



## Junipero Serra Office Building (512)

320 West Fourth Street, Los Angeles, CA 90013

### Facility Condition Assessment

September 2015

*Prepared for the State of California Department of General Services*





# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY.....</b>	<b>2</b>
BACKGROUND .....	2
OBJECTIVE .....	2
SCOPE OF ASSESSMENT .....	3
SURVEY FINDINGS.....	3
<b>INTRODUCTION.....</b>	<b>6</b>
BUILDING BACKGROUND.....	6
BUILDING DESCRIPTION.....	6
FACILITY CONDITION ASSESSMENT.....	7
SCOPE OF ASSESSMENT .....	10
PRIORITY RANKING .....	11
CURRENT REPLACEMENT VALUE.....	15
FACILITY CONDITION INDEX.....	15
<b>APPENDICES.....</b>	<b>18</b>
APPENDIX A: ACCESSIBILITY ISSUES .....	18
APPENDIX B: GENERAL ASSESSMENT INFORMATION .....	20
APPENDIX C: CERTIFICATION.....	50
APPENDIX D: PHOTOS.....	52
APPENDIX E: TERMINOLOGY AND ABBREVIATIONS.....	72
APPENDIX F: BUILDING FACT SHEET .....	78
APPENDIX G: COST TABLES.....	82
APPENDIX H: SUPPORTING DOCUMENTATION.....	84
APPENDIX I: PRE-SURVEY QUESTIONNAIRE.....	94
APPENDIX J: ELEVATOR REPORT .....	98

**THIS PAGE INTENTIONALLY BLANK**

## 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 Junipero Serra Office Building (512).

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 Junipero Serra Office Building (512) 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 Junipero Serra Office Building (512) on March 10, 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	\$220,943,289
Immediate Repair Costs (12 months)	\$1,514,577
1-5 Year Capital Needs	\$13,577,810
6-10 Year Capital Needs	\$6,547,518
Total 10-Year Capital Reserve Needs	\$21,639,905

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

**Current Year FCI**

$$\text{Current FCI} = \frac{\$1,514,577}{\$220,943,289}$$

**Ten-Year FCI**

$$\text{Ten-Year FCI} = \frac{\$21,639,905}{\$220,943,289}$$

Current Year FCI	Ten-Year FCI
0.69 % = <i>Good Condition</i>	9.79 % = <i>Fair Condition</i>

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

- Interior gypsum wallboard repainting throughout
- Central heating boiler with heat exchanger replacement
- Asphalt driveway and parking lot replacement

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

THIS PAGE INTENTIONALLY BLANK

## INTRODUCTION

### BUILDING BACKGROUND

Named after the Spanish Franciscan friar who founded missions throughout California, the Junipero Serra Office Building (512) is located at 320 West 4th Street in the heart of the Los Angeles historic district. It is on the National Register of Historical Places as a “Contributing Building” in the Broadway and Theater District. It was originally constructed in 1914, designed by distinguished Architect John Parkinson, (Los Angeles City Hall, Los Angeles Memorial Coliseum, and Los Angeles Union Station), as a department store. The building was acquired in 1995 by the Los Angeles State Building Authority. A full renovation and retrofit by Johnson Fain Partners of Los Angeles was completed in 1999.

The ten-story, Italian neoclassical style exterior harmonizes with the surrounding built environment. The structural system is a combined terra cotta and glazed brick masonry façade with a steel framed structure. The interior lobby continues with the classical style of the exterior. The building houses many pieces of original art work, including engravings at the elevator doors.

There are 14 state agencies in the building, with the Department of Industrial Relations, Water Resources Control Board, Department of Business Oversight, and Real Estate and Public Utilities Commission occupying the most office space. Building amenities include a cafeteria and 121 spaces of underground parking. A mechanical penthouse is on the roof. The occupant capacity is 1,186.

The total gross area is 519,101 square feet, consisting of a 459,468 gross square foot office building with a net usable area of 333,142 SF, and an underground parking garage with a gross floor area of 59,533 SF. The ratio of net usable to gross building area is 72.5 percent.

### BUILDING DESCRIPTION

The building has a concrete foundation. The building's structural system consists of conventional concrete masonry, cast in-place concrete and a steel superstructure with lightweight leveling concrete-topped metal floor decks. The roof structure is flat and covered by an encased Polyurethane sprayed-on roofing covering.

The exterior walls are smooth-finished concrete with exposed aggregate and painted wood and metal trim with single-glazed glass curtain walls.

The building has painted interior gypsum board walls with a portion of marble veneers at the foyers. The floor finishes consist of commercial carpet tiles, ceramic tile and vinyl composition tiles. The interior ceilings are finished with both acoustical ceiling tiles and painted gypsum board ceilings.

Domestic hot water is exchanged off of the central hydronic HVAC system.

Heating and cooling are provided by a central hydronic system with boilers, chillers, a cooling tower and evaporative coolers.

Fire/Life Safety systems include fire hydrants surrounding the site, fire suppression sprinklers, smoke detectors, a full complement of fire devices and alarms, handheld fire extinguishers and wet standpipes.

The building covers nearly the entire site and the only landscaping occurs at a thin strip of minor planters set within the public parkway between the street and the sidewalk. There is onsite parking for 121 vehicles based on a physical count of the subterranean parking garage. The sidewalks throughout the property are constructed of cast-in-place concrete with cast-in-place concrete steps with metal handrails occurring at locations of grade changes.

### Project Statistics

Item	Description
Project Name	Junipero Serra Office Building
Building ID	512
Property Type	Administration
Year Built	1914
Number of Stories	10
Occupied	Yes
Land Area (acres)	0.95
Gross Square Feet (GSF)	519,101

## FACILITY CONDITION ASSESSMENT

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

### COMPONENTS OF THE FCA

#### Current conditions analysis

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

### **Anticipated building reserve analysis**

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

### **Funding needs analysis**

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

## **CALCULATION OF FUNDING NEEDS**

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

### **Immediate Repair Costs**

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

### **Capital Reserve Needs**

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

### **Current Replacement Value**

Current Replacement Value is determined by multiplying the existing building's SF by the Cost per SF to construct a new, similar building on a similar site. Current Replacement Value is not an appraised or

market value for the purposes of a property sale. To estimate the cost per SF, EMG referenced Marshall & Swift's *Marshall Valuation Service*. This building cost data index is an industry standard, adjusted annually, and relied upon by the insurance industry, as well as other agencies and organizations. Cost per SF is calculated by adjusting Marshall & Swift's unit cost for a Government Office Building to account for factors related to building systems, class of construction, and location to reflect the estimated cost of construction at the subject building site.

### **Remaining Useful Life**

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

### **Opinions of Probable Cost**

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

Opinions of Probable Cost should only be construed as preliminary, order-of-magnitude budgets. Actual costs will likely vary from EMG's estimates depending on type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, market conditions, and whether competitive pricing is solicited. ASTM E2018-08<sup>1</sup> 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

---

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

Value. The Ten-Year FCI is the ratio of Capital Reserve Needs (2015 – 2024) to Current Replacement Value. The Ten-Year FCI is calculated using uninflated 2015 dollars because the year of project implementation is likely unknown or subject to change. Since both the repair/replacement costs and Current Replacement Value will increase at the same inflation rate, the impacts of inflation do not significantly affect the FCI ratio.

## SCOPE OF ASSESSMENT

The evaluation team conducted a walk-through survey of Junipero Serra Office Building (512) on March 10, 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**

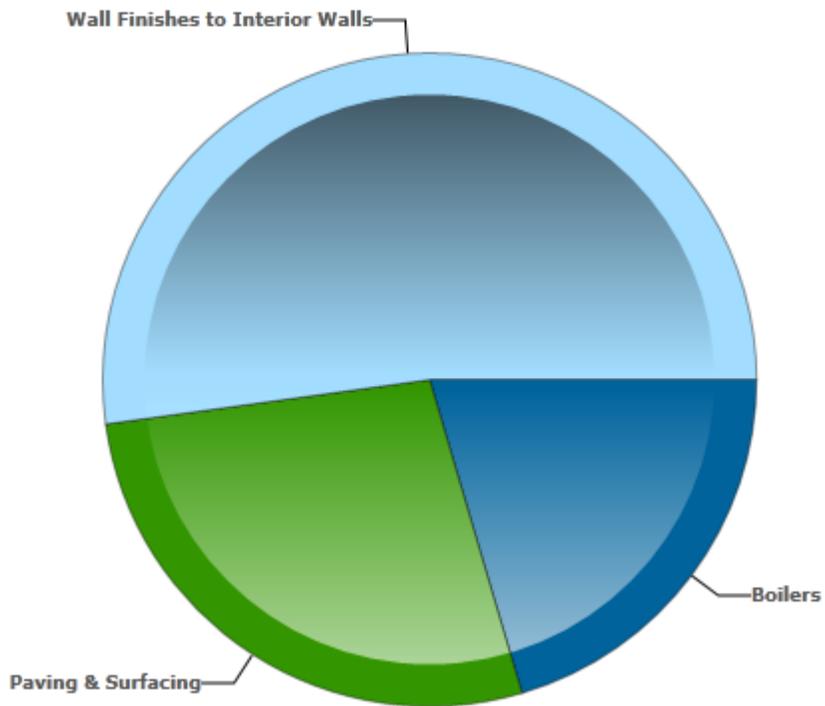
The four categories above are assigned a numerical value and the values are multiplied together for each cost observation. The resulting number is then assigned a priority by the capital planning software with

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:

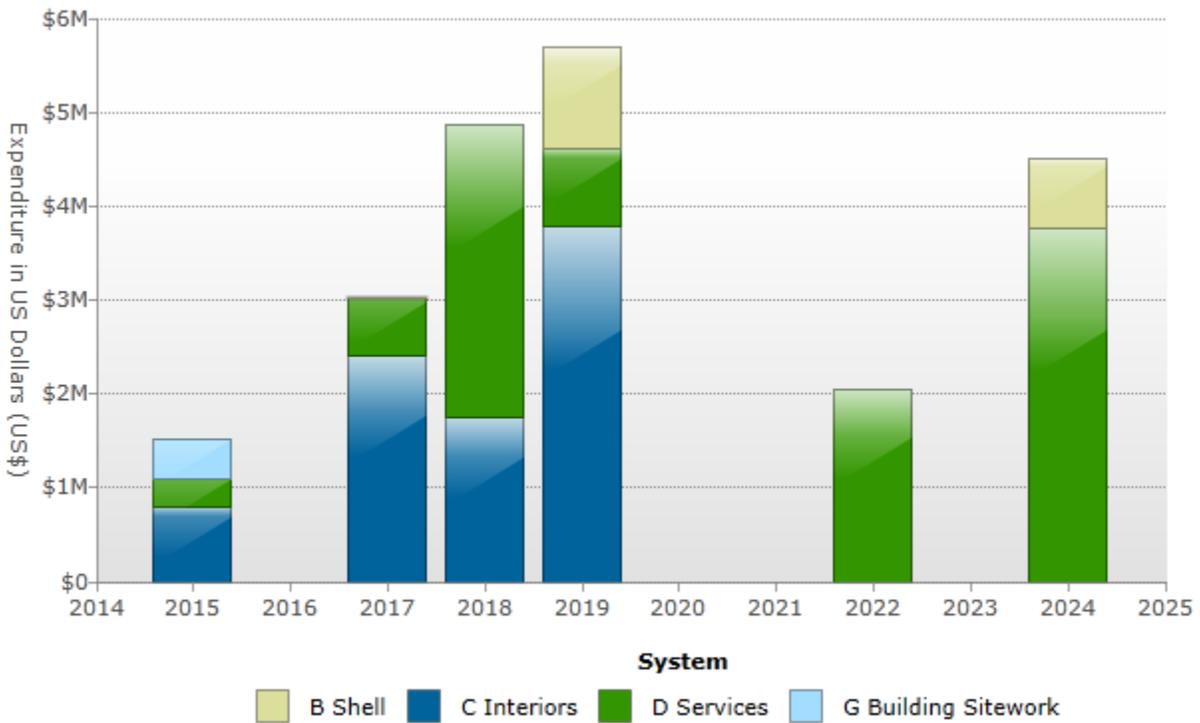
Condition	Definition
Good	In new or well-maintained condition, with no visual evidence of wear, soiling, or other deficiencies.
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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
C3012	Wall Finishes to Interior Walls	\$790,128
D3021	Boilers	\$309,595
G2022	Paving & Surfacing	\$414,854
	<b>Total</b>	<b>\$1,514,577</b>

