



Wadie P. Deddeh State Office Building (860)

4050 Taylor Street, San Diego, CA 92110

Facility Condition Assessment

September 2015

Prepared for the State of California Department of General Services



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EXECUTIVE SUMMARY

BACKGROUND

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

The DGS portfolio comprises nearly 17 million gross square feet (GSF) of state-owned office facilities statewide, contained within 54 general-purpose state-owned office building sites. The FCA inventories and evaluates each of the DGS general purpose office buildings to benchmark current condition and establish a replacement value. This FCA assesses the infrastructure conditions for the Wadie P. Deddeh State Office Building (860).

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 Wadie P. Deddeh State Office Building (860) 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 Wadie P. Deddeh State Office Building (860) on March 2, 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	\$124,948,778
Immediate Repair Costs (12 months)	\$3,514,308
1-5 Year Capital Needs	\$2,861,779
6-10 Year Capital Needs	\$877,268
Total 10-Year Capital Reserve Needs	\$7,253,355

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

Current Year FCI

$$\text{Current FCI} = \frac{\$3,514,308}{\$124,948,778}$$

Ten-Year FCI

$$\text{Ten – Year FCI} = \frac{\$7,253,355}{\$124,948,778}$$

Current Year FCI	Ten-Year FCI
2.81 % = <i>Good Condition</i>	5.81 % = <i>Fair Condition</i>

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

- Replacement of many of the components which make up the central hydronic HVAC system including; the central chillers, boilers, cooling towers and circulating pumps. Replacement of the direct digital controls included as well.
- Replacement of the solar energy panels and proper installation with the appropriate orientation for optimal day light exposure.

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

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INTRODUCTION

BUILDING BACKGROUND

This building office complex, constructed in 2006, is located at 4050 Taylor Street in the heart of San Diego's Old Town District. Designed by Carrier Johnson + Culture, the complex relocated Caltrans District 11 offices from across the street. The old Caltrans building responsibility was transferred to the Department of Parks and Recreation in 2013.

The complex consists of three office buildings, a fleet vehicle maintenance facility, and a central plant. The steel framed, metal deck, precast concrete office buildings terrace in height from three stories on Taylor Street to five stories toward the back. Placed in an orthogonal pattern, these buildings create an inner courtyard. The courtyard houses a grand solar trellis supported by five steel columns. Suspended by the trellis is the 100 foot long by 30 foot wide wooden mobile "Nexus Eucalyptus" by Roman DeSalvo. The complex displays a series of carved stone and cast wheels gracing the front.

The Department of Transportation is the sole tenant. Amenities at the complex include a cafeteria and childcare center. The complex provides 850 surface parking spaces and has an occupant capacity of 932. The complex total gross area is 303,416 SF with a net usable of 246,837 SF. The ratio of net usable to gross building area is 81.3 percent.

BUILDING DESCRIPTION

The building's structural system is a steel superstructure with lightweight leveling concrete topped metal floors and roof deck. The roof structure is flat and is covered by a thermoplastic polyolefin (TPO) roofing membrane.

The exterior walls are finished with precast concrete panels, anodized metal panels, and polished and rough cut stone.

The building has painted gypsum wallboard, cut stone tile, and ceramic tile interior wall finishes. The floor coverings are a combination of commercial carpet, vinyl composition tile, cut stone tile, and ceramic tile. The interior ceilings are finished with acoustic ceiling tiles as well as painted gypsum board.

The buildings are served by hydraulic elevators throughout.

Domestic hot water is provided by tank-type domestic hot water heaters located in each building. The water is distributed to the building via inline recirculation pumps.

All HVAC needs for the buildings are provided by the central plant and sporadic split system units. The central plant houses a hydronic HVAC system which includes cooling towers, chillers, boilers, and an energy management system, along with solar panels. These central units supply heated or chilled water

to large air handling units and variable air volume terminals located throughout the facility for HVAC distribution.

The facility is served by hydraulic service elevators and passenger elevators. The machines and the controls are the originally installed systems and are working properly.

The fire/life safety system includes fire suppression sprinklers and a full complement of fire control devices throughout, including handheld fire extinguishers.

The landscaping consists of trees, shrubs, and lawn areas. Landscaped areas are irrigated by an in-ground overhead spray sprinkler system and drip irrigation system. The parking areas are paved with asphalt and brick pavers. The sidewalks throughout the property are constructed of cast-in-place concrete.

Project Statistics

Item	Description
Project Name	Wadie P. Deddeh State Office Building
Building ID	860
Property Type	Administration
Year Built	2006
Number of Stories	5
Occupied	Yes
Land Area (acres)	6.26
Gross Square Feet (GSF)	303,416

FACILITY CONDITION ASSESSMENT

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

COMPONENTS OF THE FCA

Current conditions analysis

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

Anticipated building reserve analysis

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

Funding needs analysis

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

CALCULATION OF FUNDING NEEDS

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

Immediate Repair Costs

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

Capital Reserve Needs

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

Current Replacement Value

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

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

Remaining Useful Life

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

Opinions of Probable Cost

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

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

Facility Condition Index

The FCI gives an indication of a building's overall state of condition. The values are based on a 0-100 percent scale. The Current Year FCI is the ratio of Immediate Repair Costs to Current Replacement

¹ 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 Wadie P. Deddeh State Office Building (860) on March 2, 2015. The survey included analysis and observation of the building's interior and exterior, including the roofs. The evaluation team interviewed the building maintenance staff to inquire about the subject property's previous repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements. Opinions were developed based on the site evaluation, interviews with relevant maintenance providers and facilities managers, and previous experience with comparable properties. The evaluation team questioned those knowledgeable of the subject property's physical condition and operation (or knowledgeable of similar systems) to gain comparative information to use in evaluation of the subject property. In addition, the building staff provided documents and information to the evaluation team that were relevant to the subject property's physical improvements, extent, and type of use and assisted the team in identifying potential discrepancies between reported information and observed conditions.

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

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

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

PRIORITY RANKING

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

PRIORITY RANKING CATEGORIES

Building Mission Ranking

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

Remaining Useful Life Ranking

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

Asset Component Category

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

Functional Asset Categories

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

PRIORITY RATIO

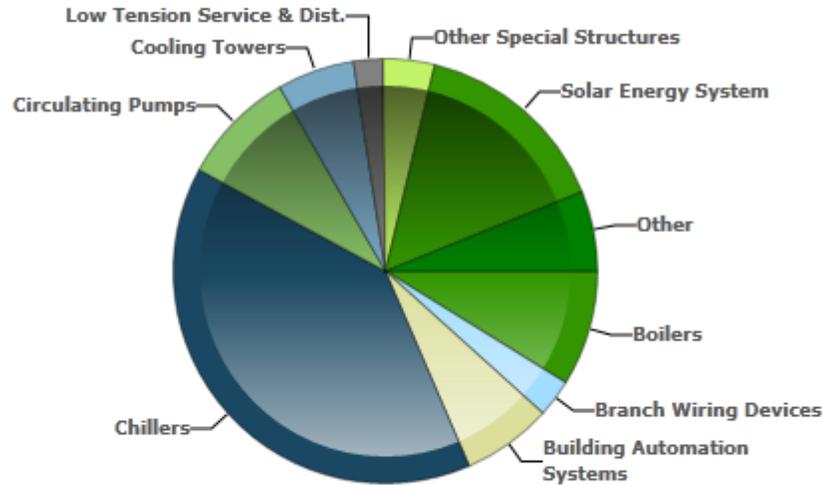
The four categories above are assigned a numerical value and the values are multiplied together for each cost observation. The resulting number is then assigned a priority by the capital planning software with

the lower range assigned Priority 1 and the higher range of numbers assigned among Priority 2, Priority 3, and Priority 4. Priority 5 is reserved for code issues that were permitted by the code at the time of construction but would be required only if a major renovation or code compliance project were to be undertaken.

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

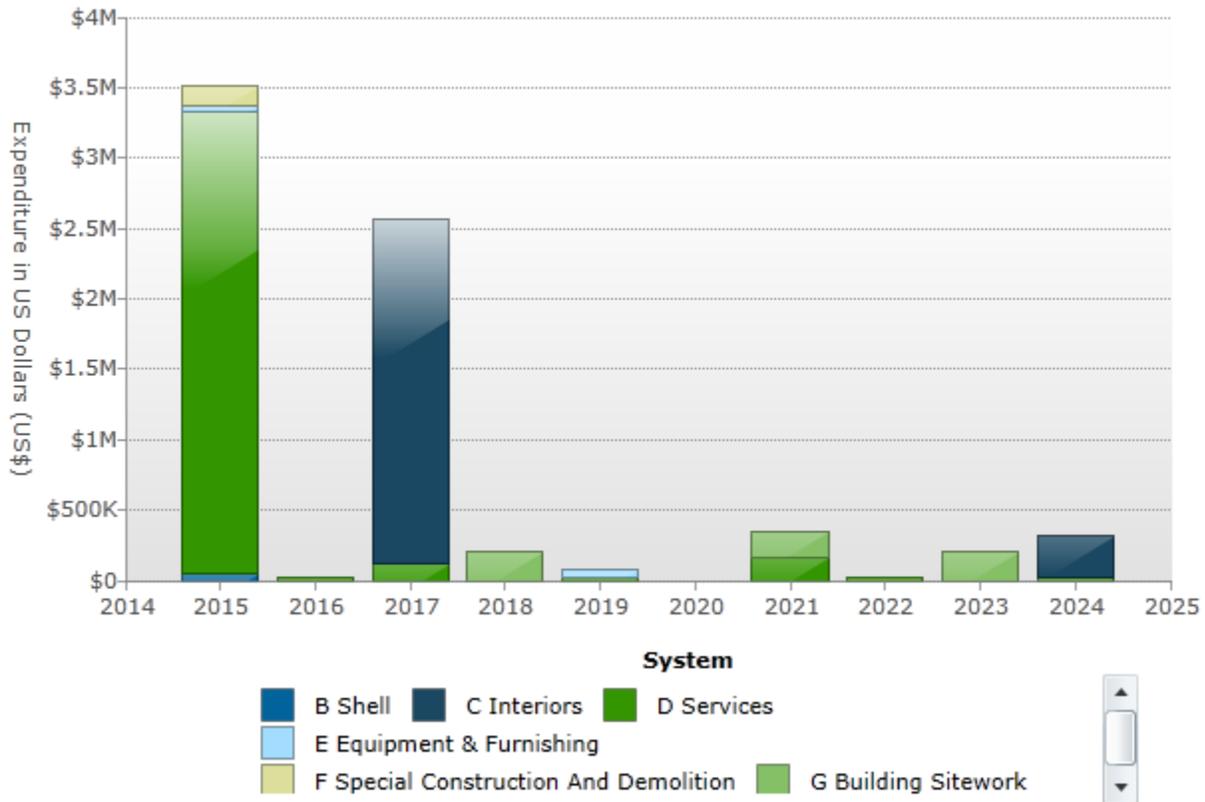
Condition	Definition
Good	In new or well-maintained condition, with no visual evidence of wear, soiling, or other deficiencies.
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

