL (years)	30
Location	Restrooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D2022 Hot Water Service	D2022 Domestic Water Heater
Condition	Good
Qty / UOM	8 / EA
RUL (years)	5
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

The small electric water heaters are expected to require replacement during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2022	Replace D2022 Domestic Water Heater	8.0 - EA	1805.4	IN - Beyond Rated Life	Priority 3	2020	14,443

Item	Description
D2023 Domestic Water Supply Equipment	D2023 Domestic Water Booster Pump Station
Condition	Good
Qty / UOM	1 / EA
RUL (years)	15
Location	Boiler Room

OBSERVATIONS/COMMENTS:

The boiler room has a domestic water booster pump station original to the 2010 construction. The station consists of three pumps. No further action is required.

COST SUMMARY:

Type	Year	Total Expenditures
D20 Plumbing	2020	\$14,443

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 Location	N/A
Gas Meter Location	Mechanical Room
Electrical Meter Location	East exterior side of building
Water Meter Location	Street vault

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Chilled Water Circulation Pumps 10 HP
Condition	Good
Qty / UOM	3 / EA
RUL (years)	15
Location	Rooftop

OBSERVATIONS/COMMENTS:
 No further action is required.

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Heating Water Circulation Pumps 10 HP
Condition	Good
Qty / UOM	3 / EA
RUL (years)	16
Location	Rooftop

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D3031.1 Chillers	D3031 Chiller, Water Cooled
Condition	Good
Qty / UOM	16 / EA
RUL (years)	20
Location	Rooftop

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D3031.2 Cooling Towers	D3031 Cooling Tower, Galvanized Steel
Condition	Good
Qty / UOM	2 / EA
RUL (years)	20
Location	Rooftop

OBSERVATIONS/COMMENTS:

Continued regular monitoring of tower water chemistry is encouraged to prevent corrosion damage. No further action is required.

Item	Description
D3041.1 Air Handling Units	D3041 Rooftop AHU
Condition	Good
Qty / UOM	4 / EA
RUL (years)	11
Location	Rooftop

OBSERVATIONS/COMMENTS:

The facility is heated and cooled by four rooftop packaged air handling units which feed variable air volume (VAV) boxes located in each space. No further action is required.

Item	Description
D3041.2 Terminal Units VAV	D3041 VAV Boxes
Condition	Good
Qty / UOM	181 / EA
RUL (years)	25
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan
Condition	Good
Qty / UOM	20 / EA
RUL (years)	15
Location	Rooftop

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D3043 Steam Distribution Systems	D3043 HVAC Heating Water Boilers
Condition	Good
Qty / UOM	3 / EA
RUL (years)	24
Location	Boiler Room

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D3052 Package Units	D3052 Split System Unit, 3-ton, condenser and Fan Coil
Condition	Good
Qty / UOM	2 / EA
RUL (years)	9
Location	Day Care Center pad mount outdoor units

OBSERVATIONS/COMMENTS:

Based on remaining useful life (RUL), replacement of both units is anticipated during the term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3052	Replace D3052 Split System Unit, 3-ton, condenser and Fan Coil	2.0 - EA	18972.0	IN - Beyond Rated Life	Priority 4	2024	37,944

Item	Description
D3052 Package Units	D3052 Computer/Sever Room AC
Condition	Good
Qty / UOM	3 / EA
RUL (years)	14
Location	Computer/Server Room

OBSERVATIONS/COMMENTS:

The main server room has three dedicated air conditioning units. The units are supplied with chilled water from the chillers, and as a backup, the units reject heat via split-system rooftop condensers. No further action is required.

Item	Description
D3052.2 Furnace	D3052.2 Furnace
Condition	Good
Qty / UOM	2 / EA
RUL (years)	19
Location	Day Care Center

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D3063 Heating/Cooling Air Handling Units	D3063 Variable Frequency Drives
Condition	Good
Qty / UOM	24 / EA
RUL (years)	15
Location	Various

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D3068 Building Automation Systems	D3068 DDC Controls
Condition	Good
Qty / UOM	225,368 / SF
RUL (years)	14
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

No further action is required.

COST SUMMARY:

Type	Year	Total Expenditures
D30 HVAC	2024	\$37,944

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	Yes
Heat Detector	Yes
Central Fire Alarm Panel Location	Main Lobby Entrance
Annunciator Panel Location	On first floor in room near main entry
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	N/A
Distance to Nearest Fire Hydrant (ft)	20
Illuminated Exit Signs	Yes
Kitchen Suppression Systems	No
Halon Gas Systems	No
Smoke Evacuation Systems	No
Fire-rated Stairwells	Yes
Fire-rated Stairwell Finish	Drywall
Stairwell Discharge	Exterior of the building at Grade
Stairwell Pressurized	No
Fire-Rated Doors Observed	Yes
Location of Fire-Rated Doors	Mechanical Room
Fire Alarm Service Company	N/A
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 Sprinkler Heads
Condition	Good
Qty / UOM	225,366 / SF
RUL (years)	15
Location	Throughout facility

OBSERVATIONS/COMMENTS:

No further action is required.