### Total Capital Needs By System and Year



Year	Building System							Total
	A Sub-Structure	B Shell	C Interiors	D Services	E Equip. & Furnishings	F Spec. Const. & Demolition	G Bldg. Site Work	
2015	\$0	\$0	\$790,128	\$309,595	\$0	\$0	\$414,854	\$1,514,577
2017	\$0	\$19,090	\$2,402,402	\$609,508	\$0	\$0	\$0	\$3,031,000
2018	\$0	\$0	\$1,743,731	\$3,112,200	\$0	\$0	\$0	\$4,855,931
2019	\$0	\$1,075,802	\$3,792,912	\$822,165	\$0	\$0	\$0	\$5,690,879
2022	\$0	\$0	\$0	\$2,035,733	\$0	\$0	\$0	\$2,035,733
2024	\$0	\$742,783	\$0	\$3,769,002	\$0	\$0	\$0	\$4,511,785
<b>Total</b>	<b>\$0</b>	<b>\$1,837,675</b>	<b>\$8,729,173</b>	<b>\$10,658,202</b>	<b>\$0</b>	<b>\$0</b>	<b>\$414,854</b>	<b>\$21,639,905</b>

## CURRENT REPLACEMENT VALUE

The Current Replacement Value has been determined as \$220,943,289 for the Junipero Serra Office Building Building (512). 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
519,101 GSF	\$426	\$220,943,289

## FACILITY CONDITION INDEX

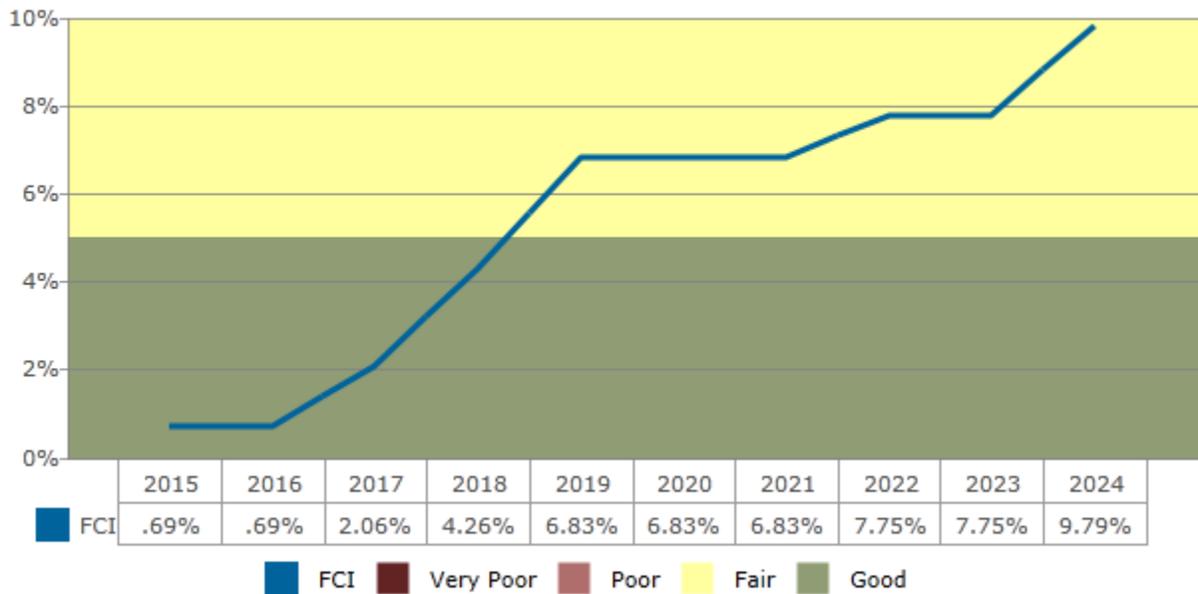
The FCI<sup>1</sup> is an indication of a building’s current and future overall condition. According to industry standards an FCI ratio of 65 percent, or the “rule of two-thirds,” is the threshold for identifying potential candidates for replacement or divestment.<sup>2</sup> Once the FCI ratio reaches 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%

<sup>2</sup> 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**



THIS PAGE INTENTIONALLY BLANK

# APPENDICES

## APPENDIX A: ACCESSIBILITY ISSUES

No accessibility issues identified.

**APPENDIX B: GENERAL ASSESSMENT INFORMATION**

**A Substructure Systems**

**A10 FOUNDATIONS**

Item	Description
A1032 Structural Slab on Grade	A1032 Reinforced Concrete Slab on Grade
Condition	Fair
Qty / UOM	45,550 / SF
RUL (years)	10
Location	Concrete Slab

OBSERVATIONS/COMMENTS:

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

**B Shell Systems**

**B10 SUPERSTRUCTURE**

Item	Description
B1012 Upper Floors Construction	B1012 Upper Floors Construction
Condition	Fair
Qty / UOM	473,551 / SF
RUL (years)	10
Location	Throughout Interiors

OBSERVATIONS/COMMENTS:

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

**B20 EXTERIOR ENCLOSURE**

Item	Description
<b>B2011 Exterior Wall Construction</b>	B2011 Concrete Exterior Walls
<b>Condition</b>	Fair
<b>Qty / UOM</b>	97,200 / SF
<b>RUL (years)</b>	10
<b>Location</b>	Exterior Walls

OBSERVATIONS/COMMENTS:

The exterior walls appear to be in fair condition, however, minor cracking was noted. Based on current condition and RUL, no further action is recommended.

Item	Description
<b>B2011 Exterior Wall Construction</b>	B2011 Curtain Wall Glazing
<b>Condition</b>	Fair
<b>Qty / UOM</b>	3,600 / SF
<b>RUL (years)</b>	14
<b>Location</b>	Exterior Walls

OBSERVATIONS/COMMENTS:

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

Item	Description
<b>B2021 Windows</b>	B2012 3' X 4' Historic Wood Window
<b>Condition</b>	Fair
<b>Qty / UOM</b>	22 / EA
<b>RUL (years)</b>	10
<b>Location</b>	Windows Throughout

OBSERVATIONS/COMMENTS:

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

Item	Description
B2021 Windows	B2021 Aluminum Windows
Condition	Fair
Qty / UOM	280 / EA
RUL (years)	9
Location	Windows Throughout

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2021	Replace B2021 Aluminum Windows	280.0 - EA	2652.8	IN - Beyond Rated Life	Priority 4	2024	742,783

Item	Description
B2031 Glazed Doors & Entrances	B2031 Glazed Entrance Doors
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	2
Location	Entrance Doors

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2031	Replace B2031 Glazed Entrance Doors	6.0 - EA	3181.7	IN - Beyond Rated Life	Priority 2	2017	19,090

**COST SUMMARY:**

Type	Year	Total Expenditures
B20 Exterior Enclosure	2017	\$19,090
B20 Exterior Enclosure	2024	\$742,783

**B30 ROOFING**

Item	Description
<b>B3011 Roof Finishes</b>	B3011 Polyurethane Sprayed Roof, Encased
<b>Condition</b>	Fair
<b>Qty / UOM</b>	460 / SQ
<b>RUL (years)</b>	4
<b>Location</b>	Roof

**OBSERVATIONS/COMMENTS:**

Based on current condition and RUL, replacement is recommended.

**COST RECOMMENDATIONS:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3011	Replace B3011 Polyurethane Sprayed Roof, Encased	460.0 - SQ	2338.7	IN - Beyond Rated Life	Priority 3	2019	1,075,802

**COST SUMMARY:**

Type	Year	Total Expenditures
B30 Roofing	2019	\$1,075,802

## C Interiors Systems

### C10 INTERIOR CONSTRUCTION

Item	Description
C1021 Interior Doors	C1021 Interior Doors
Condition	Fair
Qty / UOM	600 / EA
RUL (years)	14
Location	Interior Doors

OBSERVATIONS/COMMENTS:

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

### C30 INTERIOR FINISHES

Item	Description
C3012 Wall Finishes to Interior Walls	C3012 Wall Finishes, Interior Painting
Condition	Poor
Qty / UOM	295,000 / SF
RUL (years)	0
Location	Interior Wall Finishes

OBSERVATIONS/COMMENTS:

Based on current condition with noted interior wall staining and isolated peeling paint, as well as zero years RUL, repainting the interior walls is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3012	Replace C3012 Wall Finishes, Interior Painting	295,000.0 - SF	2.7	IN - Appearance	Priority 2	2015	790,128

Item	Description
<b>C3012 Wall Finishes to Interior Walls</b>	C3012 Wall Finishes Marble
<b>Condition</b>	Fair
<b>Qty / UOM</b>	15,000 / SF
<b>RUL (years)</b>	34
<b>Location</b>	Interior Walls

OBSERVATIONS/COMMENTS:

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

Item	Description
<b>C3024 Flooring</b>	C3024 Vinyl Tile
<b>Condition</b>	Fair
<b>Qty / UOM</b>	19,100 / SY
<b>RUL (years)</b>	2
<b>Location</b>	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3024	Replace C3024 Vinyl Tile	19,100.0 - SY	125.8	IN - Appearance	Priority 3	2017	2,402,402

Item	Description
<b>C3024 Flooring</b>	C3024 4X4 Ceramic Tile
<b>Condition</b>	Fair
<b>Qty / UOM</b>	4,000 / SF
<b>RUL (years)</b>	15
<b>Location</b>	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

Item	Description
<b>C3025 Carpeting</b>	C3025 Carpet Tiles - Standard
<b>Condition</b>	Fair
<b>Qty / UOM</b>	18,050 / SY
<b>RUL (years)</b>	3
<b>Location</b>	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3025	Replace C3025 Carpet Tiles - Standard	18,050.0 - SY	96.6	IN - Appearance	Priority 3	2018	1,743,731

Item	Description
<b>C3031 Ceiling Finishes</b>	C3031 Drywall – Painted Finished Ceilings
<b>Condition</b>	Fair
<b>Qty / UOM</b>	15,000 / SF
<b>RUL (years)</b>	4
<b>Location</b>	Interior Ceilings

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, repainting the interior gypsum board ceilings is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3031	Replace C3031 Drywall – Painted Finished Ceilings	15,000.0 - SF	4.5	IN - Appearance	Priority 3	2019	68,076

Item	Description
<b>C3032 Suspended Ceilings</b>	C3032 Acoustical Ceiling Tile
<b>Condition</b>	Fair
<b>Qty / UOM</b>	3,100 / CSF
<b>RUL (years)</b>	4
<b>Location</b>	Interior Ceilings

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3032	Replace C3032 Acoustical Ceiling Tile	3,100.0 - CSF	1201.6	IN - Appearance	Priority 3	2019	3,724,836

**COST SUMMARY:**

Type	Year	Total Expenditures
C30 Interior Finishes	2015	\$790,128
C30 Interior Finishes	2017	\$2,402,402
C30 Interior Finishes	2018	\$1,743,731
C30 Interior Finishes	2019	\$3,792,912