Distribution of Immediate Needs by Building System



Level	Building System	Estimated Cost
B2011	Exterior Wall Construction	\$46,592
D2011	Water Closets	\$8,610
D2042	Roof Drains	\$35,400
D3016	Solar Energy System	\$532,916
D3021	Boilers	\$309,595
D3022	Circulating Pumps	\$308,364
D3023	Auxiliary Equipment	\$60,078
D3031	Chillers	\$1,384,296
D3031	Cooling Towers	\$207,123
D3068	Building Automation Systems	\$240,970
D5012	Low Tension Service & Dist.	\$79,250
D5021	Branch Wiring Devices	\$100,692
D5022	Lighting Equipment	\$16,923
E1019	Other Commercial Equipment	\$46,481
F1013	Other Special Structures	\$137,020
	Total	\$3,514,308

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	\$46,592	\$0	\$3,284,214	\$46,481	\$137,020	\$0	\$3,514,308
2016	\$0	\$0	\$0	\$24,297	\$0	\$0	\$0	\$24,297
2017	\$0	\$0	\$2,439,522	\$121,429	\$0	\$0	\$0	\$2,560,950
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$202,579	\$202,579
2019	\$0	\$0	\$0	\$27,081	\$46,872	\$0	\$0	\$73,953
2021	\$0	\$0	\$0	\$163,885	\$0	\$0	\$183,885	\$347,771
2022	\$0	\$0	\$0	\$14,414	\$0	\$0	\$0	\$14,414
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$202,579	\$202,579
2024	\$0	\$0	\$285,424	\$27,081	\$0	\$0	\$0	\$312,505
Total	\$0	\$46,592	\$2,724,946	\$3,662,401	\$93,353	\$137,020	\$589,043	\$7,253,355

CURRENT REPLACEMENT VALUE

The Current Replacement Value has been determined as \$124,948,778 for the Wadie P. Deddeh State Office Building Building (860). 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
303,416 GSF	\$412	\$124,948,778

FACILITY CONDITION INDEX

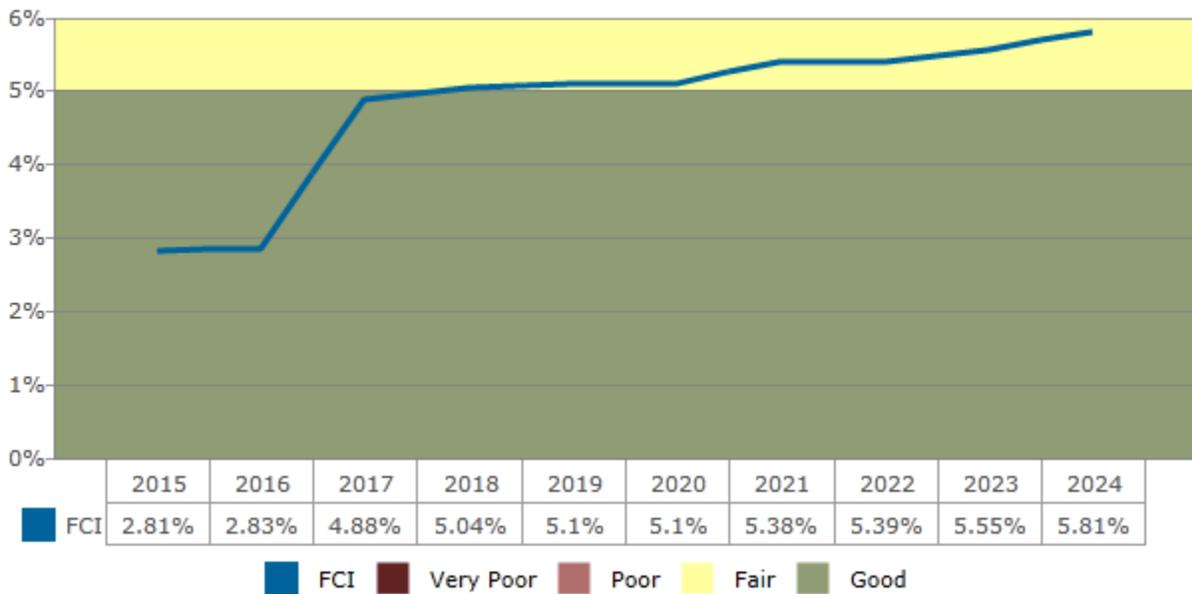
The FCI¹ is an indication of a building’s current and future overall condition. According to industry standards an FCI ratio of 65 percent, or the “rule of two-thirds,” is the threshold for identifying potential candidates for replacement or divestment.² Once the FCI ratio reaches 65 percent, or roughly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

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

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

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

Cumulative Effects of FCI over the Study Period



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APPENDICES

APPENDIX A: ACCESSIBILITY ISSUES

No Accessibility issues identified.

APPENDIX B: GENERAL ASSESSMENT INFORMATION

A Substructure Systems

A10 FOUNDATIONS

Item	Description
A1012 Column Foundations & Pile Caps	A1010 Structural concrete,in place, pile cap under 10 CY
Condition	Fair
Qty / UOM	120,000 / SF
RUL (years)	41
Location	Concrete Slabs

OBSERVATIONS/COMMENTS:

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

B Shell Systems

B10 SUPERSTRUCTURE

Item	Description
B1031 Steel Frame Structure	B1031 Structural Steel Columns and Beams Frame
Condition	Fair
Qty / UOM	284,440 / SF
RUL (years)	41
Location	Throughout Structures

OBSERVATIONS/COMMENTS:

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

B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	B2011 Exterior Walls
Condition	Poor
Qty / UOM	2,000 / LF
RUL (years)	0
Location	Exterior Walls

OBSERVATIONS/COMMENTS:

Periodic water infiltration was reported at isolated gaps in the exterior finishing materials, and caulking/waterproofing is insufficient. An allowance for preventative maintenance at potentially problematic areas is recommended, as well as a lump sum amount to address those known areas of concern.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Replace B2011 Exterior Walls	2,000.0 - LF	23.3	OP - Maintenance	Priority 1	2015	46,592

Item	Description
B2021 Windows	B2021 Aluminum Windows
Condition	Fair
Qty / UOM	250 / EA
RUL (years)	16
Location	Windows

OBSERVATIONS/COMMENTS:

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

Item	Description
B2031 Glazed Doors & Entrances	B2031 Glazed Entrance Doors
Condition	Fair
Qty / UOM	12 / EA
RUL (years)	21
Location	Entrance Doors

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
B20 Exterior Enclosure	2015	\$46,592

B30 ROOFING

Item	Description
B3011 Roof Finishes	B3011 Single Ply Roofing
Condition	Fair
Qty / UOM	1,020 / SQ
RUL (years)	11
Location	Roof

OBSERVATIONS/COMMENTS:

Some periodic leaks were reported, however, all have been corrected and no active leaks were evident. Based on current condition and RUL, no further action is recommended.

C Interiors Systems

C10 INTERIOR CONSTRUCTION

Item	Description
C1021 Interior Doors	C1021 Interior Doors- older
Condition	Fair
Qty / UOM	265 / EA
RUL (years)	21
Location	Interior Doors

OBSERVATIONS/COMMENTS:

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

Item	Description
C1021 Interior Doors	C1021 Interior Doors- newer
Condition	Good
Qty / UOM	265 / EA
RUL (years)	27
Location	Interior Doors

OBSERVATIONS/COMMENTS:

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

C20 STAIRS

Item	Description
C2011 Regular Stairs	C2011 Interior Metal Stairs with concrete filled treads
Condition	Fair
Qty / UOM	3,825 / SF
RUL (years)	21
Location	Interior Stairs

OBSERVATIONS/COMMENTS:

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

Item	Description
C2011 Regular Stairs	C2011 Exterior Metal Stairs with concrete filled treads
Condition	Fair
Qty / UOM	2,250 / SF
RUL (years)	41
Location	Site Stairs

OBSERVATIONS/COMMENTS:

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

C30 INTERIOR FINISHES

Item	Description
C3012 Wall Finishes to Interior Walls	C3012 Paint Interior Walls, Drywall
Condition	Fair
Qty / UOM	160,000 / SF
RUL (years)	2
Location	Interior Walls

OBSERVATIONS/COMMENTS:

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

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3012	Replace C3012 Paint Interior Walls, Drywall	160,000.0 - SF	2.1	IN - Appearance	Priority 3	2017	341,248

Item	Description
C3024 Flooring	C3024 Ceramic Tile
Condition	Fair
Qty / UOM	350 / CSF
RUL (years)	21
Location	Interior Flooring

OBSERVATIONS/COMMENTS:

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

Item	Description
C3024 Flooring	C3024 Vinyl Tile
Condition	Fair
Qty / UOM	1,750 / SY
RUL (years)	9
Location	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3024	Replace C3024 Vinyl Tile	1,750.0 - SY	163.1	IN - Appearance	Priority 4	2024	285,424

Item	Description
C3025 Carpeting	C3025 Carpet- Standard Commercial
Condition	Fair
Qty / UOM	21,720 / SY
RUL (years)	2
Location	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3025	Replace C3025 Carpet- Standard Commercial	21,720.0 - SY	96.6	IN - Appearance	Priority 3	2017	2,098,274

Item	Description
C3032 Suspended Ceilings	C3032 Acoustical Ceiling Tile
Condition	Fair
Qty / UOM	20 / CSF
RUL (years)	11
Location	Interior Ceilings

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
C30 Interior Finishes	2017	\$2,439,522
C30 Interior Finishes	2024	\$285,424

D Services Systems

D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	D1011 Hydraulic Service Elevator 5000 lbs
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	16
Location	2- Elevator Rooms

OBSERVATIONS/COMMENTS:

A 2015 assessment report by Elevator Consulting Associates is included in the appendix. Based on current condition and RUL, no further action is recommended.

Item	Description
D1011 Passenger Elevators	D1011 Hydraulic Passenger Elevator 3500 lbs
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	16
Location	1- Elevator Rooms

OBSERVATIONS/COMMENTS:

A 2015 assessment report by Elevator Consulting Associates is included in the appendix. Based on current condition and RUL, no further action is recommended.

Item	Description
D1011 Passenger Elevators	D1011 Hydraulic Passenger Elevator 3500 lbs
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	16
Location	2- Elevator Rooms

OBSERVATIONS/COMMENTS:

A 2015 assessment report by Elevator Consulting Associates is included in the appendix. Based on current condition and RUL, no further action is recommended.

Item	Description
D1011 Passenger Elevators	D1011 Hydraulic Passenger Elevator 3500 lbs
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	16
Location	3- Elevator Rooms

OBSERVATIONS/COMMENTS:

A 2015 assessment report by Elevator Consulting Associates is included in the appendix. Based on current condition and RUL, no further action is recommended.