D50 ELECTRICAL SYSTEMS

Item	Description
D5012 Low Tension Service & Dist.	D5010 Switchgear, Mainframe, 1600 Amps
Condition	Good
Qty / UOM	3 / EA
RUL (years)	34
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panels
Condition	Good
Qty / UOM	32 / EA
RUL (years)	34
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D5012 Low Tension Service & Dist.	D5012 Secondary Dry Transformer 112.5 kVA
Condition	Good
Qty / UOM	10 / EA
RUL (years)	34
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm Panel
Condition	Good
Qty / UOM	1 / EA
RUL (years)	11
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm System
Condition	Good
Qty / UOM	225,368 / SF
RUL (years)	20
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Generator 900 kW
Condition	Good
Qty / UOM	1 / EA
RUL (years)	24
Location	Generator building east side of main structure

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Transfer Switch
Condition	Good
Qty / UOM	1 / EA
RUL (years)	20
Location	Electrical Room

OBSERVATIONS/COMMENTS:

No further action is required.

G Building Sitework Systems

G20 SITE IMPROVEMENTS

Site Information	
Item	Description
Main Ingress and Egress	703 B Street
Access from	W
Additional Entrances	Chestnut Street
Access from	N
Parking Count: Open lot	444
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	10
Number of ADA Compliant Spaces for Vans	5
Method of obtaining parking count	Point of contact and physical count
Property Identification Sign-Primary	Structure mounted
Property Identification Sign- Secondary	Structure mounted
Illuminated Identification Signage	No
Building Identification Sign	Yes
Illuminated Sign	No
Location of Property ID Sign	Front elevation of building
Trees Present	Yes
Shrubs Present	Yes
Grasses Present	Yes
Flower beds Present	Yes
Decorative Rocks Present	Yes
Lava Rocks Present	No
Ponds Present	No
Fountains Present	Yes
Topography	Gently sloping

Item	Description
G2012 Paving & Surfacing	G2012 Seal Coat Parking Lot
Condition	Fair
Qty / UOM	155,400 / SF
RUL (years)	1
Location	Site

OBSERVATIONS/COMMENTS:

The asphalt pavement on the south parking area will require seal coating, crack repairs, and restriping.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2012	G2012 Seal Coat Parking Lot	155,400.0 - SF	0.8	IN - Beyond Rated Life	Priority 2	2016	119,472
G2012	G2012 Seal Coat Parking Lot	155,400.0 - SF	0.8	IN - Beyond Rated Life	Priority 2	2021	119,472

Item	Description
G2031 Paving & Surfacing	G2031 Concrete Pavement
Condition	Good
Qty / UOM	5,850 / SF
RUL (years)	20
Location	throughout site

OBSERVATIONS/COMMENTS:

No further action is required.

Item	Description
G2053 Top Soil and Planting Beds	G2053 Landscaping
Condition	Good
Qty / UOM	6,250 / SF
RUL (years)	5
Location	Site

OBSERVATIONS/COMMENTS:

Landscape plantings are located around the parking lots and on the west and south sides of the building. A landscaping allowance is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2053	Replace G2053 Landscaping	6,250.0 - SF	7.1	OP - Maintenance	Priority 4	2020	44,330

COST SUMMARY:

Type	Year	Total Expenditures
G20 Site Improvements	2016	\$119,472
G20 Site Improvements	2020	\$44,330
G20 Site Improvements	2021	\$119,472