## D Services Systems

### D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	D1011 Traction Elevator Machinery and Controls
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	3
Location	Elevators 1-6

**OBSERVATIONS/COMMENTS:**

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

**COST RECOMMENDATIONS:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1011	Replace D1011 Traction Elevator Machinery and Controls	6.0 - EA	518700.0	FN - Modernization	Priority 3	2018	3,112,200

Item	Description
D1012 Freight Elevators	D1011 Traction Elevator Machinery and Controls
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Elevator 7

OBSERVATIONS/COMMENTS:

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

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1012	Replace D1011 Traction Elevator Machinery and Controls	1.0 - EA	518700.0	FN - Modernization	Priority 2	2017	518,700

COST SUMMARY:

Type	Year	Total Expenditures
D10 Conveying Systems	2017	\$518,700
D10 Conveying Systems	2018	\$3,112,200

**D20 PLUMBING**

Item	Description
D2011 Water Closets	D2011 Commercial Grade Water Closet, 1.6 GPF Unit
Condition	Fair
Qty / UOM	50 / EA
RUL (years)	9
Location	Restrooms
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2011	Replace D2011 Commercial Grade Water Closet, 1.6 GPF Unit	50.0 - EA	1233.1	IN - Beyond Rated Life	Priority 4	2024	61,657

Item	Description
D2012 Urinals	D2012 Urinal
Condition	Fair
Qty / UOM	44 / EA
RUL (years)	19
Location	Men's Restrooms
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

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

Item	Description
D2013 Lavatories	D2013 Counter Top Sink and Faucet
Condition	Fair
Qty / UOM	160 / EA
RUL (years)	19
Location	Restrooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D2023 Domestic Water Supply Equipment	D2023 Domestic Water Booster Pump Station
Condition	Poor - Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Hydronic Main Mechanical Room

OBSERVATIONS/COMMENTS:

The basement level has a domestic water booster pumping station, original to the 1999 rehabilitation of the building. The station consists of three pumps, all reportedly running non-stop to maintain proper pressure. Most components appear original and have reportedly become unreliable. Based on current condition and RUL, replacement is recommended.

**COST RECOMMENDATIONS:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2023	Replace D2023 Domestic Water Booster Pump Station	1.0 - EA	53926.0	IN - Beyond Rated Life	Priority 2	2017	53,926

**COST SUMMARY:**

Type	Year	Total Expenditures
D20 Plumbing	2017	\$53,926
D20 Plumbing	2024	\$61,657

**D30 HVAC**

Energy Supply	
Item	Description
Fuel Oil Type	N/A
Fuel Gas Type	Natural Gas
Solid Fuel Type	N/A
District Heat Type	N/A
District Cooling Type	N/A
Solar Thermal	No
Fuel Tank Type	AST
Fuel Tank Size (gallons)	30
Fuel Tank Location	N/A
Gas Meter Location	Facility's Basement
Electrical Meter Location	Facility's Basement
Water Meter Location	Facility's Basement

Item	Description
D3021 Boilers	D3043 HVAC Heating Water Heat Exchanger
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Hydronic Main Mechanical Room

**OBSERVATIONS/COMMENTS:**

The natural gas-fired water HVAC boilers appear to be original to the rehabilitation and are in poor condition. Repairs have been performed in the past, however, further major failures have occurred. Based on current poor condition and zero years RUL, replacement is recommended.

**COST RECOMMENDATIONS:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3021	Replace D3043 HVAC Heating Water Heat Exchanger	2.0 - EA	154797.3	IN - Beyond Rated Life	Priority 1	2015	309,595

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Heating Water Circulation Pumps 5 HP
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	Rooftop

OBSERVATIONS/COMMENTS:

The 5 hp chilled water distribution pumps and associated motors appear to be original to the rehabilitation, and are in functional condition. Based on current condition and RUL, replacement is recommended,

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022 HVAC Heating Water Circulation Pumps 5 HP	2.0 - EA	14413.8	IN - Beyond Rated Life	Priority 3	2019	28,828

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Chilled Water Circulation Pumps 15 HP
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	Hydronic Main Mechanical Room

OBSERVATIONS/COMMENTS:

The 15 hp chilled water distribution pumps and associated motors appear to be original to the rehabilitation, and are in functional condition. Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022 HVAC Chilled Water Circulation Pumps 15 HP	2.0 - EA	24192.4	IN - Beyond Rated Life	Priority 3	2019	48,385

Item	Description
D3031.1 Chillers	D3031 Chiller, Water Cooled, 600 Ton
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	7
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3031	Replace D3031 Chiller, Water Cooled, 600 Ton	3.0 - EA	678577.6	IN - Beyond Rated Life	Priority 4	2022	2,035,733

Item	Description
D3031.2 Cooling Towers	D3031 Cooling Tower, Galvanized Steel
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	9
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3031	Replace D3031 Cooling Tower, Galvanized Steel	3.0 - EA	174593.0	IN - Beyond Rated Life	Priority 4	2024	523,779

Item	Description
D3041.1 Air Handling Units	D3041 Interior AHU
Condition	Fair
Qty / UOM	18 / EA
RUL (years)	24
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

The facility is heated and cooled by 18 interior AHUs which supply VAV terminals located throughout. The AHUs are supplied with heated and chilled water from the central hydronic HVAC system. Based on current condition and RUL, no further action is recommended.

Item	Description
D3041.1 Air Handling Units	D3041 AHU Fan Motor, 20 HP
Condition	Fair
Qty / UOM	18 / EA
RUL (years)	4
Location	Hydronic Main Mechanical Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace D3041 AHU Fan Motor, 20 HP	18.0 - EA	4960.0	IN - Beyond Rated Life	Priority 3	2019	89,280

Item	Description
<b>D3041.2 Terminal Units VAV</b>	D3041 VAV Boxes
<b>Condition</b>	Fair
<b>Qty / UOM</b>	500 / EA
<b>RUL (years)</b>	14
<b>Location</b>	Throughout Facility Interior

OBSERVATIONS/COMMENTS:

The facility is heated and cooled by variable air volume (VAV) terminals supplied with conditioned air from the central hydronic system air handling units (AHUs). All of the VAVs are supplied with chilled water; approximately half are supplied with hot water for heating. Based on current condition and RUL, no further action is recommended.

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

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan	4.0 - EA	3450.4	IN - Beyond Rated Life	Priority 3	2019	13,801

Item	Description
<b>D3043 Steam Distribution Systems</b>	D3043 Domestic Water Heat Exchanger
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	14
<b>Location</b>	Hydronic Main Mechanical Room

OBSERVATIONS/COMMENTS:

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

Item	Description
<b>D3052 Package Units</b>	D3052 Elevator Room AC
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2 / EA
<b>RUL (years)</b>	2
<b>Location</b>	Rooftop

OBSERVATIONS/COMMENTS:

The two elevator mechanical rooms have dedicated 10 ton air conditioning units. Both HVAC units are original to the 1999 rehabilitation of the facility. Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3052	Replace D3052 Elevator Room AC	2.0 - EA	18440.8	IN - Beyond Rated Life	Priority 2	2017	36,882

Item	Description
D3063 Heating/Cooling Air Handling Units	D3063 Variable Frequency Drive
Condition	Fair
Qty / UOM	11 / EA
RUL (years)	4
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3063	Replace D3063 Variable Frequency Drive	11.0 - EA	19730.9	IN - Beyond Rated Life	Priority 3	2019	217,040

Item	Description
D3068 Building Automation Systems	D3068 DDC Controls
Condition	Fair
Qty / UOM	519,100 / SF
RUL (years)	4
Location	HVAC Controls Throughout

OBSERVATIONS/COMMENTS:

The direct digital controls (DDC) are performing adequately, but it is reported that the energy management system (EMS) will need addressing soon. Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3068	Replace D3068 DDC Controls	519,100.0 - SF	0.8	FN - Modernization	Priority 3	2019	424,831

COST SUMMARY:

Type	Year	Total Expenditures
D30 HVAC	2015	\$309,595
D30 HVAC	2017	\$36,882
D30 HVAC	2019	\$822,165
D30 HVAC	2022	\$2,035,733
D30 HVAC	2024	\$523,779

**D40 FIRE PROTECTION SYSTEMS**

<b>Fire and Life Safety System</b>	
<b>Item</b>	<b>Description</b>
<b>Fire Alarm System Components Present</b>	
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 with Battery Backup
Carbon Monoxide Detectors	Yes
Heat Detector	Yes
Central Fire Alarm Panel Location	Electrical Room
Annunciator Panel Location	N/A
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	N/A
Distance to Nearest Fire Hydrant (ft)	100
Illuminated Exit Signs	Yes
Kitchen Suppression Systems	No
Halon Gas Systems	No
Smoke Evacuation Systems	Yes
Fire-rated Stairwells	Yes
Fire-rated Stairwell Finish	XXXX
Stairwell Discharge	Exterior of the building at Grade
Stairwell Pressurized	Yes
Fire-Rated Doors Observed	Yes
Location of Fire-Rated Doors	Other
Fire Alarm Service Company	Mobile Fire Company
Date of Last Fire Alarm Service	March 19, 2015
Are the individual office unit fire alarm systems monitored?	Yes
Are the common area fire alarm systems monitored?	Yes
Types of Common Areas Monitored	N/A
Fire Alarm Monitoring Company	Pyrocom

Item	Description
D4011 Sprinkler Water Supply	D4011 Sprinkler Heads
Condition	Fair
Qty / UOM	519,101 / SF
RUL (years)	9
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D4011	Replace D4011 Sprinkler Heads	519,101.0 - SF	2.2	CC - Life Safety	Priority 4	2024	1,151,574

COST SUMMARY:

Type	Year	Total Expenditures
D40 Fire Protection Systems	2024	\$1,151,574

**D50 ELECTRICAL SYSTEMS**

Item	Description
D5012 Low Tension Service & Dist.	D5010 Switchgear, Mainframe
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	24
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

The electrical service has two main switchgear frame sets and is reportedly adequate for the facility's needs. The switchgear is in working, functional condition. Based on current condition and RUL, no further action is recommended.

Item	Description
D5012 Low Tension Service & Dist.	D5012 Secondary Dry Transformer 30 kVA
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	24
Location	Utility Areas/Closets

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panel 200 Amps, 24 Circuits
Condition	Fair
Qty / UOM	78 / EA
RUL (years)	24
Location	Throughout Interiors

OBSERVATIONS/COMMENTS:

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

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm System
Condition	Fair
Qty / UOM	519,101 / SF
RUL (years)	9
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5037	Replace D5037 Fire Alarm System	519,101.0 - SF	3.9	CC - Life Safety	Priority 4	2024	2,021,379

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Transfer Switch
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	9
Location	Main Electrical Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5092	Replace D5092 Emergency Transfer Switch	1.0 - EA	10613.1	CC - Life Safety	Priority 4	2024	10,613

Item	Description
D5092 Emergency Light & Power Systems	D5092 Emergency Generator 100 kW
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	12
Location	Rooftop

OBSERVATIONS/COMMENTS:

The emergency generator is located on the rooftop and is original to the building construction. Based on current condition and RUL, no further action is recommended.