D20 PLUMBING

Item	Description
D2011 Water Closets	D2011 Water Closet, 1.6 GPF Unit
Condition	Fair
Qty / UOM	93 / EA
RUL (years)	16
Location	Restrooms
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

The property has begun replacing the toilet flush valves with automatic valves. Replacement of remaining 30 manual flush valves is recommended during the next year.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2011	D2011 Replace flush valve with automatic	30.0 - ea	287.0	FN - Modernization	Priority 2	2015	8,610

Item	Description
D2012 Urinals	D2012 Urinals- waterless
Condition	Fair
Qty / UOM	12 / EA
RUL (years)	26
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
D2012 Urinals	D2012 Urinals
Condition	Fair
Qty / UOM	17 / EA
RUL (years)	26
Location	Men's Restrooms
Low Flow Toilet	Yes
System Grade	Commercial Grade

OBSERVATIONS/COMMENTS:

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

Item	Description
D2013 Lavatories	D2012 lavatory sink
Condition	Fair
Qty / UOM	76 / EA
RUL (years)	21
Location	Restrooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D2014 Sinks	D2014 Kitchen Top Sink and Faucet
Condition	Fair
Qty / UOM	13 / EA
RUL (years)	11
Location	Restrooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D2017 Showers	D2017 Stall Shower and Faucet
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	11
Location	Shower Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D2018 Drinking Fountains and Coolers	D2018 Drinking Fountain
Condition	Fair
Qty / UOM	13 / EA
RUL (years)	2
Location	Throughout Interiors

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2018	Replace D2018 Drinking Fountain	13.0 - EA	3022.9	IN - Beyond Rated Life	Priority 2	2017	39,297

Item	Description
D2022 Hot Water Service	D2022 Expansion Tank 5 Gal
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	16
Location	All Facilities

OBSERVATIONS/COMMENTS:

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

Item	Description
D2022 Hot Water Service	D2022 Expansion Tank 5 Gal
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	16
Location	Restrooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D2022 Hot Water Service	D2022 Water Heater - Gas 100 Gal
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	6
Location	Bldg. 2 - 5th floor Hooper Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2022	Replace D2022 Water Heater - Gas 100 Gal	1.0 - EA	14443.2	IN - Beyond Rated Life	Priority 3	2021	14,443

Item	Description
D2022 Hot Water Service	D2022 Water Heater for Cafe - Gas 100 Gal
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	6
Location	Bldg. 1 - 1st floor Hooper Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2022	Replace D2022 Water Heater for Cafe - Gas 100 Gal	1.0 - EA	14443.2	IN - Beyond Rated Life	Priority 3	2021	14,443

Item	Description
D2022 Hot Water Service	D2022 Electric water heater 30 Gal
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	6
Location	Vehicle Maintenance Building

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2022	Replace D2022 Electric water heater 30 Gal	1.0 - EA	3610.8	IN - Beyond Rated Life	Priority 3	2021	3,611

Item	Description
D2022 Hot Water Service	D2022 Heater - Electric 119 Gal
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	6
Location	Bldg. 3 - 4th floor Hooper Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2022	Replace D2022 Heater - Electric 119 Gal	1.0 - EA	16992.0	IN - Beyond Rated Life	Priority 3	2021	16,992

Item	Description
D2022 Hot Water Service	D2022 Heater - Electric 100 Gal
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	6
Location	Mechanical Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2022	Replace D2022 Heater - Electric 100 Gal	1.0 - EA	14443.2	IN - Beyond Rated Life	Priority 3	2021	14,443

Item	Description
D2022 Hot Water Service	D2022 Heater - Electric 100 Gal
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	6
Location	Mechanical Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2022	Replace D2022 Heater - Electric 100 Gal	1.0 - EA	14443.2	IN - Beyond Rated Life	Priority 3	2021	14,443

Item	Description
D2042 Roof Drains	D2042 Rain Water Drainage
Condition	Poor
Qty / UOM	250 / LF
RUL (years)	0
Location	Balconies

OBSERVATIONS/COMMENTS:

The trench drains at the upper level balconies utilize a gravel percolation filter in lieu of the typical grate type filter. Silt and debris are collecting in the pea gravel, preventing the storm water from draining properly. Replacement of the gravel with standard grates is recommended at this time.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2042	Replace D2042 Rain Water Drainage	250.0 - LF	141.6	OP - Maintenance	Priority 2	2015	35,400

COST SUMMARY:

Type	Year	Total Expenditures
D20 Plumbing	2015	\$44,010
D20 Plumbing	2017	\$39,297
D20 Plumbing	2021	\$78,376

D30 HVAC

Energy Supply	
Item	Description
Fuel Oil Type	N/A
Fuel Gas Type	Natural Gas
Solid Fuel Type	N/A
District Heat Type	Site Physical Plant Hot Water
District Cooling Type	Site Physical Plant Chilled Water
Solar Thermal	Yes
Fuel Tank Type	N/A
Fuel Tank Size (gallons)	N/A
Fuel Tank Location	N/A
Gas Meter Location	Near West Wall of the Central Plant
Electrical Meter Location	In Each Building's SDGE Room
Water Meter Location	Near the West Entrance

Item	Description
D3016 Solar Energy System	D3016 Solar Panel 3' x 8'
Condition	Poor
Qty / UOM	168 / EA
RUL (years)	0
Location	Rooftop

OBSERVATIONS/COMMENTS:

The solar panels located on the grand trellis, originally intended to produce electricity for the facility, are non-functional. Removing and replacing this system with newer panels is recommended, as well as repositioning for maximum solar gain.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3016	Replace D3016 Solar Panel 3' x 8'	168.0 - EA	3172.1	FN - Modernization	Priority 1	2015	532,916

Item	Description
D3021 Boilers	D3021 Hydronic Gas Boilers (3500 MBH)
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Central Plant

OBSERVATIONS/COMMENTS:

These units are recommended to be replaced.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3021	Replace D3021 Hydronic Gas Boilers (3500 MBH)	2.0 - EA	154797.3	FN - Modernization	Priority 1	2015	309,595

Item	Description
D3022.1 Circulating Pumps	D3022.1 Chiller Primary Pump 30 hp
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	10
Location	Central Plant

OBSERVATIONS/COMMENTS:

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

Item	Description
D3022.1 Circulating Pumps	D3022.1 Chiller Primary Pump 25 hp
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Central Plant

OBSERVATIONS/COMMENTS:

Primary distribution pumps with VFDs for the chiller recirculate chilled water through the primary loop of the hydronic HVAC system onsite. These pumps are recommended to be replaced.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022.1 Chiller Primary Pump 25 hp	2.0 - EA	30908.2	FN - Modernization	Priority 1	2015	61,816

Item	Description
D3022.1 Circulating Pumps	D3022.1 Chiller Distribution Pump 75 hp
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Central Plant

OBSERVATIONS/COMMENTS:

Distribution pumps for the 500 ton chiller supply chilled water to each of the building's air handling units (AHUs). Each of these pumps has connected VFDs, and are connected to and controlled by EMS. These pumps are recommended to be replaced.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022.1 Chiller Distribution Pump 75 hp	2.0 - EA	60908.8	FN - Modernization	Priority 1	2015	121,818

Item	Description
D3022.1 Circulating Pumps	D3022.1 Heating Primary Water Circulation Pumps 15 HP
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Central Plant

OBSERVATIONS/COMMENTS:

Based on current condition and zero years RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022.1 Heating Primary Water Circulation Pumps 15 HP	2.0 - EA	17558.0	IN - Beyond Rated Life	Priority 1	2015	35,116

Item	Description
D3022.1 Circulating Pumps	D3022.1 Chiller Condenser Pump 50 hp
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Central Plant

OBSERVATIONS/COMMENTS:

The condenser pumps for the 500 ton chiller supply chilled water to the cooling tower in order to reject heat and return the water to the chiller for re-conditioning. These motors are controlled by EMS and are recommended to be replaced.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022.1 Chiller Condenser Pump 50 hp	2.0 - EA	44806.8	FN - Modernization	Priority 1	2015	89,614

Item	Description
D3022.1 Circulating Pumps	D3022.1 Chiller Condenser Pump 15 hp
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	15
Location	Central Plant

OBSERVATIONS/COMMENTS:

The new 210 ton chiller condenser pumps supply chilled water to the cooling tower to reject heat back to chiller. They have variable frequency drives (VFDs). They control the flow based on EMS. No further action required.

Item	Description
D3022.1 Circulating Pumps	D3022.1 Filtration Water Circulation Pump 5 HP
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	7
Location	Central Plant

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022.1 Filtration Water Circulation Pump 5 HP	1.0 - EA	14413.8	IN - Beyond Rated Life	Priority 4	2022	14,414

Item	Description
D3023 Auxiliary Equipment	D3023 Air separator
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Central Plant

OBSERVATIONS/COMMENTS:

Air separator for heating loop is recommended to be replaced.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3023	Replace D3023 Air separator	2.0 - EA	8711.1	FN - Plant Adaptation	Priority 1	2015	17,422

Item	Description
D3023 Auxiliary Equipment	D3023 Expansion Tank (370 Gal)
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Central Plant

OBSERVATIONS/COMMENTS:

Expansion tank for the hot water HVAC system closed loop is recommended to be replaced.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3023	Replace D3023 Expansion Tank (370 Gal)	1.0 - EA	21327.7	FN - Plant Adaptation	Priority 1	2015	21,328

Item	Description
D3023 Auxiliary Equipment	D3023 Expansion Tank for chilled water (800 Gal)
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Central Plant

OBSERVATIONS/COMMENTS:

Expansion tanks for the chilled water HVAC system closed loop are recommended to be replaced.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3023	Replace D3023 Expansion Tank for chilled water (800 Gal)	1.0 - EA	21327.7	FN - Plant Adaptation	Priority 1	2015	21,328

Item	Description
D3025 Fuel Fired Heaters	D3025 Gas-Fired Unit Heater, Suspension Mounted, Propeller Fan, 25 MBH
Condition	Fair
Qty / UOM	5 / EA
RUL (years)	11
Location	Vehicle Maintenance Building

OBSERVATIONS/COMMENTS:

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

Item	Description
D3031.1 Chillers	D3031.1 Water cooled chiller 210 ton
Condition	Good
Qty / UOM	1 / EA
RUL (years)	23
Location	Central Plant

OBSERVATIONS/COMMENTS:

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

Item	Description
D3031.1 Chillers	D3031.1 Chilled 500 Ton Centrifugal Chillers
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Central Plant

OBSERVATIONS/COMMENTS:

These units are recommended to be replaced.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3031	Replace D3031.1 Chilled 500 Ton Centrifugal Chillers	2.0 - EA	692147.9	FN - Modernization	Priority 1	2015	1,384,296

Item	Description
D3031.2 Cooling Towers	D2094 Packaged Filtration system
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	11
Location	Central Plant

OBSERVATIONS/COMMENTS:

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

Item	Description
D3031.2 Cooling Towers	D3031.2 Cooling Towers
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Central Plant

OBSERVATIONS/COMMENTS:

These cooling towers were damaged from exposure to weather, with motor corrosion and blade damage. Replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3031	Replace D3031.2 Cooling Towers	2.0 - EA	103561.5	FN - Modernization	Priority 1	2015	207,123

Item	Description
D3041 Air Distribution Systems	D3041 Supply fan for kitchen 3840 CFM
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	16
Location	Kitchen

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU Fan supply motor 20 hp
Condition	Fair
Qty / UOM	10 / EA
RUL (years)	11
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU Fan return motor 5 hp
Condition	Fair
Qty / UOM	5 / EA
RUL (years)	11
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU Fan supply motor 15 hp
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	11
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU Fan return motor 5 hp
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	11
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU Fan return motor 7.5 hp
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	11
Location	Rooftop

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU Fan return motor 5 hp

Item	Description
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	11
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU Fan supply motor 20 hp
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	11
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU Fan supply motor 30 hp
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	11
Location	Rooftop

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU Fan supply motor 20 hp
Condition	Fair

Item	Description
Qty / UOM	6 / EA
RUL (years)	11
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 FCU with chilled water 22 ton
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	15
Location	Computer Room