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

APPENDIX C: CERTIFICATION

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

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

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

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

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

Prepared By: Djahan Nabili, Field Observer

Reviewed By: 
Matt Anderson, Program Manager

APPENDIX D: PHOTOS



:- Front Elevation



:- North Side



:- East Side



:- Rear Elevation



B2011 Brick Veneer



B2011 Custom Siding



B2011 Custom Siding



B2021 Windows



B3011 Standing Seam Metal Roof



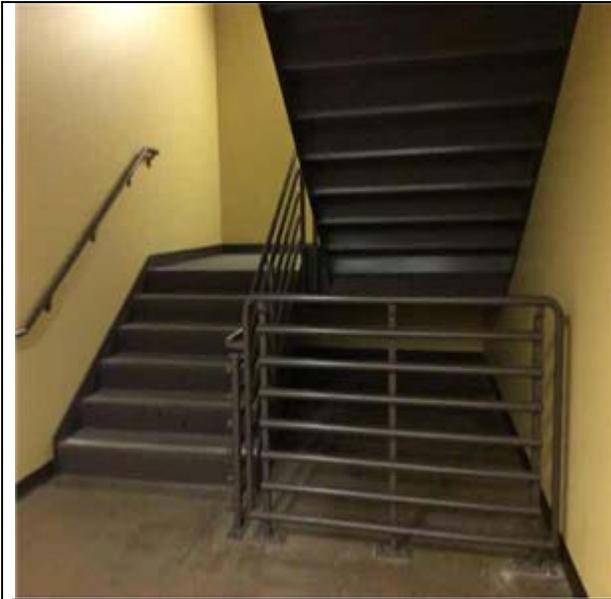
B3011 Single Ply Membrane Roofing



B3011 Concrete Tile Roof



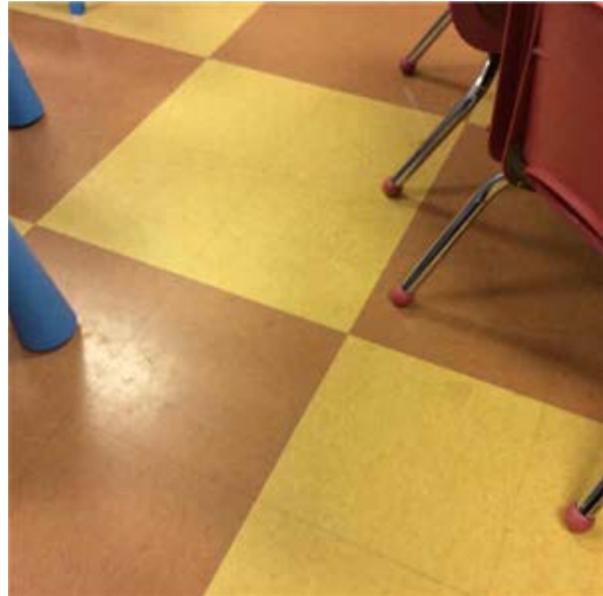
C1021 Interior Doors



C2011 Fire Exit Stairs



C3012 Paint Interior Walls, Drywall



C3024 Vinyl Tile



C3024 Lobby Floor



C3025 Carpet Tiles



C3032 Acoustical Ceiling Tile



D1011 Traction Elevator Machinery and Controls



D2013 Counter Top Sink and Faucet



D2022 Domestic Water Heater



D3022 HVAC Chilled Water Circulation Pumps 10 HP



D3022 HVAC Heating Water Circulation Pumps 10 HP



D3031 Cooling Tower, Galvanized Steel



D3041 Rooftop AHU



D3041 VAV Boxes



D3042 Exhaust Fan



D3043 HVAC Heating Water Boilers



D3052 Computer/Sever Room AC



D5012 Breaker Panels



D5010 Switchgear, Mainframe, 1600 Amps



D5012 Secondary Dry Transformer 112.5 kVA



D5037 Fire Alarm System



D5092 Emergency Generator 900 kW



G2012 Seal Coat Parking Lot



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)	<p>The consultant's professional opinion of the number of years before a system or component will require replacement or reconditioning. The estimate is based upon observation, available maintenance records, and accepted EUL's for similar items or systems.</p> <p>Inclement weather, exposure to the elements, demand on the system, quality of installation, extent of use, and the degree and quality of preventive maintenance exercised are all factors that could impact the RUL of a system or component. As a result, a system or component may have an effective age greater or less than its actual age. The RUL may be greater or less than its Expected Useful Life (EUL) less actual age.</p>
Replacement Costs	Costs to replace the system or component "in kind" based on Invoices or Bid Documents provided by the current owner or the client, construction costs developed by construction resources such as <i>Means</i> and <i>Dodge</i> , EMG's experience with past costs for similar properties, or the current owner's historical incurred costs.
RTU	Rooftop Unit
Shut-Down	Equipment or systems that are not operating at the time of the Project Manager's Walk-through Survey. Equipment or systems may be considered shutdown if it is not in operation as a result of seasonal temperatures.
Significant	Important, material, and/or serious.
Site Visit	The visit to the property by EMG's Project Manager including walk-through visual observations of the Property, interviews of available project personnel and tenants (if appropriate), review of available documents and interviews of available municipal personnel at municipal offices, all in accordance with the agreement for the Property Condition Assessment.