COST SUMMARY:

Type	Year	Total Expenditures
D50 Electrical Systems	2024	\$2,031,992

# G Building Sitework Systems

## G20 SITE IMPROVEMENTS

Site Information	
Item	Description
Main Ingress and Egress	West 4th Street
Access from	N
Additional Entrances	South Broadway
Access from	E
Parking Count: Open lot	N/A
Parking Count: Sheltered by carports	N/A
Parking Count: Private garages	N/A
Parking Count: Subterranean garage	121
Parking Count: Freestanding parking structure	N/A
Number of ADA Compliant Spaces	N/A
Number of ADA Compliant Spaces for Vans	N/A
Method of obtaining parking count	Physical count
Property Identification Sign-Primary	Monument Sign
Property Identification Sign- Secondary	N/A
Illuminated Identification Signage	No
Building Identification Sign	Yes
Illuminated Sign	No
Location of Property ID Sign	Front elevation of building
Trees Present	No
Shrubs Present	No
Grasses Present	No
Flower beds Present	No
Decorative Rocks Present	No
Lava Rocks Present	No
Ponds Present	No
Fountains Present	No
Topography	Flat

Item	Description
G2022 Paving & Surfacing	G2012 Asphalt Paving
Condition	Poor
Qty / UOM	51,000 / SF
RUL (years)	0
Location	Asphalt Parking Lot

OBSERVATIONS/COMMENTS:

The asphalt is in poor condition and requires milling and reapplication/overlay. Overlay and/or cracksealing, sealing and striping will not suffice.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2022	Replace G2012 Asphalt Paving	51,000.0 - SF	8.1	IN - Beyond Rated Life	Priority 1	2015	414,854

Item	Description
G2035 Exterior Steps & Ramps	G2035 Exterior Steps & Ramps
Condition	Fair
Qty / UOM	2,500 / LF
RUL (years)	35
Location	Site Stairs and Ramps

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
G20 Site Improvements	2015	\$414,854

The weather at the time of the assessment was:

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

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

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



**APPENDIX C: CERTIFICATION**

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

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

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

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

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

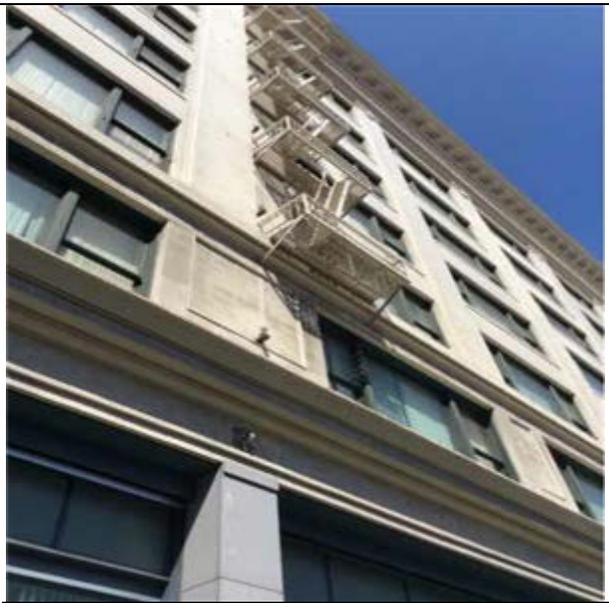
**Prepared By:** Geoffrey Straniere, Field Observer

**Reviewed By:**   
Matthew Anderson, Program Manager

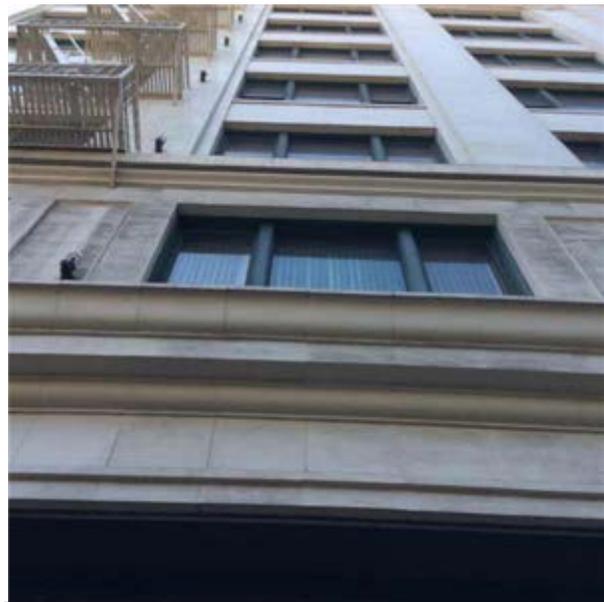
## **APPENDIX D: PHOTOS**



:- Building entrance



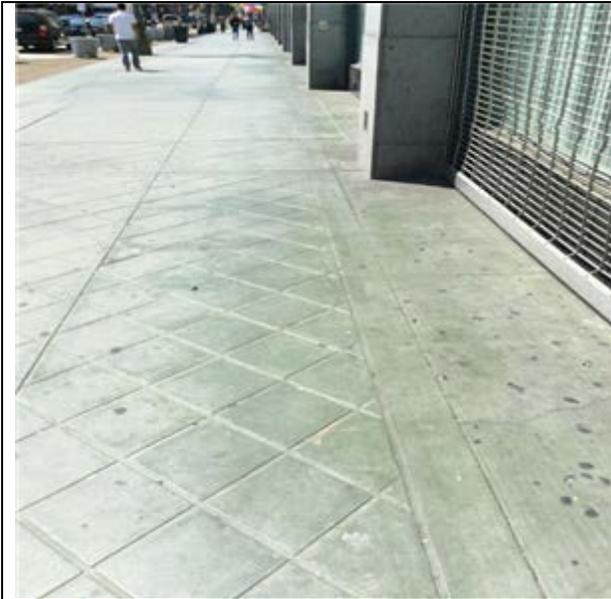
:- Exterior elevation (detail)



:- Exterior elevation (detail)



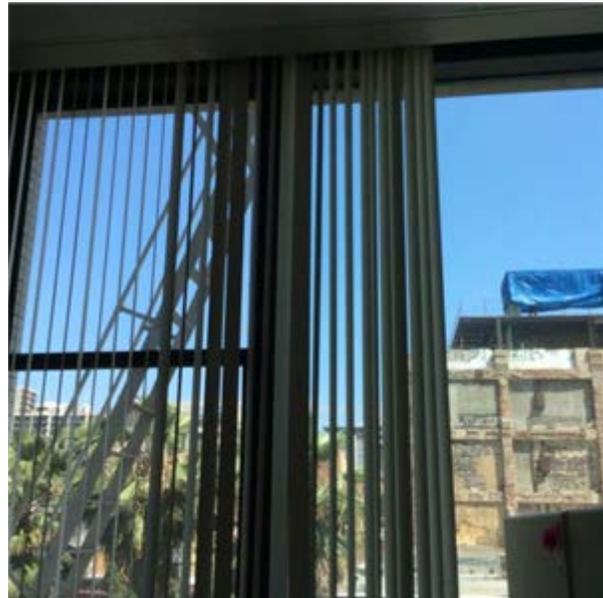
:- Exterior elevation (foreground detail)



A1032 Reinforced Concrete Slab on Grade



B1012 Upper Floors Construction



B2011 Curtain Wall Glazing



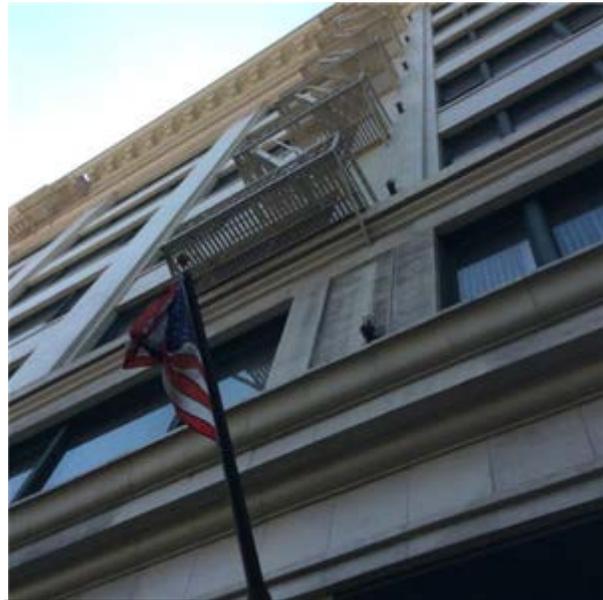
B2011 Curtain Wall Glazing



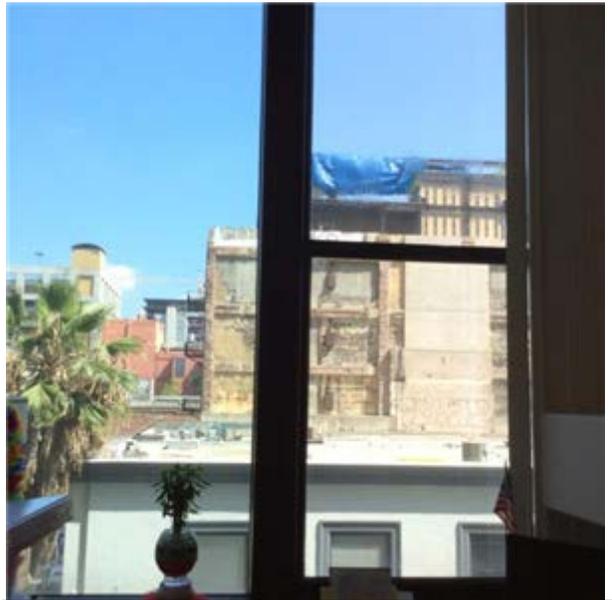
B2011 Curtain Wall Glazing



B2011 Concrete Exterior Walls



B2011 Concrete Exterior Walls



B2021 Aluminum Windows



B2021 Aluminum Windows



B2021 Aluminum Windows



B2021 Aluminum Windows



B2012 3' X 4' Historic Wood Window



B2031 Glazed Entrance Doors



B2031 Glazed Entrance Doors



B2031 Glazed Entrance Doors



B3011 Polyurethane Sprayed Roof, Encased



B3011 Polyurethane Sprayed Roof, Encased



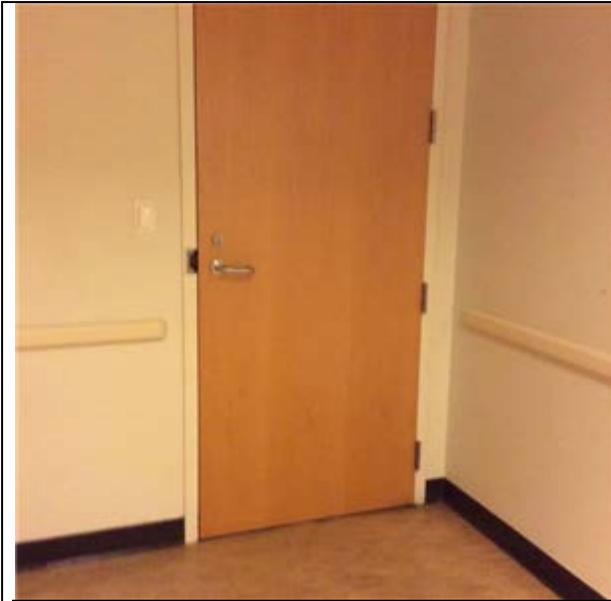
B3011 Polyurethane Sprayed Roof, Encased