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU 22000 CFM
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	11
Location	Rooftop

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU 17500 CFM
Condition	Fair
Qty / UOM	1 / EA

Item	Description
RUL (years)	11
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU 22000 -29000 CFM
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	11
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU 23000 -23500 CFM
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	11
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.1 Air Handling Units	D3041.1 AHU 22000 -29000 CFM
Condition	Fair
Qty / UOM	5 / EA
RUL (years)	11

Item	Description
Location	Mechanical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D3041.2 Terminal Units VAV	D3041 VAV Boxes
Condition	Fair
Qty / UOM	375 / EA
RUL (years)	21
Location	Throughout Interiors

OBSERVATIONS/COMMENTS:

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

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 4800 CFM
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 4800 CFM	1.0 - EA	8852.6	IN - Beyond Rated Life	Priority 2	2017	8,853

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 7465 CFM
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 7465 CFM	1.0 - EA	7679.9	IN - Beyond Rated Life	Priority 2	2017	7,680

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust fan 3 hp
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust fan 3 hp	1.0 - EA	7679.9	IN - Beyond Rated Life	Priority 2	2017	7,680

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 6440 CFM
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 6440 CFM	1.0 - EA	14403.5	IN - Beyond Rated Life	Priority 2	2017	14,404

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 2800 CFM
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 2800 CFM	1.0 - EA	3450.4	IN - Beyond Rated Life	Priority 2	2017	3,450

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 2000 - 3500 CFM
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	2
Location	Vehicle Maintenance Roof

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 2000 - 3500 CFM	2.0 - EA	3450.4	IN - Beyond Rated Life	Priority 2	2017	6,901

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust fan 1/6 hp
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust fan 1/6 hp	1.0 - EA	1772.0	IN - Beyond Rated Life	Priority 2	2017	1,772

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 700-2000 CFM
Condition	Fair
Qty / UOM	8 / EA
RUL (years)	2
Location	Restrooms

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 700-2000 CFM	8.0 - EA	1772.0	IN - Beyond Rated Life	Priority 2	2017	14,176

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 485 CFM
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	2
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 485 CFM	2.0 - EA	1772.0	IN - Beyond Rated Life	Priority 2	2017	3,544

Item	Description
D3042 Exhaust Ventilation Systems	D3042 Exhaust Fan 100- 1500 CFM
Condition	Fair
Qty / UOM	5 / EA
RUL (years)	2
Location	Vehicle Maintenance Roof

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 100- 1500 CFM	5.0 - EA	2734.5	IN - Beyond Rated Life	Priority 2	2017	13,672

Item	Description
D3045 Chilled Water Distribution	D3045 Chilled Water Pipe Insulation, 5" Pipe, Install 1-Inch Fiberglass
Condition	Poor
Qty / UOM	400 /
RUL (years)	90
Location	Building Three Offices

OBSERVATIONS/COMMENTS:

Pipe insulation is required to be installed at all chilled water pipes in the office areas, due to condensation during periods of high humidity. There was condensation noted at both the second and third floor office areas. Costs included for this asset are for reinsulation of all chiller HVAC lines in these office spaces.

Item	Description
D3051 Terminal Self-Contained Units	D3051 Fan Coil 1-6 ton cooling
Condition	Fair
Qty / UOM	8 / EA
RUL (years)	6
Location	Throughout

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3051	Replace D3051 Fan Coil 1-6 ton cooling	8.0 - EA	3736.2	IN - Beyond Rated Life	Priority 3	2021	29,890

Item	Description
D3051.1 Terminal Heat Pumps	D3051.1 Split system heat pump 2 ton
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	6
Location	Vehicle Maintenance Building

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3051	Replace D3051.1 Split system heat pump 2 ton	1.0 - EA	7755.8	IN - Beyond Rated Life	Priority 3	2021	7,756

Item	Description
D3052 Package Units	D3052 Air Conditioner, Dx Package (Liebert) 18-Ton
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	15
Location	Computer Room

OBSERVATIONS/COMMENTS:

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

Item	Description
D3068 Building Automation Systems	D3068 DDC Controls
Condition	Poor
Qty / UOM	294,440 / SF
RUL (years)	0
Location	All Facilities

OBSERVATIONS/COMMENTS:

All of the building's HVAC equipment runs on direct digital control (DDC) systems connected to the energy management system (EMS) system utilized onsite. Most of the system is original to the building construction, however, there are issues with the system's network regarding the compatibility of LONWORKs vs. Bacnet. There are planned upgrades to the central plant's DDC controls, however, an overall upgrade of DDC controls throughout is recommended, due to these incompatibility issues.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3068	Replace D3068 DDC Controls	294,440.0 - SF	0.8	FN - Modernization	Priority 1	2015	240,970

Item	Description
D3094 Air Curtains	D3094 Air Curtains 1700 CFM
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	11
Location	Entrance Air Curtain

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
D30 HVAC	2015	\$3,043,340
D30 HVAC	2017	\$82,131
D30 HVAC	2021	\$37,646
D30 HVAC	2022	\$14,414

D40 FIRE PROTECTION SYSTEMS

Fire and Life Safety System	
Item	Description
Fire Alarm System Components Present	
Smoke detectors	Yes
Pull stations	Yes
Audible alarms	Yes
Strobe lights	Yes
Central fire alarm panel	Yes
Annunciator panel	Yes
Smoke Detectors Power Supply	Hardwired Electric with Battery Backup
Carbon Monoxide Detectors	N/A
Heat Detector	No
Central Fire Alarm Panel Location	Security Desk
Annunciator Panel Location	N/A
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	July 25, 2015
Distance to Nearest Fire Hydrant (ft)	50
Illuminated Exit Signs	Yes
Kitchen Suppression Systems	Yes
Halon Gas Systems	N/A
Smoke Evacuation Systems	N/A
Fire-rated Stairwells	Yes
Fire-rated Stairwell Finish	Fire-rated gypsum wallboard
Stairwell Discharge	Exterior of the building at Grade
Stairwell Pressurized	No
Fire-Rated Doors Observed	Yes
Location of Fire-Rated Doors	Other
Fire Alarm Service Company	HCI Systems, Inc.
Date of Last Fire Alarm Service	N/A
Are the individual office unit fire alarm systems monitored?	Yes
Are the common area fire alarm systems monitored?	Yes
Types of Common Areas Monitored	Throughout
Fire Alarm Monitoring Company	Unknown

Item	Description
D4011 Sprinkler Water Supply	D4011 Wet-Pipe Sprinkler System
Condition	Fair
Qty / UOM	284,440 / SF
RUL (years)	16
Location	Throughout Interiors

OBSERVATIONS/COMMENTS:

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

Item	Description
D4031 Fire Extinguishers	D4031 Fire Extinguishers 5 Lb, Install
Condition	Fair
Qty / UOM	90 / EA
RUL (years)	4
Location	Throughout Interiors

OBSERVATIONS/COMMENTS:

Fire extinguishers were noted throughout the building. Each was last inspected on January 09, 2015. Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D4031	Replace D4031 Fire Extinguishers 5 Lb, Install	90.0 - EA	300.9	CC - Life Safety	Priority 2	2019	27,081
D4031	Replace D4031 Fire Extinguishers 5 Lb, Install	90.0 - EA	300.9	CC - Life Safety	Priority 2	2024	27,081

Item	Description
D4093 Clean Agent Systems	D4093 Sapphire Clean Agent Systems
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	21
Location	Computer Room

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
D40 Fire Protection Systems	2019	\$27,081
D40 Fire Protection Systems	2024	\$27,081

D50 ELECTRICAL SYSTEMS

Item	Description
D5011 High Tension Service & Dist.	D5011 Main Dry Transformer
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	31
Location	Exterior

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Dry Transformer 30 kVA
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	31
Location	Central Plant

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Switchgear 800 Amps
Condition	Fair
Qty / UOM	5 / EA
RUL (years)	31
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Emergency Switchgear 400-600 Amps
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	31
Location	Central Plant

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Switchgear 2000 Amps
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	31
Location	Central Plant

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Switchgear 4000 Amps
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	31
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Switchgear 3000 Amps
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	31
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Switchgear 2000 Amps
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	31
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panel 200-800 Amps
Condition	Fair
Qty / UOM	12 / EA
RUL (years)	31
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panel 800 Amps
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	31
Location	Electrical Room

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Dry Transformer 225 kVA
Condition	Fair
Qty / UOM	7 / EA
RUL (years)	31
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Dry Transformer 225 kVA
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	31
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Dry Transformer 225 kVA replace
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Electrical Room 409 - Bldg. 3

OBSERVATIONS/COMMENTS:

The transformer was observed to be creating a lot of noise. Based on current condition and RUL, repair or replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5012	Replace D5012 Dry Transformer 225 kVA replace	1.0 - EA	79249.8	IN - Reliability	Priority 1	2015	79,250

Item	Description
D5012 Low Tension Service & Dist.	D5012 Dry Transformer 150 kVA
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	31
Location	Vehicle Maintenance Building

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Dry Transformer 225 kVA
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	31
Location	Electrical Room

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Dry Transformer 180 kVA
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	31
Location	Electrical Room

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Distribution Panel, 225- 1200 Amp
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	31
Location	Central Plant

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panel 200-400 Amps
Condition	Fair
Qty / UOM	3 / EA
RUL (years)	31
Location	Vehicle Maintenance Building

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panel 200-400 Amps
Condition	Fair
Qty / UOM	18 / EA
RUL (years)	31
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panel 200-800 Amps
Condition	Fair
Qty / UOM	35 / EA
RUL (years)	31
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5012 Low Tension Service & Dist.	D5012 Breaker Panel 800 Amps
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	31
Location	Electrical Rooms

OBSERVATIONS/COMMENTS:

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

Item	Description
D5021 Branch Wiring Devices	D5021 Lighting control unit
Condition	Poor
Qty / UOM	284,440 / SF
RUL (years)	0
Location	First Floor of each Building

OBSERVATIONS/COMMENTS:

Lighting is controlled by a controller on the first floor of each building. Although there are sensors on all common area lighting, upgrade of the lighting controls is recommended so they can be incorporated into EMS.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5021	Replace D5021 Lighting control unit	284,440.0 - SF	0.4	OP - Energy	Priority 1	2015	100,692

Item	Description
D5022 Lighting Equipment	D5022 Wallpacks , with 23W Cfl Lamps
Condition	Fair
Qty / UOM	9 / EA
RUL (years)	1
Location	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5022	Replace D5022 Wallpacks , with 23W Cfl Lamps	9.0 - EA	310.3	OP - Security	Priority 1	2016	2,793

Item	Description
D5022 Lighting Equipment	D5022 Wall Pack 23W CFL
Condition	Fair
Qty / UOM	11 / EA
RUL (years)	1
Location	CP Central Plant

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5022	Replace D5022 Wall Pack 23W CFL	11.0 - EA	310.3	OP - Security	Priority 1	2016	3,414

Item	Description
D5022 Lighting Equipment	D5022 Canopies 150 W HPS
Condition	Poor
Qty / UOM	19 / EA
RUL (years)	0
Location	Vehicle Maintenance Building

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5022	Replace D5022 Canopies 150 W HPS	19.0 - EA	890.7	OP - Security	Priority 1	2015	16,923

Item	Description
D5022 Lighting Equipment	D5022 Wall Pack 70 W HPS
Condition	Fair
Qty / UOM	15 / EA
RUL (years)	1
Location	Site Lighting