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

APPENDIX F: BUILDING FACT SHEET

CALTRANS DISTRICT #3 MARYSVILLE BUILDING FACT SHEET

703 B Street
Marysville
Yuba County

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

BUILDING INFORMATION

- Age: 4 years (completed in 2010)
- Size:* 5-story - NOTE: the land is owned by Caltrans, the structure by DGS
225,368 GSF 168,456 NUSF 168,456 Assigned SF
2.35 Acre, 8 Parcel site NOTE: Parcel owned by Caltrans
Surface parking on additional parcel
787 occupants
- Financial: Lease-Revenue Bonds 2009 Series G I & II SPI Structure #: 5946
(combined with Central Plant) Maturity Date 10/1/2034 Real Property #: 1898
Original Balance \$78,995,000 - Balance as of 6/30/2012 \$75,875,000 BPM #: 153
IRR Rate - \$5.25/month per SF, FY 2013-14 (DGS Price Book)
\$5.26/month per SF, FY 2014-15 (Proposed DGS Price Book)
- LEED Status: Certified Silver LEED-EB, April 2011
- Tenants: Caltrans District #3 Headquarters is the primary occupant of this building, with DGS having some small office, storage and shop area.



COMPLETED STUDIES AND SIGNIFICANT FINDINGS

No studies requested for this building. Not included in the American Disability Act Accessibility Compliance Survey.

ADDITIONAL BUILDING ISSUES

No known building issues.

CURRENT UTILIZATION PROJECTS

N/A - Single Tenant Building

RECENTLY COMPLETED PROJECTS

TBD

Cost

ACTIVE PROJECTS

TBD

Cost

PLANNED SPECIAL REPAIRS BY FISCAL YEAR

TBD

Estimated Cost

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

* Source: Statewide Property Inventory

APPENDIX G: COST TABLES

10 YEAR EXPENDITURE FORECAST



Leo J. Trombatore Building
703 B Street
Marysville

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 ²	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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. SHELL																																	
B20 EXTERIOR ENCLOSURE																																	
B2011	Cementitious Plank Siding	B2011 Custom Siding	West exterior	Replace B2011 Custom Siding	20	0	2,150.00	SF	\$39.18	CC - Life Safety	Priority 1	\$84,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,246	\$0										
B2021	3' X 4' Aluminum Window Operable	B2020 Exterior Windows Re-Caulking	All Floors	Replace B2020 Exterior Windows Re-Caulking	10	5	2,350.00	LF	\$38.07	OP - Maintenance	Priority 3	\$0	\$0	\$0	\$0	\$0	\$89,460	\$0	\$0	\$0	\$0	\$0	\$89,460										
Shell Subtotal												\$84,246	\$0	\$0	\$0	\$0	\$0	\$89,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,246	\$89,460	
C. INTERIORS																																	
C30 INTERIOR FINISHES																																	
C3012	Paint Interior Walls, Drywall	C3012 Paint Interior Walls, Drywall	All Floors	C3012 Paint Interior Walls	10	5	68,500.00	SF	\$2.13	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$146,097	\$0	\$0	\$0	\$0	\$0	\$146,097										
C3025	Carpet Tiles - Standard	C3025 Carpet Tiles	All Floors	Replace C3025 Carpet Tiles	10	5	14,740.00	SY	\$96.61	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$1,423,967	\$0	\$0	\$0	\$0	\$0	\$1,423,967										
C3025	Carpet Tiles - Standard	C3025 Carpet - Day Care Center	Day Care Center	Replace C3025 Carpet - Day Care Center	10	7	125.00	SY	\$96.61	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,076	\$0	\$0	\$12,076										
Interiors Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$1,570,063	\$0	\$12,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,582,139		
D. SERVICES																																	
D20 PLUMBING																																	
D2022	Domestic Hot Water Heater - Electric	D2022 Domestic Water Heater	Throughout Facility	Replace D2022 Domestic Water Heater	10	5	8.00	EA	\$1,805.40	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$14,443	\$0	\$0	\$0	\$0	\$0	\$14,443										
D30 HVAC																																	
D3052	Split System Unit, 3-Ton, Condenser and Fan Coil	D3052 Split System Unit, 3-ton, condenser and Fan Coil	Day Care Center pad mount outdoor units	Replace D3052 Split System Unit, 3-ton, condenser and Fan Coil	15	9	2.00	EA	\$18,972.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,944	\$0	\$37,944										
Services Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$14,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,944	\$0	\$52,387			
E. EQUIPMENT & FURNISHING																																	
Equipment & Furnishing Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
F. SPECIAL CONSTRUCTION AND DEMOLITION																																	
Special Construction And Demolition Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
G. BUILDING SITEWORK																																	
G20 SITE IMPROVEMENTS																																	
G2012	Asphalt- Seal Coat- Roadways	G2012 Seal Coat Parking Lot	Site	G2012 Seal Coat Parking Lot	5	1	155,400.00	SF	\$0.77	IN - Beyond Rated Life	Priority 2	\$0	\$119,472	\$0	\$0	\$0	\$0	\$119,472	\$0	\$0	\$0	\$0	\$238,943										
G2053	Landscaping Allowance, Large Area	G2053 Landscaping	Site	Replace G2053 Landscaping	25	5	6,250.00	SF	\$7.09	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$44,330	\$0	\$0	\$0	\$0	\$0	\$44,330										
Building Sitework Subtotal												\$0	\$119,472	\$0	\$0	\$0	\$44,330	\$119,472	\$0	\$0	\$0	\$0	\$283,273										
Z. GENERAL																																	
General Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										