C1021 Interior Doors



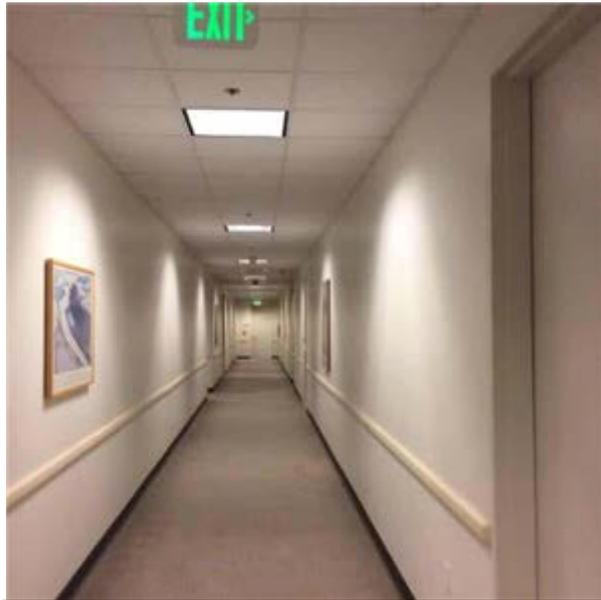
C1021 Interior Doors



C1021 Interior Doors



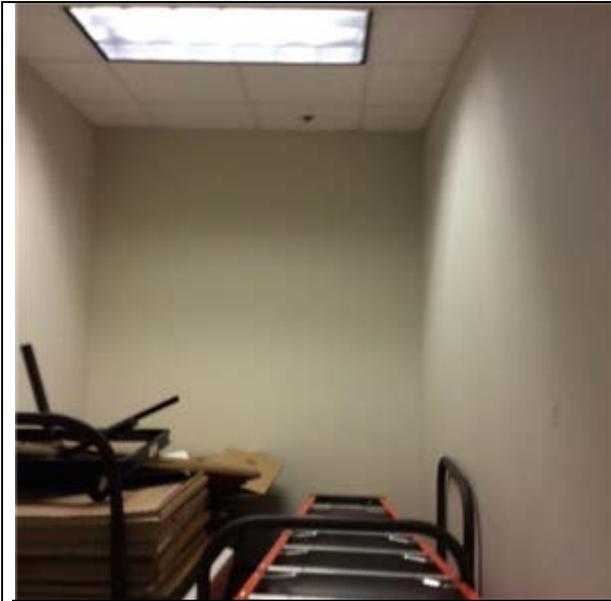
C1021 Interior Doors



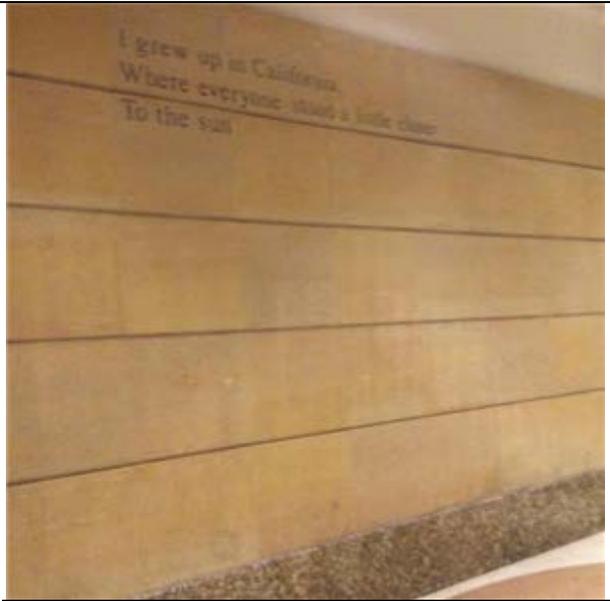
C3012 Wall Finishes, Interior Painting



C3012 Wall Finishes, Interior Painting



C3012 Wall Finishes, Interior Painting



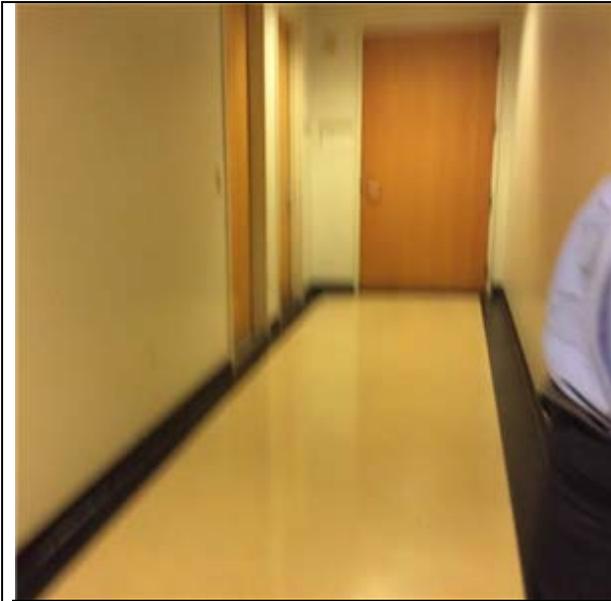
C3012 Wall Finishes Marble



C3024 Vinyl Tile



C3024 Vinyl Tile



C3024 Vinyl Tile



C3024 Vinyl Tile



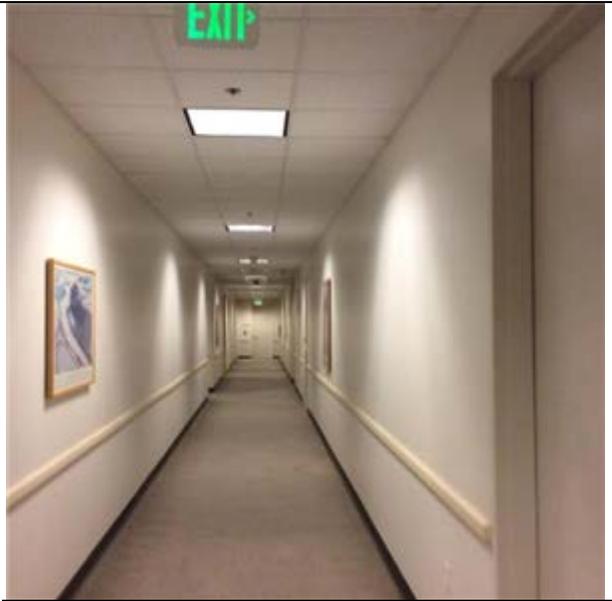
C3024 Vinyl Tile



C3024 Vinyl Tile



C3024 4X4 Ceramic Tile



C3025 Carpet Tiles - Standard



C3025 Carpet Tiles - Standard



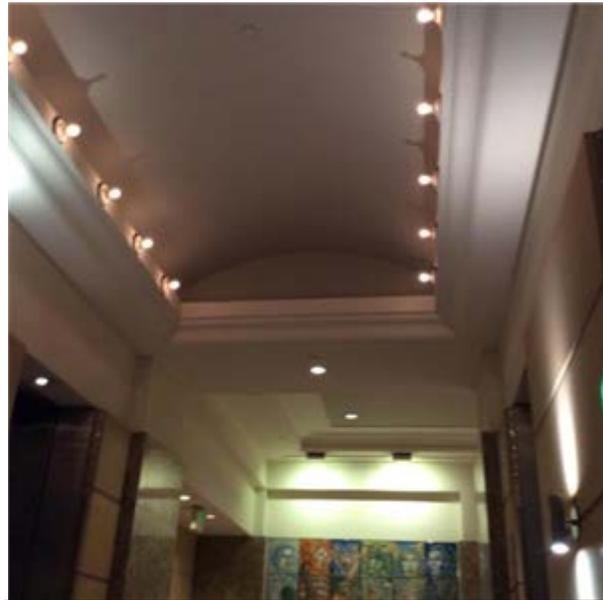
C3025 Carpet Tiles - Standard



C3025 Carpet Tiles - Standard



C3031 Drywall – Painted Finished Ceilings



C3031 Drywall – Painted Finished Ceilings



C3032 Acoustical Ceiling Tile



C3032 Acoustical Ceiling Tile



C3032 Acoustical Ceiling Tile



C3032 Acoustical Ceiling Tile



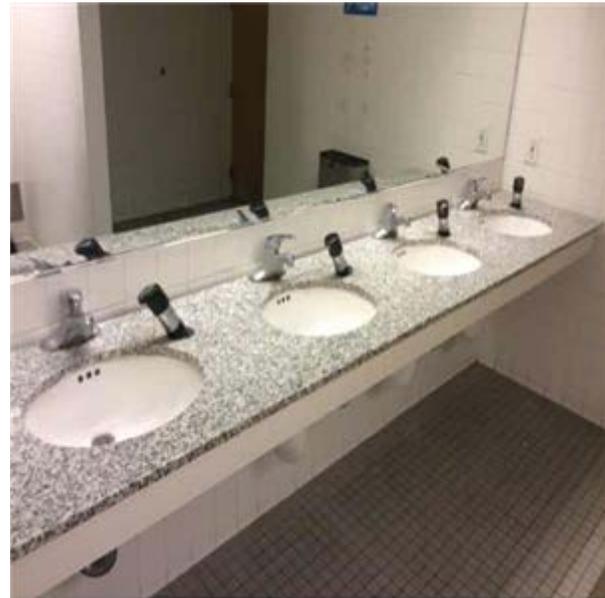
D1011 Traction Elevator Machinery and Controls



D2011 Commercial Grade Water Closet, 1.6 GPF Unit



D2012 Urinal



D2013 Counter Top Sink and Faucet



D2023 Domestic Water Booster Pump Station



D3043 HVAC Heating Water Heat Exchanger



D3022 HVAC Chilled Water Circulation Pumps 15 HP



D3022 HVAC Heating Water Circulation Pumps 5 HP



D3031 Chiller, Water Cooled, 600 Ton



D3031 Cooling Tower, Galvanized Steel



D3041 Interior AHU



D3042 Exhaust Fan



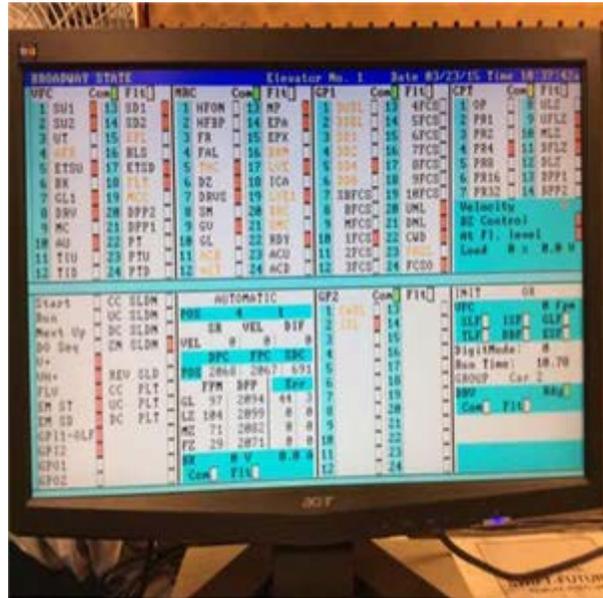
D3043 Domestic Water Heat Exchanger



D3052 Elevator Room AC



D3063 Variable Frequency Drive



D3068 DDC Controls



D5010 Switchgear, Mainframe



D5012 Secondary Dry Transformer 30 kVA



D5012 Breaker Panel 200 Amps, 24 Circuits



D5092 Emergency Generator 100 kW



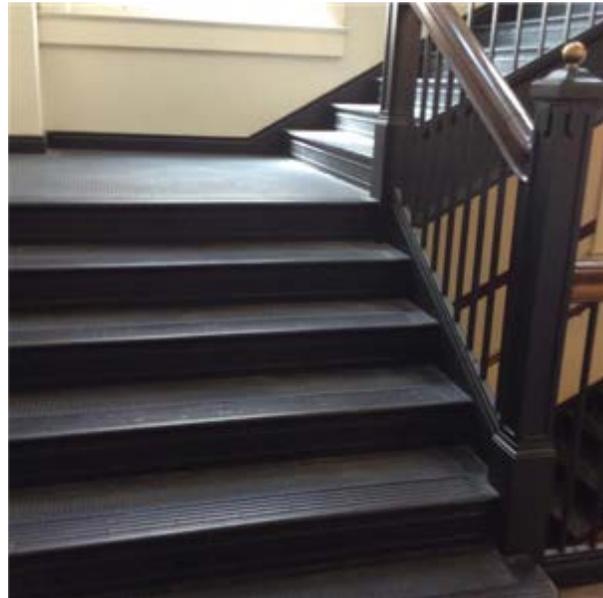
D5092 Emergency Transfer Switch



G2012 Asphalt Paving



G2035 Exterior Steps & Ramps



G2035 Exterior Steps & Ramps



**APPENDIX E: TERMINOLOGY AND ABBREVIATIONS**

<b>TERMINOLOGY and ABBREVIATIONS</b>	
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.