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5022	Replace D5022 Wall Pack 70 W HPS	15.0 - EA	1206.0	OP - Security	Priority 1	2016	18,090

Item	Description
D5037 Fire Alarm Systems	D5037 Annunciation Panel
Condition	Fair
Qty / UOM	3 /
RUL (years)	6
Location	Throughout

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5037	Replace D5037 Annunciation Panel	3.0 -	3418.0	CC - Life Safety	Priority 3	2021	10,254

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm Panel
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	6
Location	Throughout

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5037	Replace D5037 Fire Alarm Panel	4.0 - EA	9402.5	CC - Life Safety	Priority 3	2021	37,610

Item	Description
D5092 Emergency Light & Power Systems	D5092 Diesel Generator 938 KVA
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	31
Location	Central Plant
Generator Fuel	Diesel

OBSERVATIONS/COMMENTS:

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

Item	Description
D5092 Emergency Light & Power Systems	D5092 UPS System Battery backup
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	11
Location	Computer Room

OBSERVATIONS/COMMENTS:

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

Item	Description
D5094 Other Special Systems & Devices	D5094 Harmonic controllers
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	31
Location	Central Plant

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
D50 Electrical Systems	2015	\$196,864
D50 Electrical Systems	2016	\$24,297
D50 Electrical Systems	2021	\$47,864

E Equipment & Furnishing Systems

E10 EQUIPMENT

Item	Description
E1019 Other Commercial Equipment	E1019 Automatic Vehicle Gate Controls,
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	All Exterior

OBSERVATIONS/COMMENTS:

Replacement of motor pool security gate operators is recommended. These units utilize 2 hp motors for operating the gates and are in poor condition due to being undersized.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1019	Replace E1019 Automatic Vehicle Gate Controls,	2.0 - EA	23240.7	IN - Beyond Rated Life	Priority 2	2015	46,481

Item	Description
E1019 Other Commercial Equipment	E1019 Air Compressor 2 hp motor
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	11
Location	Vehicle Maintenance Building

OBSERVATIONS/COMMENTS:

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

Item	Description
E1033 Loading Dock Equipment	E1033 Trash Compactor
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	4
Location	Trash Disposal, Site

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is anticipated.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1033	Replace E1033 Trash Compactor	1.0 - EA	46872.0	IN - Beyond Rated Life	Priority 3	2019	46,872

COST SUMMARY:

Type	Year	Total Expenditures
E10 Equipment	2015	\$46,481
E10 Equipment	2019	\$46,872

F Special Construction And Demolition Systems

F10 SPECIAL CONSTRUCTION

Item	Description
F1013 Other Special Structures	F1013 Other Special Structures- Trellises
Condition	Poor
Qty / UOM	6,500 / SF
RUL (years)	0
Location	Site, Overhang

OBSERVATIONS/COMMENTS:

The beginning stages of oxidation were observed on most exterior metal components of the trellis system. Preparation, scraping, and painting is recommended to maintain the structure.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
F1013	Scrape and paint F1013 Trellises	6,500.0 - SF	21.1	IN - Appearance	Priority 2	2015	137,020

COST SUMMARY:

Type	Year	Total Expenditures
F10 Special Construction	2015	\$137,020

G Building Sitework Systems

G20 SITE IMPROVEMENTS

Site Information	
Item	Description
Main Ingress and Egress	Taylor Street
Access from	SE
Additional Entrances	Sunset Street
Access from	NE
Parking Count: Open lot	815
Parking Count: Sheltered by carports	N/A
Parking Count: Private garages	N/A
Parking Count: Subterranean garage	N/A
Parking Count: Freestanding parking structure	N/A
Number of ADA Compliant Spaces	16
Number of ADA Compliant Spaces for Vans	6
Method of obtaining parking count	Site plan
Property Identification Sign-Primary	Monument Sign
Property Identification Sign- Secondary	Structure mounted
Illuminated Identification Signage	Yes
Building Identification Sign	Yes
Illuminated Sign	No
Location of Property ID Sign	Main entrance drive
Trees Present	Yes
Shrubs Present	Yes
Grasses Present	Yes
Flower beds Present	Yes
Decorative Rocks Present	Yes
Lava Rocks Present	No
Ponds Present	No
Fountains Present	No
Topography	Flat

Item	Description
G2012 Paving & Surfacing	G2012 Asphalt Seal Coat
Condition	Fair
Qty / UOM	263,500 / SF
RUL (years)	3
Location	Asphalt Parking Lot

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2012	Replace G2012 Asphalt Seal Coat	263,500.0 - SF	0.8	IN - Beyond Rated Life	Priority 3	2018	202,579
G2012	Replace G2012 Asphalt Seal Coat	263,500.0 - SF	0.8	IN - Beyond Rated Life	Priority 3	2023	202,579

Item	Description
G2031 Paving & Surfacing	G2031 Brick Pavers, Grouted
Condition	Fair
Qty / UOM	2,500 / SF
RUL (years)	11
Location	Site

OBSERVATIONS/COMMENTS:

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

Item	Description
G2057 Irrigation Systems	G2050 Sprinkler System, Backflow Preventer, 4"
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	21
Location	Site

OBSERVATIONS/COMMENTS:

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

Item	Description
G2057 Irrigation Systems	G2057 Irrigation system upgrade -exterior
Condition	Fair
Qty / UOM	1 / LS
RUL (years)	6
Location	Site Irrigation System

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2057	Replace G2057 Irrigation system upgrade -exterior	1.0 - LS	144336.0	FN - Modernization	Priority 4	2021	144,336

COST SUMMARY:

Type	Year	Total Expenditures
G20 Site Improvements	2018	\$202,579
G20 Site Improvements	2021	\$144,336
G20 Site Improvements	2023	\$202,579

G30 SITE CIVIL/MECHANICAL UTILITIES

Item	Description
G3063 Fuel Storage Tanks	G3063 Diesel Tank, 500 Gallon
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	11
Location	Central Plant

OBSERVATIONS/COMMENTS:

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

G40 SITE ELECTRICAL UTILITIES

Item	Description
G4021 Fixtures & Transformers	G4021 Landscape Ground Mounted Uplight Fixture 26 W CFL
Condition	Fair
Qty / UOM	23 / EA
RUL (years)	6
Location	Landscape Lighting

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G4021	Replace G4021 Landscape Ground Mounted Uplight Fixture 26 W CFL	23.0 - EA	1719.5	IN - Beyond Rated Life	Priority 4	2021	39,549

Item	Description
G4022 Poles	G4021 Pole Lamps 400 W
Condition	Fair
Qty / UOM	80 / EA
RUL (years)	11
Location	Site Lighting

OBSERVATIONS/COMMENTS:

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

COST SUMMARY:

Type	Year	Total Expenditures
G40 Site Electrical Utilities	2021	\$39,549

The weather at the time of the assessment was:

Item	Description
Approximate Outdoor Temperature (degrees F)	58
Weather Conditions	Rainy
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: Timothy Harder, Field Observer

Reviewed By: 
Matt Anderson, Program Manager

APPENDIX D: PHOTOS



:- Typical elevation



:- Typical elevation



:- Typical elevation



:- Typical elevation



A1010 Structural concrete,in place, pile cap under 10 CY



B1031 Structural Steel Columns and Beams Frame



B2011 Exterior Walls



B2021 Aluminum Windows



B2031 Glazed Entrance Doors



B3011 Single Ply Roofing



C1021 Interior Doors- older



C1021 Interior Doors- newer



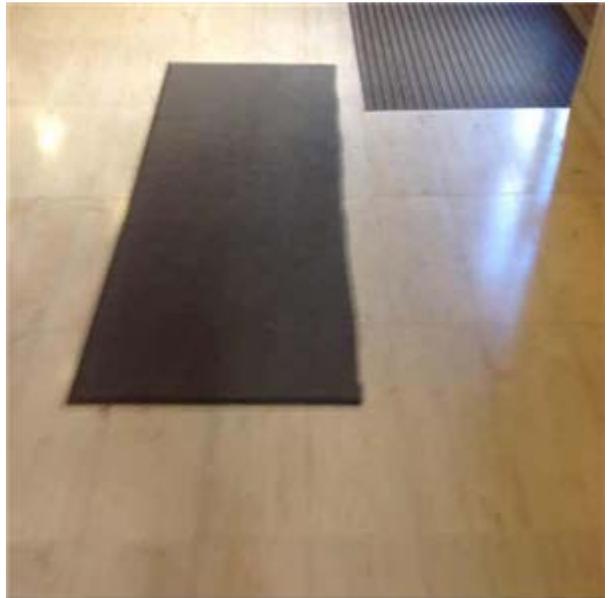
C2011 Exterior Metal Stairs with concrete filled treads



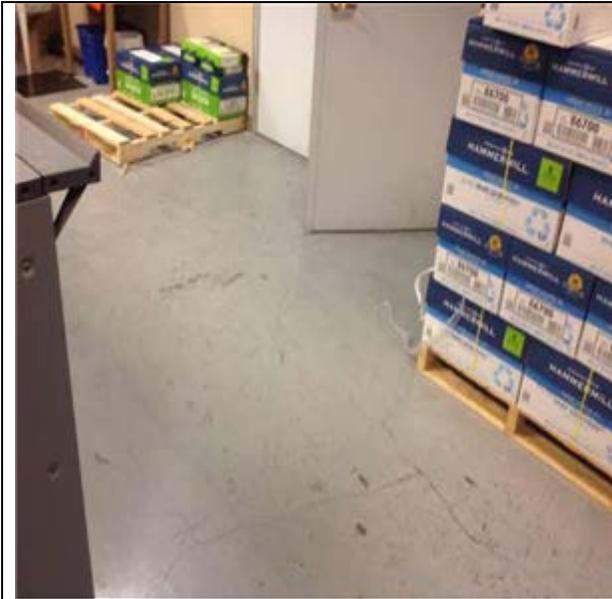
C2011 Interior Metal Stairs with concrete filled treads



C3012 Paint Interior Walls, Drywall



C3024 Ceramic Tile



C3024 Vinyl Tile



C3025 Carpet- Standard Commercial



C3032 Acoustical Ceiling Tile



D1011 Hydraulic Service Elevator 5000 lbs



D1011 Hydraulic Passenger Elevator 3500 lbs



D1011 Hydraulic Passenger Elevator 3500 lbs



D1011 Hydraulic Passenger Elevator 3500 lbs



D2011 Water Closet, 1.6 GPF Unit



D2012 Urinals- waterless



D2012 Urinals



D2012 lavatory sink



D2014 Kitchen Top Sink and Faucet



D2017 Stall Shower and Faucet



D2018 Drinking Fountain



D2022 Heater - Electric 119 Gal



D2022 Water Heater for Cafe - Gas 100 Gal



D2022 Expansion Tank 5 Gal



D2022 Water Heater - Gas 100 Gal



D2022 Electric water heater 30 Gal



D2022 Heater - Electric 100 Gal



D2022 Heater - Electric 100 Gal



D2022 Expansion Tank 5 Gal



D2042 Rain Water Drainage



D3016 Solar Panel 3' x 8'



D3021 Hydronic Gas Boilers (3500 MBH)