Expenditure Totals per Year	\$84,246	\$119,472	\$0	\$0	\$0	\$1,718,296	\$119,472	\$12,076	\$0	\$37,944	\$84,246	\$2,007,259
Total Cost (Inflated @ 5% per Yr.)	\$84,246	\$125,445	\$0	\$0	\$0	\$2,193,030	\$160,103	\$16,992	\$0	\$58,864	Total *	\$2,091,505

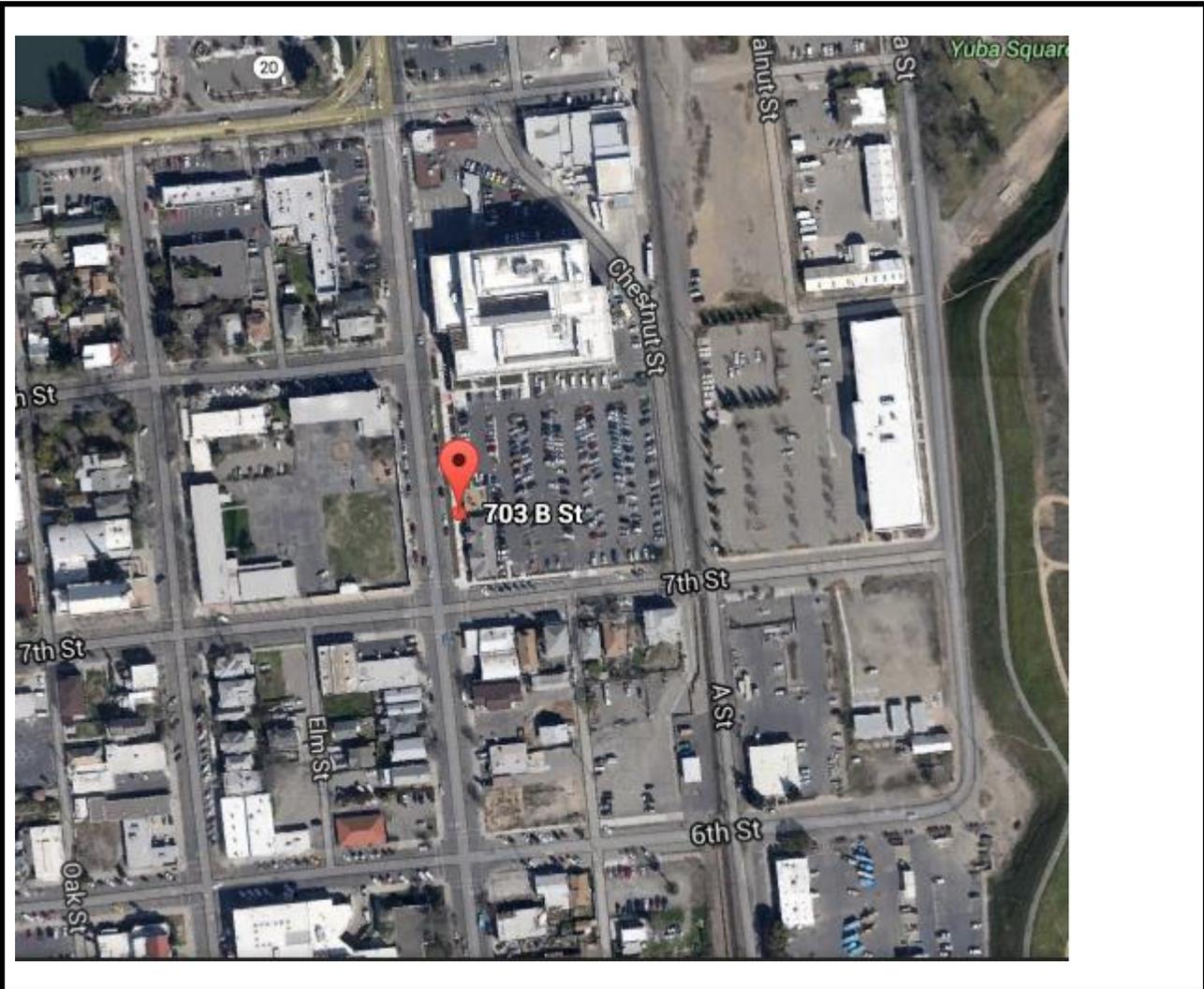
* - Present Value Currency

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 \$75,485,349

APPENDIX H: SUPPORTING DOCUMENTATION



	<p>Source:</p> <p>The north arrow indicator is an approximation of 0° North.</p>	<p>Project Number:</p> <p>111320.14R-044.305</p> <p>Project Name:</p> <p>Leo J. Trombatore Building</p>
		