<b>TERMINOLOGY and ABBREVIATIONS</b>	
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

<b>TERMINOLOGY and ABBREVIATIONS</b>	
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.

<b>TERMINOLOGY and ABBREVIATIONS</b>	
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**

# JUNIPERO SERRA BUILDING FACT SHEET

320 West 4th Street

Los Angeles

Los Angeles County

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

## BUILDING INFORMATION

- Age: 100/14 1914 original structure/1999 full retrofit completed
- Size:\*
  - 10-story
  - 519,101 GSF      333,142 NUSF      333,142 Assigned SF
  - 0.95 Acre Parcel
  - 121 parking spaces, in the structure
  - Capacity - 1,186 occupants
- Financial: Los Angeles State Building Authority, Joint Powers Authority  
Lease-Revenue Bonds 1999 Series A, Due October 2019  
Original Balance \$59,045,000 - Balance as of 6/30/12 \$30,570,000  
IRR Rate - \$2.65/month per SF, FY 2013-14 (DGS Price Book)  
\$2.62/month per SF, FY 2014-15 (Proposed DGS Price Book)
- LEED Status: Certified Silver LEED-EB, 2010
- Tenants: 14 Agencies, large tenants include Department of Industrial Relations (102,869 SF), Water Resources Board (52,199 SF), Department of Corporations (39,278 SF), Department of Real Estate (34,342 SF) and Public Utilities Commission (29,703 SF)



SPI Structure #: 4836  
Property #: 10043  
BPM #: 512

## COMPLETED STUDIES AND SIGNIFICANT FINDINGS

### A. 2009 American Disability Act Accessibility Compliance Survey

This building was recently remodeled and constructed using adopted standards for 1991, however, access barriers still remain. As a result, this building has substantial accessibility deficiencies, some requiring major retrofit, while others only minor alterations to achieve full compliance. These current deficiencies create path-of-travel issues for future tenant improvement projects.

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

This condition assessment considered the property to have a seismic performance rating level of IV, indicating that funds do not need to be spent to improve seismic resistance. Structurally, repairs to the building were estimated at \$691,040 in years 0-3 and an additional \$380,000 for years 4-10. This work included upgrades to waterproofing of the basement levels, replacement of boilers, exterior painting, window repair, and rehabilitation of the chillers.

### C. 2012 Access Compliance Conceptual Budget/Evaluation

In follow up to the 2009 American Disability Act Accessibility Compliance Survey this report provides the Conceptual Cost and Path of Travel Plans. ADA upgrades have been proposed for this building as part of DGS's ten year ADA Compliance Upgrades and Deferred Special Repairs Program.

## ADDITIONAL BUILDING ISSUES

There is currently a water intrusion issue with a new leak in the parking structure. An Emergency Repair is being pursued at this time with an estimated cost of \$140,000. This is in addition to the repair completed in January 2013.

## CURRENT UTILIZATION PROJECTS

- CDCR vacated 14,000 sf, DFEH backfilled 13,000 sf from leased space.
- EDD backfilled 6,000 sf of former DIR space.
- CDPH backfilled 3,000 sf of former DIR space.
- CONSERVATION backfilled 5,000 sf of former DIR space.
- DIR/AMB doing re-stack study in this building.

## RECENTLY COMPLETED PROJECTS

TBD

Cost

\* Source: Statewide Property Inventory

**Junipero Serra Building Fact Sheet**

320 West 4th Street  
Los Angeles

**Category 4 - Low Priority - Constructed in Last 20 Years  
Special Repair and Maintenance**

**ACTIVE PROJECTS**

**Cost**

TBD

**PLANNED SPECIAL REPAIRS BY FISCAL YEAR**

**Estimated Cost**

TBD

**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.



**APPENDIX G: COST TABLES**

10 YEAR EXPENDITURE FORECAST



Junipero Serra Office Building  
320 West 4th Street  
Los Angeles, California

Useful Life <sup>1</sup>	Estimated Useful Life
	Remaining Useful Life

Plan Type <sup>2</sup>	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 <sup>2</sup>	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total - Deferred	Total - Scheduled										
												Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9												
<b>A. SUBSTRUCTURE</b>																																	
Substructure Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>B. SHELL</b>																																	
<b>B20 EXTERIOR ENCLOSURE</b>																																	
B2021	Aluminum Window, 4-0 X 6-0, Upper Floor Floor	B2021 Aluminum Windows	Windows Throughout	Replace B2021 Aluminum Windows	25	9	280.00	EA	\$2,652.80	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$742,783	\$0	\$742,783										
B2031	Aluminum 3'-0" X 7'-0"	B2031 Glazed Entrance Doors	Entrance Doors	Replace B2031 Glazed Entrance Doors	30	2	6.00	EA	\$3,181.71	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$19,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,090									
<b>B30 ROOFING</b>																																	
B3011	Spray Polyurethane Foam Roof Demolition, Inc. Original Roof	B3011 Polyurethane Sprayed Roof, Encased	Roof	Replace B3011 Polyurethane Sprayed Roof, Encased	20	4	460.00	SQ	\$2,338.70	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$1,075,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,075,802									
Shell Subtotal												\$0	\$0	\$19,090	\$0	\$1,075,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,837,675
<b>C. INTERIORS</b>																																	
<b>C30 INTERIOR FINISHES</b>																																	
C3012	Paint Interior Walls, Drywall	C3012 Wall Finishes, Interior Painting	Interior Wall Finishes	Replace C3012 Wall Finishes, Interior Painting	10	0	295,000.00	SF	\$2.68	IN - Appearance	Priority 2	\$790,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$790,128	\$0								
C3024	Vinyl Tile	C3024 Vinyl Tile	Interior Flooring	Replace C3024 Vinyl Tile	18	2	19,100.00	SY	\$125.78	IN - Appearance	Priority 3	\$0	\$0	\$2,402,402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,402,402								
C3025	Carpet Tiles - Standard	C3025 Carpet Tiles - Standard	Interior Flooring	Replace C3025 Carpet Tiles - Standard	10	3	18,050.00	SY	\$96.61	IN - Appearance	Priority 3	\$0	\$0	\$0	\$1,743,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,743,731								
C3031	Drywall - Painted Finished Ceilings	C3031 Drywall - Painted Finished Ceilings	Interior Ceilings	Replace C3031 Drywall - Painted Finished Ceilings	20	4	15,000.00	SF	\$4.54	IN - Appearance	Priority 3	\$0	\$0	\$0	\$0	\$68,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,076								
C3032	Acoustical Tile With Exposed Grid System	C3032 Acoustical Ceiling Tile	Interior Ceilings	Replace C3032 Acoustical Ceiling Tile	20	4	3,100.00	CSF	\$1,201.56	IN - Appearance	Priority 3	\$0	\$0	\$0	\$0	\$3,724,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,724,836								
Interiors Subtotal												\$790,128	\$0	\$2,402,402	\$1,743,731	\$3,792,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$790,128	\$7,939,045
<b>D. SERVICES</b>																																	
<b>D10 CONVEYING SYSTEMS</b>																																	
D1011	Traction Elevator Machinery and Controls	D1011 Traction Elevator Machinery and Controls	Elevators 1-6	Replace D1011 Traction Elevator Machinery and Controls	25	3	6.00	EA	\$518,700.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$3,112,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,112,200								
D1012	Traction Geared Elevator - High Rise	D1011 Traction Elevator Machinery and Controls	Elevator 7	Replace D1011 Traction Elevator Machinery and Controls	25	2	1.00	EA	\$518,700.00	FN - Modernization	Priority 2	\$0	\$0	\$518,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$518,700								
<b>D20 PLUMBING</b>																																	
D2011	Commercial Grade Water Closet With 1.6 Gpf Unit	D2011 Commercial Grade Water Closet, 1.6 GPF Unit	Restrooms	Replace D2011 Commercial Grade Water Closet, 1.6 GPF Unit	25	9	50.00	EA	\$1,233.15	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,657	\$61,657							
D2023	Hydronic Circulating Pump, 5 HP	D2023 Domestic Water Booster Pump Station	Hydronic Main Mechanical Room	Replace D2023 Domestic Water Booster Pump Station	20	2	1.00	EA	\$53,926.00	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$53,926	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,926								
<b>D30 HVAC</b>																																	
D3021	Water Boiler, Gas 3250 to 3810 MBH	D3043 HVAC Heating Water Heat Exchanger	Hydronic Main Mechanical Room	Replace D3043 HVAC Heating Water Heat Exchanger	30	0	2.00	EA	\$154,797.31	IN - Beyond Rated Life	Priority 1	\$309,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$309,595	\$0							
D3022.1	Circulation Pump 30 HP	D3022 HVAC Heating Water Circulation Pumps 5 HP	Rooftop	Replace D3022 HVAC Heating Water Circulation Pumps 5 HP	20	4	2.00	EA	\$14,413.76	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$28,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,828								
D3022.1	Circulation Pump, 7 to 10 HP	D3022 HVAC Chilled Water Circulation Pumps 15 HP	Hydronic Main Mechanical Room	Replace D3022 HVAC Chilled Water Circulation Pumps 15 HP	20	4	2.00	EA	\$24,192.40	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$48,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,385								
D3031.1	Chiller, 600-Ton Water Cooled Screw-Type	D3031 Chiller, Water Cooled, 600 Ton	Rooftop	Replace D3031 Chiller, Water Cooled, 600 Ton	23	7	3.00	EA	\$678,577.60	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,035,733	\$0	\$0	\$0	\$2,035,733									
D3031.2	Cooling Tower, Galvanized Steel, 400 Ton	D3031 Cooling Tower, Galvanized Steel	Rooftop	Replace D3031 Cooling Tower, Galvanized Steel	25	9	3.00	EA	\$174,592.99	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$523,779	\$523,779								
D3041.1	Central AHU Fan Motor,	D3041 AHU Fan Motor, 20 HP	Hydronic Main Mechanical Room	Replace D3041 AHU Fan Motor, 20 HP	20	4	18.00	EA	\$4,960.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$89,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,280								
D3042	Exhaust Fan 2000 CFM	D3042 Exhaust Fan	Rooftop	Replace D3042 Exhaust Fan	20	4	4.00	EA	\$3,450.37	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$13,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,801								
D3052	Dx Cooling Unit, 10 Ton	D3052 Elevator Room AC	Rooftop	Replace D3052 Elevator Room AC	15	2	2.00	EA	\$18,440.78	IN - Beyond Rated Life	Priority 2	\$0	\$0	\$36,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,882								
D3063	Variable Frequency Drive, 20 HP Motor	D3063 Variable Frequency Drive	Throughout Facility	Replace D3063 Variable Frequency Drive	20	4	11.00	EA	\$19,730.88	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$217,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,040								
D3068	Direct Digital Controls (DDC) Extensive	D3068 DDC Controls	HVAC Controls Throughout	Replace D3068 DDC Controls	20	4	519,100.00	SF	\$0.82	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$424,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$424,831								
<b>D40 FIRE PROTECTION SYSTEMS</b>																																	
D4011	Sprinkler Head	D4011 Sprinkler Heads	Throughout Facility	Replace D4011 Sprinkler Heads	25	9	519,101.00	SF	\$2.22	CC - Life Safety	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,151,574	\$1,151,574							
<b>D50 ELECTRICAL SYSTEMS</b>																																	
D5037	Fire Alarm System, Install New	D5037 Fire Alarm System	Throughout Facility	Replace D5037 Fire Alarm System	25	9	519,101.00	SF	\$3.89	CC - Life Safety	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,021,379								
D5092	Transfer Switch	D5092 Emergency Transfer Switch	Main Electrical Room	Replace D5092 Emergency Transfer Switch	25	9	1.00	EA	\$10,613.06	CC - Life Safety	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,613	\$10,613							
Services Subtotal												\$309,595	\$0	\$609,508	\$3,112,200	\$822,165	\$0	\$0	\$2,035,733	\$0	\$3,769,002	\$309,595	\$10,348,608										
<b>E. EQUIPMENT &amp; FURNISHING</b>																																	
Equipment & Furnishing Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION</b>																																	
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	
<b>G. BUILDING SITEWORK</b>																																	
<b>G20 SITE IMPROVEMENTS</b>																																	
G2022	G2022 Paving & Surfacing	G2021 Asphalt Paving	Asphalt Parking Lot	Replace G2021 Asphalt Paving	20	0	51,000.00	SF	\$8.13	IN - Beyond Rated Life	Priority 1	\$414,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$414,854	\$0							
Building Sitework Subtotal												\$414,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Z. GENERAL</b>																																	
General Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Expenditure Totals per Year												\$1,514,577	\$0	\$3,031,000	\$4,855,931	\$5,690,879	\$0	\$0	\$2,035,733	\$0	\$4,511,785	\$1,514,577	\$20,125,328										
Total Cost (Inflated @ 5% per Yr.)												\$1,514,577	\$0	\$3,341,677	\$5,621,347	\$6,917,299	\$0	\$0	\$2,864,480	\$0	\$6,999,260	Total *	\$21,639,905										