D3022.1 Chiller Condenser Pump 15 hp



D3022.1 Chiller Distribution Pump 75 hp



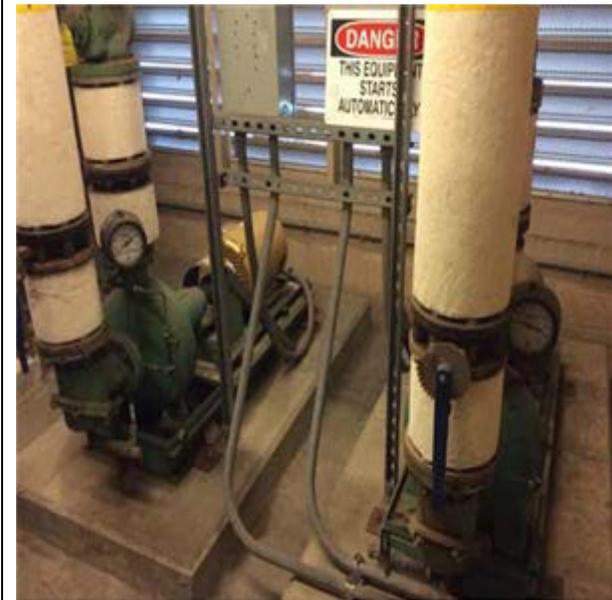
D3022.1 Chiller Condenser Pump 50 hp



D3022.1 Chiller Primary Pump 30 hp



D3022.1 Chiller Primary Pump 25 hp



D3022.1 Heating Primary Water Circulation Pumps 15 HP



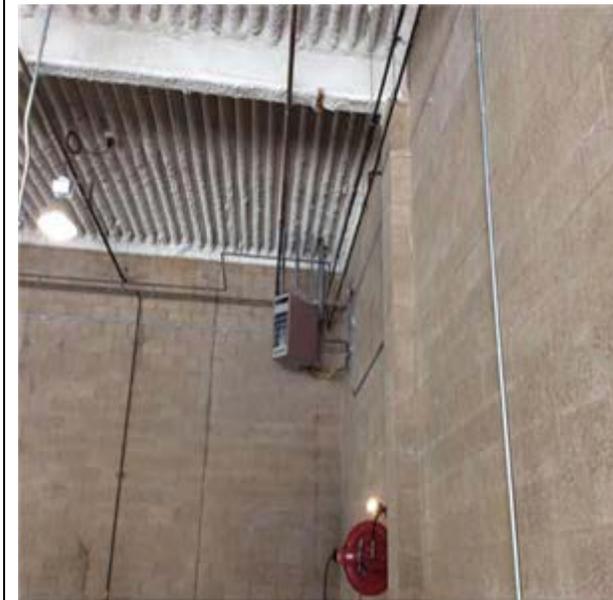
D3023 Expansion Tank (370 Gal)



D3023 Air separator



D3023 Expansion Tank for chilled water (800 Gal)



D3025 Gas-Fired Unit Heater, Suspension Mounted, Propeller Fan, 25 MBH



D3031.1 Water cooled chiller 210 ton



D3031.1 Chilled 500 Ton Centrifugal Chillers



D2094 Packaged Filtration system



D3031.2 Cooling Towers



D3031.2 Cooling Towers



D3041 Supply fan for kitchen 3840 CFM



D3041.1 AHU 22000 CFM



D3041.1 AHU 23000 -23500 CFM



D3041.1 FCU with chilled water 22 ton



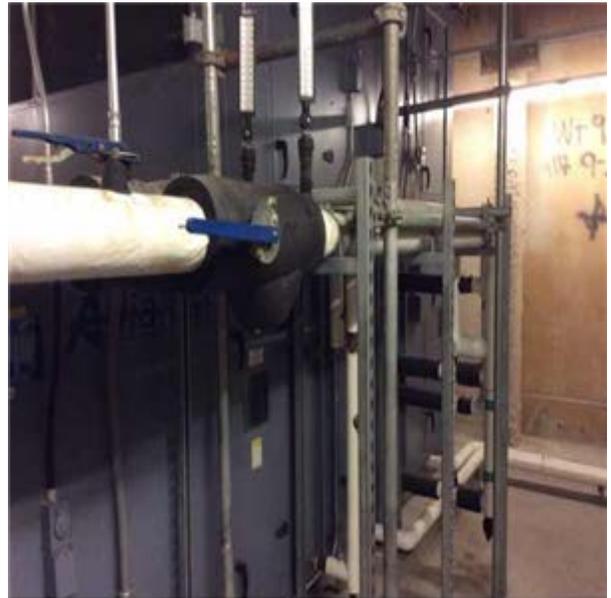
D3041.1 AHU 22000 -29000 CFM



D3041.1 AHU 22000 -29000 CFM



D3041.1 AHU Fan return motor 5 hp



D3041.1 AHU 17500 CFM



D3041.1 AHU 22000 -29000 CFM



D3041.1 AHU Fan supply motor 30 hp



D3041.1 AHU Fan supply motor 20 hp



D3041 VAV Boxes



D3042 Exhaust Fan 6440 CFM



D3042 Exhaust Fan 100- 1500 CFM



D3042 Exhaust Fan 7465 CFM



D3042 Exhaust Fan 2000 - 3500 CFM



D3042 Exhaust Fan 2000 - 3500 CFM



D3042 Exhaust Fan 700-2000 CFM



D3042 Exhaust Fan 4800 CFM



D3042 Exhaust fan 3 hp



D3042 Exhaust fan 1/6 hp



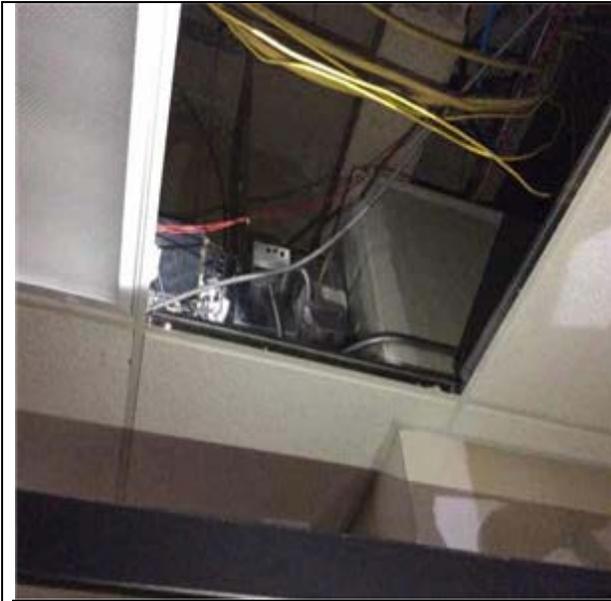
D3042 Exhaust Fan 2800 CFM



D3042 Exhaust Fan 485 CFM



D3045 Chilled Water Pipe Insulation, 5" Pipe, Install 1-Inch Fiberglass



D3051 Fan Coil 1-6 ton cooling



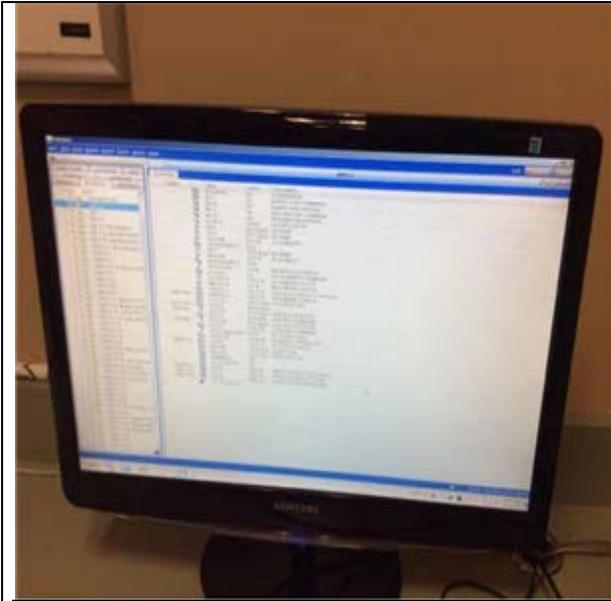
D3051.1 Split system heat pump 2 ton



D3052 Air Conditioner, Dx Package (Liebert) 18-Ton



D3052 Air Conditioner, Dx Package (Liebert) 18-Ton



D3068 DDC Controls



D3068 DDC Controls



D3094 Air Curtains 1700 CFM



D4011 Wet-Pipe Sprinkler System



D4031 Fire Extinguishers 5 Lb, Install



D4093 Sapphire Clean Agent Systems



D5011 Main Dry Transformer



D5012 Dry Transformer 150 kVA



D5012 Switchgear 3000 Amps



D5012 Dry Transformer 225 kVA



D5012 Switchgear 800 Amps



D5012 Dry Transformer 180 kVA



D5012 Breaker Panel 200-800 Amps



D5012 Emergency Switchgear 400-600 Amps



D5012 Breaker Panel 800 Amps



D5012 Breaker Panel 200-400 Amps



D5012 Breaker Panel 200-800 Amps



D5012 Breaker Panel 800 Amps



D5012 Breaker Panel 200-400 Amps



D5012 Dry Transformer 225 kVA



D5012 Dry Transformer 225 kVA



D5012 Distribution Panel, 225- 1200 Amp



D5012 Distribution Panel, 225- 1200 Amp



D5012 Switchgear 2000 Amps



D5012 Dry Transformer 30 kVA



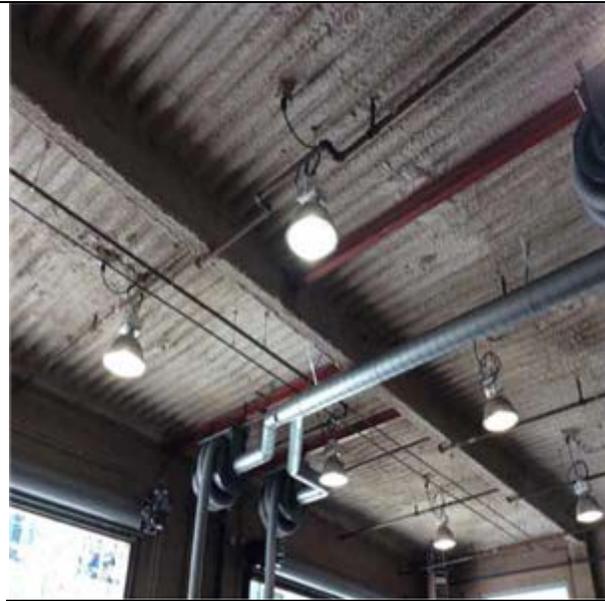
D5012 Switchgear 2000 Amps



D5021 Lighting control unit



D5022 Wall Pack 70 W HPS



D5022 Canopies 150 W HPS



D5022 Wall Pack 23W CFL



D5022 Wallpacks , with 23W Cfl Lamps



D5037 Fire Alarm Panel



D5092 UPS System Battery backup



D5092 Diesel Generator 938 KVA



D5094 Harmonic controllers



E1019 Automatic Vehicle Gate Controls,



E1019 Air Compressor 2 hp motor



E1033 Trash Compactor



F1013 Other Special Structures- Trellises



F1013 Other Special Structures- Trellises



G2012 Asphalt Seal Coat



G2031 Brick Pavers, Grouted



G2050 Sprinkler System, Backflow Preventer, 4"