Estimate of Structures Cost Using Marshall Cost Systems			
Leo J. Trombatore Building			
Site Calculation			
Estimate of Unusual Land Improvements Cost (Estimators Data Cost Base):			
Description	Cost	Estimated \$/ SF	Unusual Land Total
			\$0
Total			\$0
Estimate of Unusual Land Improvements Cost (Estimators Cost Data Base):			
Estimate of Structure Cost :			
Building Type	Cost per SF	Number of SF	Building Type Total
main building	\$268.66	225,368	\$60,548,279
	\$0.00	0	\$0
	\$0.00	0	\$0
	\$0.00	0	\$0
	\$0.00	0	\$0
	Total	225,368	\$60,548,279
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	\$60,548,279	25.00%	\$75,685,349
	\$0	25.00%	\$0
	\$0	25.00%	\$0
	\$0	25.00%	\$0
	\$0	25.00%	\$0
Cost Per SF	\$335.83	Total Estimate	\$75,685,349

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

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

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

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

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

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

PLAN TYPE DEFINITION

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

Code Compliance (CC)

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

Operations (OP)

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

Environmental (EN)

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

Functionality (FN)

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

Integrity (IN)

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

BUILDING AND PROPERTY MANAGEMENT BRANCH

BPM SPECIAL REPAIR PROJECT 5-YEAR PLAN

**CalTrans District 3 Marysville Region II
Wes Hubbard, Building Manager**

Date Submitted: March 2014

FY	BLDG NO.	BUILDING NAME	PROJECT TITLE	AMOUNT	ADD/DELETE
2015/16	153	CalTrans District 3 Marysville	Main Switch Gear Service	10,000	
2015/16	153	CalTrans District 3 Marysville	Replace failing entry lattice work Potential safety issue		
2017/18	153	CalTrans District 3 Marysville			
2017/18					
2018/19	153	CalTrans District 3 Marysville	Building Re-Caulking Project IF NEEDED		
2018/19	153	CalTrans District 3 Marysville	Building Concrete Sealant by Clarke-Pacific		
2018/19	153	CalTrans District 3 Marysville	Building Exterior Painting IF NEEDED, WHERE NEEDED		
2018/19	153		Parking lot slurry seal/stripping		
2019/20	153	CalTrans District 3 Marysville	Phased Flooring replacement- cafeteria & identified common areas		
2019/20	153	CalTrans District 3 Marysville	Interior common area painting		
2020/21	153	CalTrans District 3 Marysville	Phased flooring replacement		

ADA Checklist

Property Name: Leo J. Trombatore Building

Date: 02/05/2015

Project Number: 111326.14R-044.305

EMG Abbreviated Accessibility Checklist					
	Building History	Yes	No	N/A	Comments
1.	Has the management previously completed an ADA review?	✓			It is a new Building
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 total of 444 surface parking stalls at three lots; Lot 1: 305 stalls including 8 ADA stalls at Southside Lot 2: 15 stalls including 1 ADA stall at Southeast Lot 3: 32 stalls including 2 ADA stalls at Northside Offsite Lot 4: 86 stalls including 4 ADA stalls at Northeast



EMG Abbreviated Accessibility Checklist					
	Parking (cont.)	Yes	No	N/A	Comments
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?	✓			
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?		✓		

EMG Abbreviated Accessibility Checklist					
	Entrances/Exits (cont.)	Yes	No	N/A	Comments
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?	✓			
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)?	✓			

EMG Abbreviated Accessibility Checklist					
	Elevators (cont.)	Yes	No	N/A	Comments
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?	✓			
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: Wes Hubbard

Building name: Leo J. Trombatore Building (153)

What is your association with this property? Building Manager

What is the length of your association with this property? Been involved since the development of the RFP, construction, commissioning and ongoing maintenance

Phone number: 530.740.4958

Please provide information about inspections relating to the following items

Inspections	Date Last Inspected	List Name & Contact for Maintenance Contractor, if any.
1. Elevators	Current permit expired 17 Nov 2014 DIR has been called, extension letter on file	Otis Elevator
2. HVAC, Mechanical, Electric, Plumbing	Daily rounds, monthly PM's	BPM staff
3. Life-Safety/Fire	last quarterly 15 Jan 2015	Sentinel Fire, BPM staff
4. Roofs	Daily rounds, monthly/annual PM	BPM staff

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

None.

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

Building was commissioned in December 2008. As we approach the ten year mark, needs to address common wear and tear on paint, carpet, etc. will need to be met. also, due to the type of construction (pretensioned concrete), there are requirements of sealants and caulking that will occur at about the 12-15 year mark.

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

Six years old. It is a single ply system with a 30 year warranty purchased during construction.