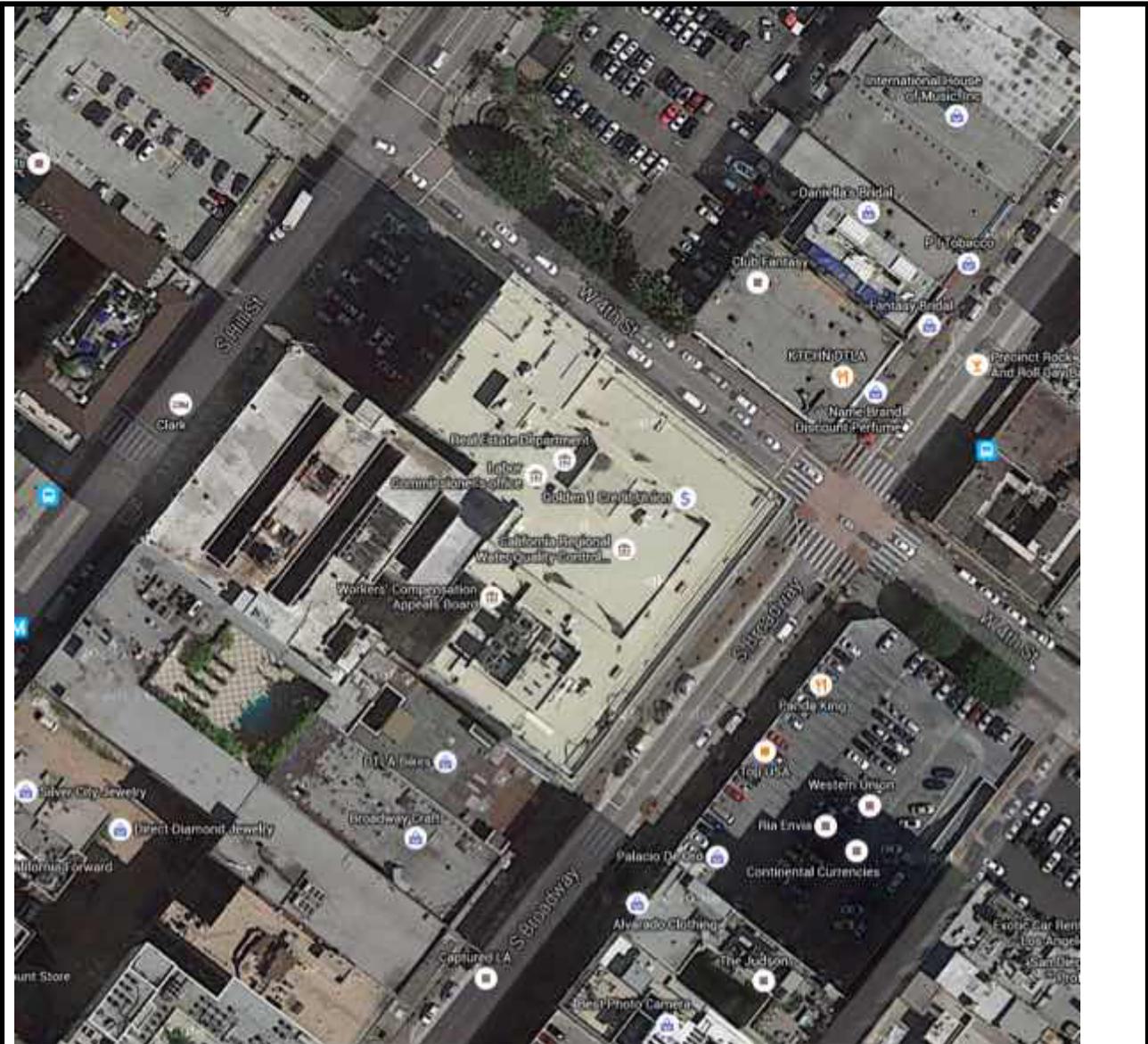
\* - Present Value Currency

Footnotes

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

Current Repl. Value \$220,943,289

**APPENDIX H: SUPPORTING DOCUMENTATION**



	<p><b>Source:</b></p> <p>The north arrow indicator is an approximation of 0° North.</p>	<p><b>Project Number:</b></p> <p>111326.14R-048.305</p> <p><b>Project Name:</b></p> <p>Junipero Serra Office Building</p>
		

# FEMA Flood Insurance Rate Map (FIRM)



**Source:**

**FEMA**

Subject Property is located in Flood Zone **X** and within Community and Panel Number **06037C1636F**, effective September 26, 2008. Flood Zone X, is an area identified as having a minimal flood hazard risk

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



**Project Number:**

111326.14R-048.305

**Project Name:**

Junipero Serra State Building

**Onsite Date:**

March 10, 2015

<b>Expected Useful Life (EUL) Table</b>	
<b>SITE SYSTEM ITEMS</b>	
<b>ROADWAYS/ PARKING/ WALKWAYS</b>	
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
<b>STORM SEWER, DRAINAGE AND EROSION CONTROL</b>	
Catch basins, inlets, culverts	50
Earthwork, grading and erosion control	50
Storm drain lines	40
<b>LANDSCAPING, TOPOGRAPHY AND FENCING</b>	
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
<b>SITE SYSTEM ITEMS</b>	
<b>GENERAL SITE IMPROVEMENTS</b>	
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

<b>GENERAL SITE IMPROVEMENTS</b>	
Tennis court Surface (acrylic emulsion)	10
Tot-lot (playground equipment)	10
<b>SITE SANITARY AND WATER</b>	
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
<b>SITE MECHANICAL / ELECTRICAL</b>	
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
<b>BUILDING ARCHITECTURAL ITEMS</b>	
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+

<b>BUILDING ARCHITECTURAL ITEMS</b>	
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
<b>EXTERIOR CLADDING</b>	
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

<b>INTERIORS</b>	
Public bathroom accessories	7
Public bathroom fixtures	15
Refrigerator, common area	10
<b>BUILDING ARCHITECTURAL ITEMS</b>	
<b>ROOF COVERINGS</b>	
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+
<b>BOILER ROOM EQUIPMENT</b>	
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
<b>BOILERS</b>	
Oil/ gas/ dual fired, high MBH	40
Gas fired atmospheric	25
Electric	20

<b>BUILDING HEATING WATER TEMPERATURE CONTROLS</b>	
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
<b>CONDENSATE, FEEDWATER, WATER</b>	
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
<b>ELECTRICAL &amp; ELEVATOR</b>	
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
<b>EMERGENCY ALARM AND FIRE PROTECTION</b>	
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

<b>EMERGENCY ALARM AND FIRE PROTECTION</b>	
Fuel Transfer System	25
Gas Distribution	50+
Heat Sensors	15
Heat Exchanger	35
Heating Risers and Distribution	50+
<b>MECHANICAL – ELECTRIC – PLUMBING ITEMS</b>	
Heating Water Circulating Pumps	by size
Heating Water Controller	15
Hot and Cold Water Distribution	50
<b>HVAC</b>	
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
<b>POWER VENTILATOR</b>	
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
<b>SUMP PUMP</b>	
Commercial Sump Pump	15
Water Softening and Filtration	15
Water Tower	50+

## **PLAN TYPE DEFINITION**

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

### **Code Compliance (CC)**

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

### **Operations (OP)**

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

### **Environmental (EN)**

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

### **Functionality (FN)**

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

### **Integrity (IN)**

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

## Estimate of Structures Cost Using Marshall Cost Systems

Jumipero Serra Office Building			
Site Calculation			
Estimate of Unusual Land Improvements Cost (Estimators Data Cost Base):			
Description	Cost	Estimated \$/ SF	Unusual Land Total
			\$0
<b>Total</b>			<b>\$0</b>
Estimate of Unusual Land Improvements Cost (Estimators Cost Data Base):			
Estimate of Structure Cost :			
Building Type	Cost per SF	Number of SF	Building TypeTotal
Office Building	\$371.07	459,568	\$170,530,417
Underground Parking	\$104.55	59,533	\$6,224,214
	<b>Total</b>	519,101	<b>\$176,754,631</b>
Estimate of Adjustments for Fees:			
Description	% increase		
Soft Costs	25.00%		
Soft Costs	25.00%		
<b>Total Fees/ Interest included in Marshall System</b>			<b>25.00%</b>
Total Structure Estimate:			
Description	Unit	Fee Adjust	Adjusted Totals
Office Building	\$170,530,417	25.00%	\$213,163,021
Underground Parking	\$6,224,214	25.00%	\$7,780,268
<b>Cost Per SF</b>	<b>\$425.63</b>	<b>Total Estimate</b>	<b>\$220,943,289</b>

**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: Mechel B. Elam

Building name: Junipero Serra Office Building (512)

What is your association with this property? Office Building Manager / OBM II

What is the length of your association with this property? 18 Months

Phone number: 213-576-6276

Please provide information about inspections relating to the following items

Inspections	Date Last Inspected	List Name & Contact for Maintenance Contractor, if any.
1. Elevators	02/03/2015	Fujitec America Inc: Mark Harrier 310.212.6226
2. HVAC, Mechanical, Electric, Plumbing	10/13/2014	
3. Life-Safety/Fire	12/20.2013	
4. Roofs	Unknown	Unknown

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

No

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

No.

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

Approx. 18 years old.

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

None.