G4021 Landscape Ground Mounted Uplight Fixture 26 W CFL



G4021 Pole Lamps 400 W

APPENDIX E: TERMINOLOGY AND ABBREVIATIONS

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

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

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

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

APPENDIX F: BUILDING FACT SHEET

CALTRANS SAN DIEGO DISTRICT 11 BUILDINGS FACT SHEET

4050 Taylor Street
San Diego
San Diego County

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

BUILDING INFORMATION

- Age: 8 years (completed in 2006)
- Size:* Three 3-5 story, office building complex with vehicle maintenance and central plant buildings
303,416 GSF 246,837 NUSF 246,837 Assigned SF
6.26 Acre Parcel *NOTE: Parcel owned by Caltrans*
850 surface parking spaces
Capacity - 962 occupants
- Financial: State Public Works Board
Lease-Revenue Bonds 2006 Series A, mature April 2031
Original Bond \$83,245,000 - Balance as of 6/30/12 \$70,675,000
IRR Rate - \$4.03/month per SF, FY 2013-14 (DGS Price Book)
\$3.97/month per SF, FY 2014-15 (Proposed DGS Price Book)
- LEED Status: Certified LEED-EB GOLD, 2009
- Tenants: 1 Agency - the individual building specifics are: Bldg 1, 3-stories with 65,005 GSF and 51,639 NUSF, Bldg 2, 5-stories with 133,288 GSF and 113,374 NUSF, and Bldg 3, 4-stories with 105,123 GSF and 81,824 NUSF



SPI Structure #: 5809-13
Property #: 1807
BPM #: 860

COMPLETED STUDIES AND SIGNIFICANT FINDINGS

A. 2010 American Disability Act Accessibility Compliance Survey

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

B. 2012 Access Compliance Conceptual Budget/Evaluation

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

ADDITIONAL BUILDING ISSUES

Due to the unique building features and fixtures, tenant upgrades may be more costly in the future due to the expense of locating and matching existing fixtures.

CURRENT UTILIZATION PROJECTS

None

RECENTLY COMPLETED PROJECTS

Cost

TBD

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.

* Source: Statewide Property Inventory

APPENDIX G: COST TABLES

Element #	Component Description	Asset	Location	Action	EUL (Yrs)	RUL (Yrs)	Qty.	Unit of Meas.	Unit Cost	Plan Type	Priority ²	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total - Deferred	Total - Scheduled	
												Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
E. EQUIPMENT & FURNISHING																								
E10 EQUIPMENT																								
E1019	Automatic Vehicle Gate Controls,	E1019 Automatic Vehicle Gate Controls,	All Exterior	Replace E1019 Automatic Vehicle Gate Controls,	15	0	2.00	EA	\$23,240.70	IN - Beyond Rated Life	Priority 2	\$46,481	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,481	\$0	
E1033	Trash Compactor	E1033 Trash Compactor	Trash Disposal, Site	Replace E1033 Trash Compactor	15	4	1.00	EA	\$46,872.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$46,872	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,872
Equipment & Furnishing Subtotal												\$46,481	\$0	\$0	\$0	\$46,872	\$0	\$0	\$0	\$0	\$0	\$0	\$46,481	\$46,872
F. SPECIAL CONSTRUCTION AND DEMOLITION																								
F10 SPECIAL CONSTRUCTION																								
F1013	F1013 Other Special Structures	F1013 Other Special Structures- Trellises	Site, Overhang	Scrape and paint F1013 Trellises	10	0	6,500.00	SF	\$21.08	IN - Appearance	Priority 2	\$137,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,020	\$0	
Special Construction And Demolition Subtotal												\$137,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,020	\$0
G. BUILDING SITEWORK																								
G20 SITE IMPROVEMENTS																								
G2012	Asphalt- Seal Coat- Roadways	G2012 Asphalt Seal Coat	Asphalt Parking Lot	Replace G2012 Asphalt Seal Coat	5	3	263,500.00	SF	\$0.77	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$202,579	\$0	\$0	\$0	\$0	\$202,579	\$0	\$0	\$405,158	\$0
G2057	Irrigation System, Install New, Large Areas	G2057 Irrigation system upgrade -exterior	Site Irrigation System	Replace G2057 Irrigation system upgrade -exterior	15	6	1.00	LS	\$144,336.00	FN - Modernization	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$144,336	\$0	\$0	\$0	\$0	\$144,336	\$0
G40 SITE ELECTRICAL UTILITIES																								
G4021	Landscape Ground Mounted Uplight Fixture Only	G4021 Landscape Ground Mounted Uplight Fixture 26 W CFL	Landscape Lighting	Replace G4021 Landscape Ground Mounted Uplight Fixture 26 W CFL	15	6	23.00	EA	\$1,719.53	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$39,549	\$0	\$0	\$0	\$0	\$39,549	\$0
Building Sitework Subtotal												\$0	\$0	\$0	\$202,579	\$0	\$0	\$183,885	\$0	\$202,579	\$0	\$0	\$589,043	\$0
Z. GENERAL																								
General Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Expenditure Totals per Year	\$3,514,308	\$24,297	\$3,540,950	\$202,579	\$73,953	\$0	\$347,771	\$14,414	\$202,579	\$312,505	\$3,514,308	\$3,739,048
Total Cost (Inflated @ 3% per Yr.)	\$3,514,308	\$25,512	\$2,823,448	\$234,510	\$89,898	\$0	\$466,046	\$20,282	\$299,301	\$484,798	Total *	\$7,253,355

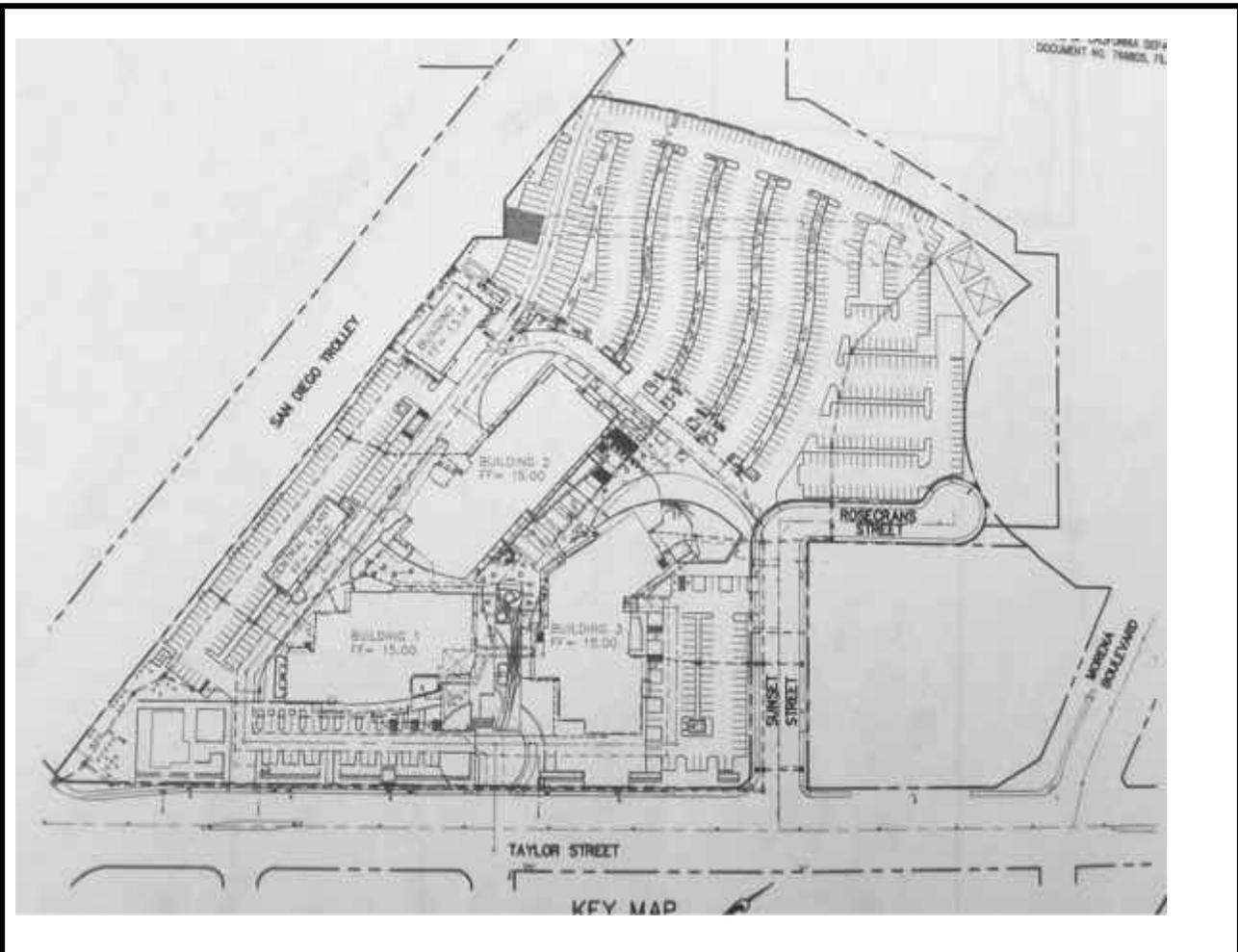
* - Present Value Currency

Footnotes

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

Current Repl.Value \$124,948,778

APPENDIX H: SUPPORTING DOCUMENTATION



	<p>Source:</p> <p>The north arrow indicator is an approximation of 0° North.</p>	<p>Project Number:</p> <p>111326.14R-054.305</p> <p>Project Name:</p> <p>Wadie P. Deddeh State Office Building</p>
		<p>On-Site Date:</p> <p>March 2, 2015</p>

FEMA Flood Insurance Rate Map (FIRM)



Source:

FEMA

Subject Property is located in Flood Zone **X** and within Community and Panel Number 06073C1614G, effective May 16, 2012.