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

We are outside of the warranty period on all equipment.

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

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

Question	Y	N	N/A	Unk	Comments
12. Is the property served by a private water well?		x			
13. Is the property served by a private septic system or other waste treatment systems?		x			
14. Are there any problems with foundations or structures?		x			
15. Is there any water infiltration in basements or crawl spaces?		x			
16. Are there any wall, or window leaks?		x			
17. Are there any roof leaks?		x			
18. Is the roofing covered by a warranty or bond?	x				
19. Are there any poorly insulated areas?		x			
20. Is Fire Retardant Treated (FRT) plywood used?	x				only as substrate flooring in two high density file system locations.
21. Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			Exterior is concrete with Hardiplank spandrel accent panels (over concrete)
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			Concrete structure
25. Do any of the HVAC systems use R-11, 12, or 22 refrigerants?	x				R-22
26. Has any part of the property ever contained visible suspect mold growth?		x			
27. Is there a mold Operations and Maintenance Plan?		x			
28. Have there been indoor air quality or mold related complaints from tenants?		x			

Question	Y	N	N/A	Unk	Comments
29. Is polybutylene piping used?		x			
30. Are there any plumbing leaks or water pressure problems?		x			
31. Are there any leaks or pressure problems with natural gas service?		x			
32. Does any part of the electrical system use aluminum wiring?		x			
33. Are there transformers inside the building?	x				
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				at construction, one review since in 2011 by DGS.
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				Stairway handrail diameter issue, original contractor made the corrections and reinstalled compliant specification rails.
42. Have there been any complaints about the elevators or wait times?		x			
43. Are there any problems with exterior lighting?		x			
44. Are there any other significant issues/hazards with the property?		x			
45. Are there any unresolved construction defects at the property?	x				There are no cleanouts at the restrooms above the first floor. To clear lines when blocked, a toilet must be removed from the wall. This was a poor design issue overlooked during construction.

APPENDIX J: ELEVATOR REPORT



Elevator Assessment

**Building 153 – Cal Trans District 3
703 B St.
Marysville, CA**

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Appendix A – Elevator Equipment Summary

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

Bank/Elevator Description	Elevator Number	Speed	Capacity	Floors Served	Date of Original Install	Date of Last Mod	Next Mod Due	Elevator Type	Machine Manuf.	Motor Control	Control Manuf.	Door Size/ Style	Door Equip. Manuf.
Elevators 1-3 (Group – ID# 152631-152633)	1	350 fpm	3,500 pounds	1-5	2008	N/A	18-20 years	Machine-roomless	Otis	VVVF	Otis	42"x 84" Center Opening	Otis
	2	350 fpm	3,500 pounds	1-5	2008	N/A	18-20 years	Machine-roomless	Otis	VVVF	Otis	42"x 84" Center Opening	Otis
	3	350 fpm	3,500 pounds	1-5	2008	N/A	18-20 years	Machine-roomless	Otis	VVVF	Otis	42"x 84" Center Opening	Otis
Elevator 4 (Simplex – ID# 15264)	4	350 fpm	4,500 pounds	1-5, R	2008	N/A	18-20 years	Machine-roomless	Otis	VVVF	Otis	48"x 96" Side Opening	Otis

Elevator Number	State Inspection Date	State Inspection Status	5-Year Test Date	5-Year Test Status	Annual Test Date	Annual Test Status	Fire Service Testing Logs	Machine Room Maintenance Logs	Overall Level of Maintenance	Modernization Priority
1	12/17/13	Expired	Could not verify	Otis to verify	2/25/14	Due Now	None	None	Above Average	Low
2	12/17/13	Expired	Could not verify	Otis to verify	2/25/14	Due Now	None	None	Above Average	Low
3	12/17/13	Expired	Could not verify	Otis to verify	2/25/14	Due Now	None	None	Above Average	Low
4	12/17/13	Expired	Could not verify	Otis to verify	2/25/14	Due Now	None	None	Above Average	Low

Appendix B – Repair Items

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

Building 153 – Cal Trans District 3				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Annual tests due – perform tests and tag equipment	1-4		
2	Confirm date of last 5-year test – if due – perform 5-year test in lieu of annual test	1-4		

Appendix C – Maintenance Corrections

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

Building 153 – Cal Trans District 3				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Remove parts and other storage from bottom of controller	1-4		
2	Clean car door equipment	1-4		
3	Organize machine room (boxes and other storage on floor)	1-3		