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?				<b>x</b>	
10. Are there any "down" or unusable units?		<b>x</b>			
11. Are there any problems with erosion, storm-water drainage or areas of paving that do not drain?		<b>x</b>			

Question	Y	N	N/A	Unk	Comments
12. Is the property served by a private water well?		<b>x</b>			
13. Is the property served by a private septic system or other waste treatment systems?		<b>x</b>			
14. Are there any problems with foundations or structures?		<b>x</b>			
15. Is there any water infiltration in basements or crawl spaces?	<b>x</b>				Unknown source of water intrusion at the Sub-sub basement level.
16. Are there any wall, or window leaks?	<b>x</b>				Unknown water leak source at North facing wall of an interior office of the 9th floor.
17. Are there any roof leaks?	<b>x</b>				Approximately three (3) Minor leaks at the 9th floor roof level. Approximately two (2) at the 10th floor "penthouse" roof level.
18. Is the roofing covered by a warranty or bond?				<b>x</b>	
19. Are there any poorly insulated areas?		<b>x</b>			
20. Is Fire Retardant Treated (FRT) plywood used?				<b>x</b>	
21. Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?				<b>x</b>	
22. Are there any problems with the utilities, such as inadequate capacities?		<b>x</b>			
23. Are there any problems with the landscape irrigation systems?			<b>x</b>		
24. Has a termite/wood boring insect inspection been performed within the last year?		<b>x</b>			
25. Do any of the HVAC systems use R-11, 12, or 22 refrigerants?	<b>x</b>				R-22 Refrigerant is used for the A/C units at the rooftop servicing the elevator control rooms.
26. Has any part of the property ever contained visible suspect mold growth?				<b>x</b>	
27. Is there a mold Operations and Maintenance Plan?				<b>x</b>	
28. Have there been indoor air quality or mold related complaints from tenants?		<b>x</b>			

Question	Y	N	N/A	Unk	Comments
29. Is polybutylene piping used?				x	
30. Are there any plumbing leaks or water pressure problems?	x				Periodic minor plumbing leaks.
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				Currently a part of the California Sell / Lease Back action.
37. Has the State previously completed an ADA or Title 24 review?	x				A Basic Survey was completed in or about 2009. The survey focused on the area of "access" only and addressed issues related to the then existing 1990 ADA standards.
38. Have any ADA or Title 24 improvements been made to the property?	x				This would have been per the existing code during the building refurbishment project (1996-1997). The building is partially compliant and there may have been additional improvements implemented as a part of new tenant (move-in) projects.
39. Does a Barrier Removal Plan exist for the property?	x				There is a plan currently under review/awaiting approval.
40. Has the Barrier Removal Plan been approved by a credentialed third party?		x			
41. Have there been any ADA or Title 24 related complaints?		x			
42. Have there been any complaints about the elevators or wait times?		x			
43. Are there any problems with exterior lighting?		x			
44. Are there any other significant issues/hazards with the property?	x				Sub-sub basement water intrusion,
45. Are there any unresolved construction defects at the property?		x			

**APPENDIX J: ELEVATOR REPORT**



## **Elevator Assessment**

**Building 512 – Junipero Serra  
320 West 4<sup>th</sup> Street  
Los Angeles, California**

### **Table of Contents**

<a href="#"><u>Appendix A – Equipment Summary</u></a>	Page 2
<a href="#"><u>Appendix B – Repair Items</u></a>	Page 3
<a href="#"><u>Appendix C – Maintenance Corrections</u></a>	Page 4
<a href="#"><u>Appendix D – Owner’s Maintenance Items</u></a>	Page 5
<a href="#"><u>Appendix E – Modernization Recommendations</u></a>	Page 6

## 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 1-6 (Group – ID# 110410, 110409, 110459, 110407, 110460, 110408)	1	500 fpm	3,500 pounds	SB, B, M, 1-10	1997	N/A	2-4 years	Overhead Geared Traction	Fujitec	VVVF	Swift	42" x 96" Center Opening	GAL
	2	500 fpm	3,500 pounds	SB, B, M, 1-10	1997	N/A	2-4 years	Overhead Geared Traction	Fujitec	VVVF	Swift	42" x 96" Center Opening	GAL
	3	500 fpm	3,500 pounds	1-10	1997	N/A	2-4 years	Overhead Geared Traction	Fujitec	VVVF	Swift	42" x 96" Center Opening	GAL
	4	500 fpm	3,500 pounds	1-10	1997	N/A	2-4 years	Overhead Geared Traction	Fujitec	VVVF	Swift	42" x 96" Center Opening	GAL
	5	500 fpm	3,500 pounds	1-10	1997	N/A	2-4 years	Overhead Geared Traction	Fujitec	VVVF	Swift	42" x 96" Center Opening	GAL
	6	500 fpm	3,500 pounds	1-10	1997	N/A	2-4 years	Overhead Geared Traction	Fujitec	VVVF	Swift	42" x 96" Center Opening	GAL
Elevator 7 (Simplex – ID# 110410, 110032)	7	350 fpm	4,000 pounds	SB, B, M, 1-10	1997	N/A	2-4 years	Overhead Geared Traction	Fujitec	VVVF	Swift	48" x 96" Side Opening	GAL

Elevator Number	State Inspection Date	State Inspection Status	5-Year Test Date	5-Year Test Status	Annual Test Date	Annual Test Status	Fire Service Testing Logs	Machine Room Maintenance Logs	Overall Level of Maintenance	Modernization Priority
1	1/2013	Expired	Not Required	Not Required	Not Required	Not Required	Last Entry 10/2014	None	Average	High
2	1/2013	Expired	Not Required	Not Required	Not Required	Not Required	Last Entry 10/2014	None	Average	High
3	1/2013	Expired	Not Required	Not Required	Not Required	Not Required	Last Entry 10/2014	None	Average	High
4	1/2013	Expired	Not Required	Not Required	Not Required	Not Required	Last Entry 10/2014	None	Average	High
5	1/2013	Expired	Not Required	Not Required	Not Required	Not Required	Last Entry 10/2014	None	Average	High
6	1/2013	Expired	Not Required	Not Required	Not Required	Not Required	Last Entry 10/2014	None	Average	High
7	8/2014	Current	Not Required	Not Required	Not Required	Not Required	Last Entry 10/2014	None	Average	High

## Appendix B – Repair Items

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

<b>Building 512 – Junipero Serra</b>				
<b>Current Items</b>			<b>These Columns For Use by Contractor and in Future ECA Visits</b>	
<b>Item #</b>	<b>Item Description</b>	<b>Units Affected</b>	<b>Item Complete</b>	<b>Comments</b>
1	Bearing noise coming from machine – check and repair as needed	6		

## 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.

<b>Building 512 – Junipero Serra</b>				
<b>Current Items</b>			<b>These Columns For Use by Contractor and in Future ECA Visits</b>	
<b>Item #</b>	<b>Item Description</b>	<b>Units Affected</b>	<b>Item Complete</b>	<b>Comments</b>
1	Monitor slight machine leaks	1-7		
2	Monitor slight leaks from secondary sheaves	2, 4, 5		
3	Clean rope filings from machine housing	1-7		
4	Properly store parts in machine room	1-7		
5	Clean car tops	1-7		
6	Adjust doors for smooth operation	6, 7		
7	Adjust door eccentrics – 9 <sup>th</sup> floor	6		
8	Adjust door eccentrics at SB level	1-2		
9	Sweep pits	1-6		
10	Lubricate pivot points in hall closer	7		
11	Wipe fuzz from hall door closer	7		
12	Check door operator belt – monitor for replacement	7		
13	Adjust ride coming into top floors	7		
14	Clean pit	7		

## 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](mailto:sean.colgan@elevatorconsultingassociates.com)

Matt Ensley: 213-247-8992 – [matt.ensley@elevatorconsultingassociates.com](mailto:matt.ensley@elevatorconsultingassociates.com)

<b>Building 512 – Junipero Serra</b>				
<b>Current Items</b>			<b>These Columns For Use by University and in Future ECA Visits</b>	
<b>Item #</b>	<b>Item Description</b>	<b>Units Affected</b>	<b>Item Complete</b>	<b>Comments</b>
1	The annual inspection certificates in the elevators have expired. If new certificates have been received, post in elevators as soon as possible.	1-6		
2	Replace missing lettering on machine room door label	1-6		
3	Wipe down outer car door – SB level	1, 2		
4	Replace in-car emergency signage – wearing off	7		

## Appendix E – Modernization Recommendation

It is commonly held in the industry that elevator equipment should be modernized every 20-25 years. While this is a valid generalization, the actual time for modernization can vary greatly from property to property, depending on the type of equipment installed, its age, the level of usage, etc. In this case, your equipment was installed in 1997 (18 years ago). Conventional wisdom would state that these elevators should be modernized within the next three years. The elevator controls were manufactured by Swift/CEC, which is a company owned by ThyssenKrupp. However, the controls are not typical Swift equipment, but instead were a version of the Fujitec Millenium I controller that seemed to have been manufactured in the US for Fujitec by Swift. These controls are not very common and definitely can only be serviced by Fujitec. As they are already 18 years old and these controls essentially keep this building from being truly competitively bid for maintenance, we do recommend budgeting for modernization in the next 2-4 years. Fujitec should be able to keep them running in the intervening time, but really no other elevator service company can take care of these. As such, we have recommended removing this building and LA Regional Transportation from the maintenance bidding process if possible.

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

<b>Elevator Modernization Plan</b>	
<b>Item</b>	<b>Action</b>
<b>Elevator Control</b>	New Solid State
<b>Motor Control (Drive)</b>	New AC
<b>Dispatching</b>	Standard
<b>Traction Machine</b>	Refurbish
<b>Secondary/Deflector Sheaves</b>	Refurbish
<b>Hoist Motor</b>	New
<b>Governor</b>	Refurbish
<b>Hoist Ropes</b>	Replace only if needed due to measured size
<b>Car Safety</b>	Retain
<b>Load Weighing Operation</b>	New
<b>Car Button Station</b>	New
<b>Car Position Indicator</b>	New
<b>In-Car Communication (ADA Phone)</b>	New
<b>Car/Hall Lanterns</b>	New
<b>Hall Button Stations</b>	New
<b>Alarm Bells</b>	New
<b>Hoistway Limits</b>	New
<b>Wiring</b>	New
<b>Car Guides</b>	Refurbish

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

The total recommended budget for the elevator portion of this modernization without cab interiors is \$1,645,000 (\$235,000 per elevator). If you choose to refurbish the cab interiors (floors, side and back walls and ceiling), we would recommend a budget of \$175,000 (\$25,000 per elevator). This budget assumes fairly standard finishes for the cab interiors. If you feel that you may want custom or “better than average” cabs, you may wish to add a contingency of 20% to this budget.

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

Not included in the above is work by other trades. When an elevator modernization occurs, it often precipitates the requirement for work in other related areas, either due to code changes since installation, different requirements for the new control systems, desired changes in look of the systems, etc. The most common required work is electrical work (new or modified disconnects in the machine room, increase in lighting, etc.), fire and life safety work (addition of smoke detectors in elevator areas, addition or removal of sprinklers, etc.), general contracting (modifications for access to machine areas, cutting and patching for new fixtures, etc.) and potentially other areas. It is difficult for ECA to provide accurate budgets at this time, as our expertise is in the area of elevators and not necessarily in these other areas. However, we can estimate in this case that the required work by other trades will be roughly \$125,000. We think this is a fairly conservative estimate and, combined with our other budgets should provide you a placeholder to allocate the proper funds (we don’t want this work to be a surprise for you down the road).

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

The total budget for the recommended modernization project is \$1,810,000. This includes the elevator contractor's portion of the work, work by other trades, and elevator consulting. It does not include cab interior refurbishment, which would add \$175,000 to the total project cost.

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



**Prepared by**

EMG  
222 Schilling Circle, Suite 275  
Hunt Valley, Maryland 21031  
800.733.0660  
410.785.6220 (fax)  
[www.emgcorp.com](http://www.emgcorp.com)

**EMG Contact**

Matthew Anderson  
Program Manager  
800.799.0660

**EMG Project No.**

111326.14R-048.305



Your partner in real estate lifecycle planning and management.  
800.733.0660 | [emgcorp.com](http://emgcorp.com)