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-054.305

Project Name:

Wadie P. Deddeh State Office Building

Onsite Date:

March 2, 2015

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

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

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

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

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

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

PLAN TYPE DEFINITION

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

Code Compliance (CC)

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

Operations (OP)

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

Environmental (EN)

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

Functionality (FN)

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

Integrity (IN)

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

Date Completed: March 3, 2015

Property Name: Wadie P. Deddeh State Office Building

EMG Project Number: 111326.14R-054.305

Building History		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?	X			
2	Have any ADA improvements been made to the property?	X			
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			X	
4	Has building ownership or management received any ADA related complaints that have not been resolved?		X		
5	Is any litigation pending related to ADA issues?		X		
Parking		Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	X			
2	Are there sufficient van-accessible parking spaces available?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?	X			
Ramps		Yes	No	NA	Comments
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			X	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			X	
3	Does the width between railings appear at least 36 inches?			X	

Ramps		Yes	No	NA	Comments
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
Entrances/Exits		Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	X			
Paths of Travel		Yes	No	NA	Comments
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	X			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
3	Is there a path of travel that does not require the use of stairs?	X			
Elevators		Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	X			
2	Are there visual and audible signals inside cars indicating floor change?	X			
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	X			
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	X			
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	X			
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	X			
Toilet Rooms		Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?	X			

Toilet Rooms		Yes	No	NA	Comments
2	Are pull handles push/pull or lever type?	X			
3	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	X			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	X			
6	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	X			
8	Are grab bars provided in toilet stalls?	X			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	X			
10	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11	Are exposed pipes under sink sufficiently insulated against contact?	X			
Guest Rooms		Yes	No	NA	Comments
1	How many total accessible sleeping rooms does the property management report to have? Provide specific number in comment field. Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			X	
2	How many of the accessible sleeping rooms per property management have roll-in showers? Provide specific number in comment field. Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			X	

Guest Rooms		Yes	No	NA	Comments
3	How many assistive listening kits and/or rooms with communication features are available per property management? Provide specific number in comment field. Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			X	
Pools		Yes	No	NA	Comments
1	Are public access pools provided? If the answer is no, please disregard this section.			x	
2	How many accessible access points are provided to each pool/spa? Provide number in comment field. Is at least one fixed lift or sloped entry to the pool provided?			x	
Play Area		Yes	No	NA	Comments
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			X	
Exercise Equipment		Yes	No	NA	Comments
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?			X	

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

Estimate of Structures Cost Using Marshall Cost Systems

Wadie P. Deddeh State Office Building

Site Calculation

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

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

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

Estimate of Structure Cost :

Building Type	Cost per SF	Number of SF	Building Type Total
Main Building	\$329.45	303,416	\$99,959,022
	\$0.00	0	\$0
	\$0.00	0	\$0
	\$0.00	0	\$0
	\$0.00	0	\$0
Total		303,416	\$99,959,022

Estimate of Adjustments for Fees:

Description	% increase	
Soft Costs	25.00%	
	0.00%	
	0.00%	
Total Fees/ Interest included in Marshall System		25.00%

Total Structure Estimate:

Description	Unit	Fee Adjust	Adjusted Totals
Main Building	\$99,959,022	25.00%	\$124,948,778
	\$0	25.00%	\$0
	\$0	25.00%	\$0
	\$0	25.00%	\$0
	\$0	25.00%	\$0
Cost Per SF	\$411.81	Total Estimate	\$124,948,778

APPENDIX I: PRE-SURVEY QUESTIONNAIRE

PSQ NOT RETURNED

APPENDIX J: ELEVATOR REPORT



Elevator Assessment

**Building 860 – Wadie Deddeh (Cal Trans District 11)
4050 Taylor St.
San Diego, CA**

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Appendix A – Elevator Equipment Summary

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

Bank/Elevator Description	Elevator Number	Speed	Capacity	Floors Served	Date of Original Install	Date of Last Mod	Next Mod Due	Elevator Type	Power Unit Manuf.	Motor Control	Control Manuf.	Door Size/ Style	Door Equip. Manuf.
Building 1 Elevators 1-2 (Duplex – ID# 136187, 136188)	1	125 fpm	3,500 pounds	1-3	2006	N/A	15-17 years	Inground Hydraulic	Allweiler	Solid State	Otis	42”x 84” Center Opening	Otis
	2	125 fpm	3,500 pounds	1-3	2006	N/A	15-17 years	Inground Hydraulic	Allweiler	Solid State	Otis	42”x 84” Center Opening	Otis
Building 2 Elevators 1-3 (Duplex – ID# 136193, 136195)	1	125 fpm	3,500 pounds	1-5	2006	N/A	15-17 years	Inground Hydraulic	Allweiler	Solid State	Otis	42”x 84” Center Opening	Otis
	2	125 fpm	3,500 pounds	1-5	2006	N/A	15-17 years	Inground Hydraulic	Allweiler	Solid State	Otis	42”x 84” Center Opening	Otis
	3	125 fpm	3,500 pounds	1-5	2006	N/A	15-17 years	Inground Hydraulic	Allweiler	Solid State	Otis	42”x 84” Center Opening	Otis
Building 2 Elevator 4 (Simplex – ID# 136196)	4	100 fpm	5,000 pounds	1R, 2-5	2006	N/A	15-17 years	Inground Hydraulic	Allweiler	Solid State	Otis	54”x 84” Side Opening	Otis
Building 3 Elevators 1-2 (Duplex – ID# 136199, 136200)	1	125 fpm	3,500 pounds	1-4	2006	N/A	15-17 years	Inground Hydraulic	Allweiler	Solid State	Otis	42”x 84” Center Opening	Otis
	2	125 fpm	3,500 pounds	1-4	2006	N/A	15-17 years	Inground Hydraulic	Allweiler	Solid State	Otis	42”x 84” Center Opening	Otis

Elevator Number	State Inspection Date	State Inspection Status	5-Year Test Date	5-Year Test Status	Annual Test Date	Annual Test Status	Fire Service Testing Logs	Machine Room Maintenance Logs	Overall Level of Maintenance	Modernization Priority
1	10/2014	Current	Not Required	Not Required	1/2012	Past Due	Current	Current	Average	Low
2	10/2014	Current	Not Required	Not Required	1/2012	Past Due	Current	Current	Average	Low
3	10/2014	Current	Not Required	Not Required	1/2012	Past Due	Current	Current	Average	Low
4	10/2014	Current	Not Required	Not Required	1/2012	Past Due	Current	Current	Average	Low
5	10/2014	Current	Not Required	Not Required	1/2012	Past Due	Current	Current	Average	Low
6	10/2014	Current	Not Required	Not Required	1/2012	Past Due	Current	Current	Average	Low
7	10/2014	Current	Not Required	Not Required	1/2012	Past Due	Current	Current	Average	Low
8	10/2014	Current	Not Required	Not Required	1/2012	Past Due	Current	Current	Average	Low

Appendix B – Repair Items

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

Note that elevators will be referred to as building#.elevator#. For example, building 1, elevator 2 will be referred to as 1.2.

Building 860 – Wadie Deddeh (Cal Trans District 11)				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Annual test over 2 years past due – perform tests and properly tag equipment	All		
2	Battery lowering tests last performed in 2010 – perform tests and properly log	All		

Appendix C – Maintenance Corrections

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

Building 860 – Wadie Deddeh (Cal Trans District 11)				
Current Items			These Columns For Use by Contractor and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Paint machine room floor	All		
2	Tank hotter than other - monitor	3.1, 3.2		
3	Clean top of car	All		
4	Clean car and hall door hardware	1.1, 1.2, 3.1, 3.2		
5	Clean interior of controller	2.1		
6	Monitor door operator belt for replacement	2.1, 2.2, 2.3		
7	Clean machine room	2.4		
8	Clean pits	All		
9	Monitor rust on pit equipment	2.1, 2.2, 2.3		

Appendix D – Owner’s Maintenance Items

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

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

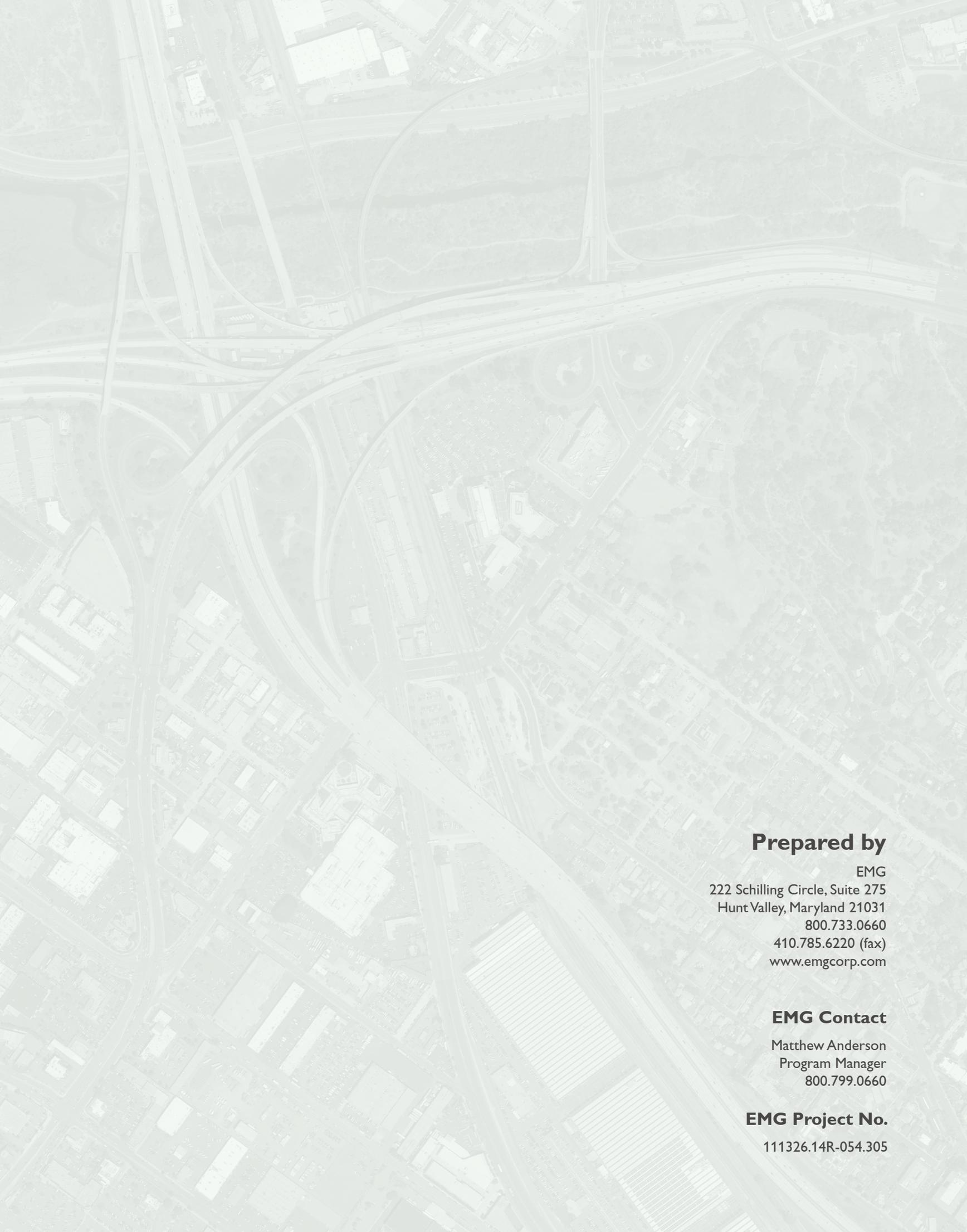
Matt Ensley: 213-247-8992 – matt.ensley@elevatorconsultingassociates.com

Building 860 – Wadie Deddeh (Cal Trans District 11)				
Current Items			These Columns For Use by University and in Future ECA Visits	
Item #	Item Description	Units Affected	Item Complete	Comments
1	Properly label machine room door – “Elevator Equipment Room – Authorized Personnel Only”	Building 2, Elevator 4		
2	Machine room looks like it may have had water intrusion in the past – monitor condition	Bldg 3		

Appendix E – Modernization Recommendation

It is commonly held in the industry that elevator equipment should be modernized every 20-25 years. While this is a valid generalization, the actual time for modernization can vary greatly from property to property, depending on the type of equipment installed, its age, the level of usage, etc. In this case, the elevator equipment was installed in 2006 (9 years ago). The Otis equipment is quite maintainable, not only by Otis but by other companies as well. Assuming that the level of maintenance will be maintained at or above industry standard, these elevators should operate properly for another 15-17 years before modernization is required. Furthermore, there are currently no obsolescence or serviceability issues which would keep these elevators from being competitively bid or serviced by any qualified elevator contractor. As such, we do not recommend any budgets for modernization or upgrade of the elevators at this time.

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



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