Appendix D – Owner’s Maintenance Items

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

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

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

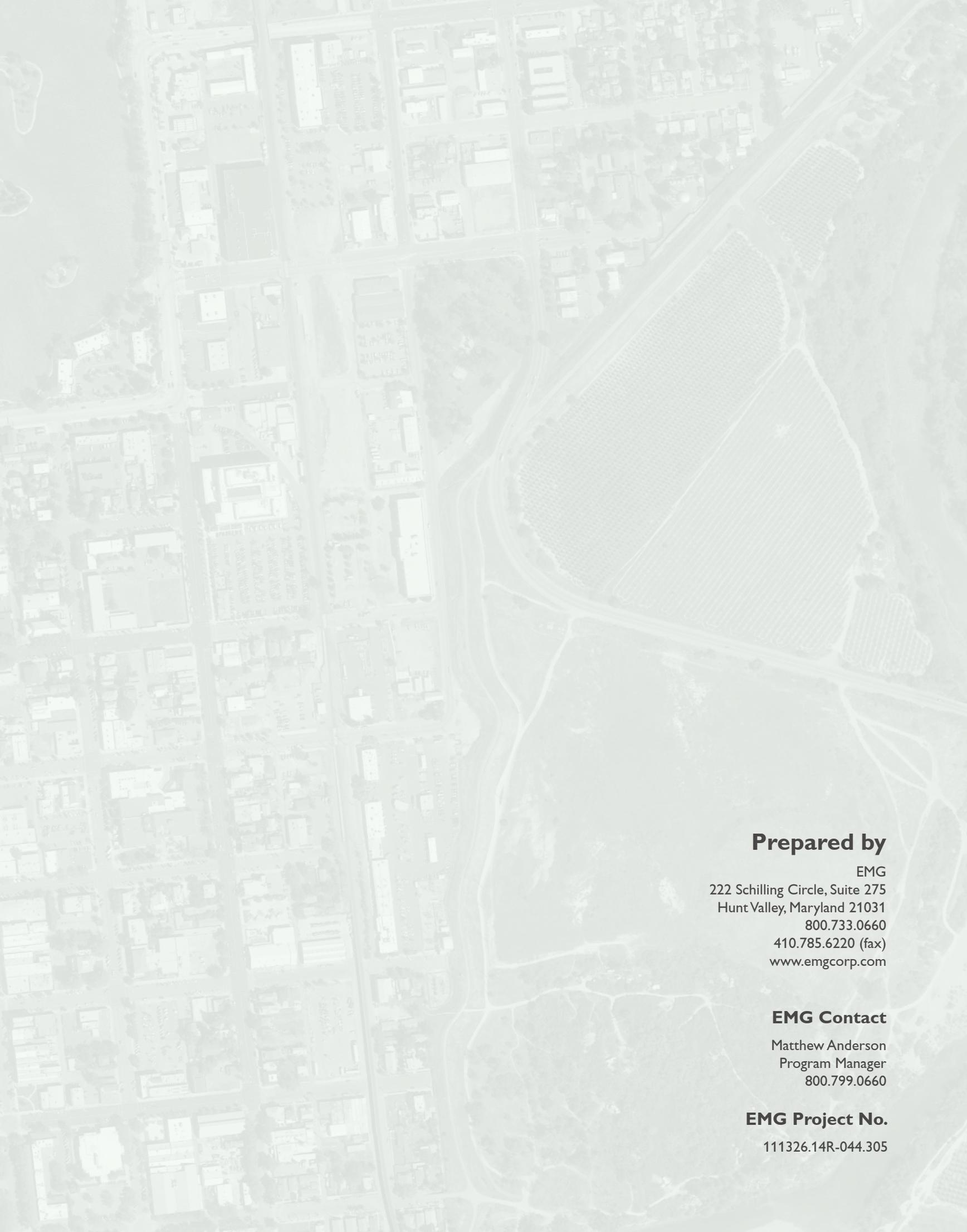
Building 153 – Cal Trans District 3				
Current Items			These Columns For Use by University and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	The annual inspection certificates in the elevators have expired. If new certificates have been received, post in elevators as soon as possible.	1-4		

Appendix E – Modernization Recommendation

It is commonly held in the industry that elevator equipment should be modernized every 20-25 years. While this is a valid generalization, the actual time for modernization can vary greatly from property to property, depending on the type of equipment installed, its age, the level of usage, etc. In this case, the elevator equipment was installed in 2008 (7 years ago). Assuming that the level of maintenance will be maintained at or above industry standard, these elevators should operate properly for another 18-20 years before modernization is required.

The only known serviceability issue with these elevators at this time is that they are required by the State Elevator Division to have “belt monitors” which monitor the condition of the belts Otis uses for the machineroomless application in place of conventional hoist cables. These elevators do have the required belt-monitors. It is our position that those monitors are the property of the State, and would stay with the property if Otis were to lose the service at some time in the future. Otis sometimes takes the position that those monitors are their property. We are in the process of confirming with Otis what their position will be in this case, but we expect they will agree to leave the belt monitors at the property should they be unsuccessful in retaining the service during the upcoming maintenance bid.

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



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